



PUBLIC HEARING & MEETING NOTICE
Worcester Planning Board

784 (aka 790) & 796 Salisbury Street (a.k.a. Salisbury Green), 101-304 Greenwich Court, 401-610 Browning Lane, 701-808 Kittering Way, 3501-3903 Knightsbridge Close, 4001-4012 Brompton Circle, Kingston Common, and Shirringham Lane (MBL CO-NDO-00820)

Kendall Homes, Inc. applied for (1) Preliminary Site Plan Approval, (2) Special Permit – Cluster Zoning (Article VIII), and (3) Definitive Frontage Subdivision Approval under the requirements of the City of Worcester Zoning Ordinance and Subdivision Regulations. The property is located within an RS-10 (Residence, Limited) zoning district. Presently on the premises is a condominium complex and associated site improvements. The applicant seeks to divide the existing property into two, with the existing condominium complex to remain on Lot 2A and develop +/- 50 single-family detached dwellings and associated cul-de-sacs and other site improvements on Lot 2B (PB-2023-045).

A public meeting and hearing on the application will be held on **Wednesday, July 26, 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.

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Worcester Planning Board

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(508) 799-1400 x 31440

Advertising Dates: July 12, 2023 & July 19, 2023



PUBLIC MEETING NOTICE
Worcester Planning Board
30 Pullman Street (MBL 23-01A-00008)

RC Cultivation, LLC seeks to extend their existing Special Permit for a period of up to two years under the requirements of the City of Worcester Zoning Ordinance. The applicant previously received approval to operate an Adult Use Marijuana Establishment – Product Manufacturer & Cultivator Use. The property is located within MG-0.5 (Manufacturing, General) zoning district (PB-2023-051).

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PUBLIC MEETING NOTICE
Worcester Planning Board

16 (Lot 1B) & 52 (Lot 1 F) Great Brook Valley Avenue (MBL 52-INX-0001F & 0001B)

Trinity Curtis Phase One Limited Partnership 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 demolish the 3 existing structures, construct two new 4-story multi-family high-rise structures (total of ±129 dwelling units), re-configure the public-right-of-way layouts and available on-street parking, and to conduct associated site improvements as part of Phase 1 of a larger, phased re-development project. The property is located within RG-5 (Residential, General) zoning district and is within the Water Resources Protection Overlay District (WR GP-2 & GP-3) (PB-2023-052).

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PUBLIC MEETING NOTICE
Worcester Planning Board
781 & 783 Grove Street and 94 Parkton Avenue
(MBL 33-043-00003 & 33-030-00111)

Goddard and Hall Senior Living, Inc. seeks (1) to extend their existing Definitive Site Plan approval for a period of up to two years, and (2) to extend their existing Special Permit – Continuing Care Retirement Community (Article X) for a period of up to one year, under the requirements of the City of Worcester Zoning Ordinance. The applicant previously received approval to demolish the existing school building at 781 Grove Street, with the existing residential structures at 783 Grove Street and 94 Parkton Avenue to remain, in order to construct a 135,000 SF, 3-story Continuing Care Retirement Community (CCRC) building (with a total of 145 dwelling units and 136 surface parking spaces) and associated driveway network and site amenities and to conduct associated site work. The property is located within RS-7 (Residence, Single-Family) zoning district (PB-2023-053).

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PUBLIC MEETING NOTICE
Worcester Planning Board
807-815 Main Street & 3 Benefit Street
(MBL 06-029-00019; -00026; -27+28; 00029; -00030)

Main South Community Development Corporation has applied to the Planning Board seeking an Amendment to Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 807 Main Street is an existing parking lot and at 809, 813, and 815 Main Street and 3 Benefit Streets are vacant lots. The properties are within a BG-3.0 (Business, General) zoning district and the Commercial Corridors Overlay District (CCOD-E). The applicant seeks to amend a prior approval to construct a one-story multi-tenant commercial building, patio, surface parking (25 spaces), and related site improvements, in order reduce the overall building footprint and make associated landscaping changes (PB-2023-054).

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PUBLIC MEETING NOTICE
Worcester Planning Board
15 Maywood Street (aka 30 Beaver Street) (MBL 08-008-05-07)

Trustees of Clark University applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is the Lasry Center for Bioscience, other academic buildings, and associated parking. The property is split-zoned, located within both RG-5 (Residence, General) and IN-S (Institutional, Education) zoning districts. The applicant seeks to construct a 1200 SF science laboratory addition to a building greater than 10,000 SF and to make associated site improvements (PB-2023-055).

