



PUBLIC MEETING NOTICE
Worcester Planning Board
129 Eastern Avenue (MBL 16-010-00004)

Chateau Realty LLC has applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on premises is a vacant lot with a small parking area. The property is located within the RG-5 (Residence, General) zoning district. The applicant seeks to construct a three-family dwelling unit with associated parking and improvements on slopes greater than 15% (PB-2023-025).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

c/o Division of Planning & Regulatory Services
planning@worcesterma.gov (preferred)
(508) 799-1400 x 31440

Advertising Dates: May 24, 2023 & May 31, 2023
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PUBLIC HEARING & MEETING NOTICE
Worcester Planning Board
70 Webster Street (MBL 27-032-02+2A)

Worcester Affordable Housing LLC applied to the Planning Board seeking: (1) Definitive Site Plan Approval; (2) Special Permit to allow a multi-family dwelling, low rise (Article XV, Section 3); and (3) Special Permit to modify parking, loading, layout and dimensional requirements and the number of required spaces for off-street parking and loading (Article XV, Section 5, D) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant three-story brick former mill building with rear addition, a secondary commercial structure, and associated surface parking. The property is located within an MG-2.0 (Manufacturing, General) zoning district and the Adaptive Reuse Overlay District (AROD) and is partially within the Floodplain Overlay District. The applicant seeks to demolish the rear addition, renovate the mill building for use as a multi-family dwelling with +/-33 residential units, modify the parking area to create +/- 56 parking spaces, and make associated site improvements (PB-2023-032).

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PUBLIC MEETING & HEARING NOTICE
Worcester Planning Board
393, 395, & 397 Shrewsbury Street (MBL 16-022-00020; -00023; -00030)

318 Park LLC applied to the Planning Board seeking (1) Definitive Site Plan Approval and (2) Special Permit in the CCOD to (a) allow construction of a new building for mixed-use development with a residential component (Article IX, Section 5.B.); (b) to reduce minimum parking requirements (Article IX, Section 7.C.2.b.); and (c) for relief from parking dimensional requirements (Article IX Section 7.E.) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 393 and 395 Shrewsbury Street is a parking lot and at 397 Shrewsbury Street is a three-family dwelling. The properties are located within an MG-2.0 (Manufacturing, General) zoning district, the Commercial Corridors Overlay District (CCOD-S) and the Union Station Sign Overlay District (USOD). The applicant seeks to demolish the existing three-family dwelling and construct a ±5 story mixed-use building with ±2400 SF of first-floor commercial space and ±24 residential units above, with ±25 parking spaces and associated site improvements (PB-2022-036).

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City Hall, 455 Main Street, Room 404 (4th floor), Worcester, MA 01608

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The City of
WORCESTER
Planning Board

Albert LaValley, Chair
Edward Moynihan, Vice Chair
Adrian Angus
Brandon King
Conor McCormack

PUBLIC HEARING NOTICE
Worcester Planning Board
Burnside Court Extension (12 & 30 Federal Street, 35 Portland Street, and 30 Myrtle Street)
(MBL 03-010-00008 & -00012; 03-013-00012 & -00021)

20 Franklin QALICB Corporation applied for Preliminary Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. The properties are zoned BG-6.0 (Business, General) and are within the Commercial Corridors Overlay District (CCOD-D) and the Downtown Sign Overlay District (DSOD). Presently on the premises is surface parking. The applicant seeks to extend Burnside Court approximately +/- 161 FT to intersect with Portland Street (PB-2023-039).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC MEETING NOTICE
Worcester Planning Board
21-23 Crown Street (MBL 03-023-09+10)

Abby Kelley Foster House, Inc. seeks to extend their existing Definitive Site Plan Approval for a period of up to two years under the requirements of the City of Worcester Zoning Ordinance. The applicant previously received approval to renovate the existing structure to convert it to a temporary shelter, construct an addition, demolish the detached garage, and re-configure the parking area and conduct associated site work. The property is located within RG-5 (Residential, General) zoning district (PB-2023-040).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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**PUBLIC HEARING NOTICE
Worcester Planning Board
37-39 Chilmark Street (16-018-00002)**

Bombay LLC applied for a Definitive (Frontage) Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. The property is located within an RL-7 (Residential, Limited) zoning district. Presently on the premises is a single lot with two single-family residential structures. The applicant seeks to divide into two lots with a structure on each lot (PB-2023-041).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC MEETING & HEARING NOTICE

Worcester Planning Board

25, 26, 33, 38 & 45 Arctic Street, 1, 14 (aka 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (aka 5 & 7 Arctic Street) & 290 Franklin Street, 2 Keese Street, 0 Grafton Street and the Arctic Street Right-of-Way (MBL 4-15-17+24, -0002B, -0003A, -00003, -00004, -00005, -00007, -00013, -00014, -00015, -00016, -00023; 4-14-2A+3B)

GoVenture Capital Group, LLC applied to the Planning Board seeking an:

(1) Amendment to Definitive Site Plan Approval pursuant to the City of Worcester Zoning Ordinance; and

(2) To remove a portion of Arctic Street and a portion of Keese Street from the City's Official Map.

Presently on the premises are several largely vacant commercial and industrial structures and 2 partially paved private streets. The properties are within a BG-3.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-E) and Downtown/Blackstone Canal Sign Overlay District (DSOD). The applicant seeks to amend a prior approval to construct a +/- 6-story, multi-family high-rise building with +/- 364 residential units and a parking garage in order to eliminate the parking garage and propose +/-396 surface parking spaces. The applicant also seeks to remove a portion of Arctic Street and a portion of Keese Street from the City's Official Map (PB-2023-042).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC MEETING NOTICE
Worcester Planning Board
500 Salisbury Street (MBL 55-004-00001)

Assumption University applied to the Planning Board seeking a Parking Plan Amendment under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are two surface parking lots, previously approved to be reconfigured to provide ± 66 spaces to accommodate an expansion of the adjacent "Marois" athletic field. The property is located within an IN-S (Institutional, Educational) zoning district. The applicant seeks to amend the approval by expanding the "Tennis Court Lot" to accommodate an additional ± 59 spaces (for a total of ± 142 spaces) and to re-configure vehicular and pedestrian access to the site (PB-2023-044).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC HEARING NOTICE
Worcester Planning Board
104 Armory Street (MBL 07-021-00030)

City Manager Eric D. Batista seeks to amend the City of Worcester Zoning Map by extending the RG-5 zoning district to wholly encompass the property at 104 Armory Street. The property is presently located within a BL-1.0 (Business, Limited) zoning district (ZA-2023-003).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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