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PUBLIC MEETING NOTICE
Worcester Planning Board
24 & 36 Jackson Street (MBL 03-002-00007; -08+11)

T.G. 24 Jackson LLC applied to the Planning Board seeking a Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 24 Jackson Street is an undeveloped lot and at 36 Jackson Street is a gravel surface parking lot. The properties are located within a BG-6.0 (Business, General) zoning district and is within the Commercial Corridors Overlay District (CCOD-D). The applicant seeks to construct a +/- 6,800 SF multi-family residential building with 9 dwelling units, 4 parking spaces, and associated site improvements (PB-2023-056).

A public meeting on the application will be held on **Wednesday, July 26, 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
29 Tennyson Street (MBL 29-011-00010)

Yosra Sharif 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 a single-family residential structure. The applicant seeks to divide into two lots with the existing structure on one lot and a proposed single-family dwelling on the other (PB-2023-057).

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PUBLIC HEARING NOTICE
Worcester Planning Board
546 Cambridge Street (MBL 07-037-00010)

Angel Santos seeks to amend the City of Worcester Zoning Map by extending the MG-2.0 zoning district to wholly encompass the property at 546 Cambridge Street. The property is presently located within an RG-5 (Residential, General) zoning district (ZA-2023-004).

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PUBLIC HEARING NOTICE
Worcester Planning Board
440, 454, and 474 Grove Street (MBL 20-026-0011; -00012; -0002B)

Brittan Square Realty Inc. et. al. seeks to amend the City of Worcester Zoning Map by extending the BG-3.0 (Business, General) zoning district to wholly encompass the properties at 440, 454, and 474 Grove Street. The properties at 440 and 454 Grove Street are presently split-zoned, located within both BG-3.0 and RL-7 (Residence, Limited) zoning districts, and the property at 474 Grove Street is located wholly in an RL-7 district (ZA-2023-005).

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PUBLIC HEARING NOTICE
Worcester Planning Board
485 Grove Street and 41 & 101 Chadwick Street
(MBL 20-034-00001; 20-030-00001; -00095;)

Colony Retirement Homes Inc. et. al. seeks to amend the City of Worcester Zoning Map by extending the BG-3.0 (Business, General) zoning district to wholly encompass the properties at 485 Grove Street and 41 & 101 Chadwick Street. The properties at 485 Grove Street and 41 Chadwick Street are presently split-zoned, located within both RS-10 (Residence, Single-Family) and RL-7 (Residence, Limited) zoning districts, and the property at 101 Chadwick Street is located in an RS-10 district (ZA-2023-006).

A public hearing on the application will be held on **Wednesday, July 26, 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

**580 & 582 Park Avenue; 3 & 28 Coes Square; 30 Coes Street; 160 Brookline Street;
5, 7, 9, & 13 First Street; 0 (aka 249), 140, 169 through 286, & 288 Mill Street
(MBL 08-050-0003A; -0003B; -0003C; -00004; 08-051-00001; -00002; 42-024-00002; -0002A;
-01+1A; -03+3A; 42-029-00005; -00007; -09+11; -13+15; 42-031-00006; -00010; -00020; -
00021; -0006B; -00100; 42-032-00009; -00010; -00014; -0010A; -01+3A; 51-005-00014; -
00015; -00017; -0001B; -00020; -00022; -00024; -00248; -01+1A;
51-016-00001; -00003)**

Eric D. Batista, City Manager, seeks to amend the City of Worcester Zoning Map to:

- (1) Extend the BG-2.0 (Business, General) zoning district to wholly encompass the properties at 0 (aka 249) & 140 Mill Street, 169 – 288 (excluding 267 & 271) Mill Street, 3 & 28 Coes Square, 30 Coes Street, and 580 & 582 Park Avenue and to partially encompass the property at 267 Mill Street;
- (2) Extend the RG-5 (Residence, General) zoning district to wholly encompass the properties at 15 & 34 Lakeside Avenue;
- (3) Extend the RL-7 (Residence, Limited) zoning district to wholly encompass the properties at 5, 7, 9, & 13 First Street; and
- (4) Extend the RS-7 (Residence, Single-Family) zoning district to wholly encompass the properties at 160 Brookline Street and 271 Mill Street.

The properties at 0, 195, 215, 233, 239, 242, 247, 248, 253, 254, 258, 262, 267, 269, 271, 272, 275, and 276 Mill Street are presently within the BL-1.0. The properties at 580 & 582 Park Avenue, 15 Lakeside Avenue, 3 & 28 Coes Square, and 30 Coes Street are presently located within the ML-1.0. The property at 140 (aka 72) Mill Street is presently split-zoned, located partially within the ML-1.0 and RS-7 zoning districts. The property at 34 Lakeside is presently split zoned, located partially within the ML-1.0, RG-5, and RS-7 zoning districts (ZA-2023-007).

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The City of
WORCESTER
Planning Board

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

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Office of the City of Worcester Planning Board c/o Planning & Regulatory Services Division

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

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