



PUBLIC HEARING & MEETING NOTICE

Worcester Planning Board

Arboretum Village Subdivision Phase IV – Bittersweet Boulevard, Snowberry Circle, & Indigo Circle Right-of-Ways and 0 (aka Lots 87 & 88) Bittersweet Boulevard, 0 (aka Lots 89L&R-96L&R) Snowberry Circle, 0 (aka Lots 106L&R & 107L&R) Indigo Circle

(MBL 29-11A-00087; -00088; -0089R; -0089L through -00096L; -0096R; -0106R; -0106L; -0107R; -0107L; etc.)

Arboretum Village, LLC applied to the Planning Board for an Amendment to a Definitive Subdivision Plan under the requirements of M.G.L. Chapter 41, §81 and the City of Worcester's Subdivision Regulations and an Amendment to a Definitive Site Plan under the requirements of the City's Zoning Ordinance. Presently on the premises is a subdivision of single-family semi-detached dwellings and associated roadways that is under construction. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks an extension of time to complete the construction of the previously Subdivision for Snowberry Circle and Indigo Circle along with associated site work. The applicant additionally seeks to modify the site plan approval for ±11 single-family semi-detached (duplex) dwellings (total of ±22 units) in order to revise the site design for Lots 88-90 along Snowberry Circle (3 structures, 6 units), with 15% or more grades (PB-2023-072).

A public hearing & meeting on the application will be held on **Wednesday, October 11, 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://cityofworchester.webex.com/meet/planningboardwebex> and/or calling **1-844-621-3956 (Access Code: 2633 685 5101)**.

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

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Advertising Dates: September 27, 2023 & October 4, 2023



PUBLIC MEETING NOTICE
Worcester Planning Board
44 Grafton Street and 102 Temple Street (MBL 04-016-11+16 & -00015)

AKROS Development, LLC applied to the Planning Board for a Definitive Site Plan Extension of Time under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a ±6,672 SF vacant commercial building and associated site improvements. The property is located in an BG-3.0 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay - Canal District Subarea), USOD (Union Station View Corridor Sign Overlay District), and DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay districts. The applicant received approval to demolish the existing improvements and construct a ±90,000SF, ±9-story mixed use structure with ±105 dwelling units and a ±1,000SF ground floor commercial space with associated garage parking (±72 spaces) and related site improvements (PB-2023-074).

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PUBLIC HEARING & MEETING NOTICE
Worcester Planning Board
225 Shrewsbury Street & 68 Albany Street (MBL 16-031-00003 & -032-02+2A)

Lundgren Equity Partners LLC applied to the Planning Board seeking to extend the (1) Definitive Site Plan Approval and (2) Special Permit to reduce minimum parking requirements in the CCOD (Article IX, Section 7.C) for a period up to one year under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises of 225 Shrewsbury Street is multi-tenant commercial structure and related surface parking and on 68 Albany Street is an industrial building. The property at 225 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and the property at 68 Albany Street is located in a MG-2.0 (Manufacturing, General) zoning district, with both properties located wholly within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts. At 225 Shrewsbury Street, the applicant received approval to construct a ±204,413SF, ±7-story, multi-family high-rise structure with ±218 dwelling units, with the majority of the existing multi-tenant building to remain, to re-configure parking to provide ±178 spaces, and conduct associated site improvements. At 68 Albany Street the applicant received approval to demolish the existing building, construct a ±100-120 space surface parking lot, and conduct associated site improvements (PB-2023-076).

A public hearing & meeting on the application will be held on **Wednesday, October 11, 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://cityofworchester.webex.com/meet/planningboardwebex> and/or calling **1-844-621-3956 (Access Code: 2633 685 5101)**.

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PUBLIC MEETING NOTICE
Worcester Planning Board
0 Meadow Lane (MBL 47-012-007-1)

Nicholas Hoffman applied to the Planning Board seeking Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant lot. The property is located in an RS-7 (Residence, Single-Family) zoning district. The petitioner seeks approval to construct a single-family detached dwelling and conduct associated site improvements on $\geq 15\%$ slopes (PB-2023-075).

A public meeting on the application will be held on **Wednesday, October 11, 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://cityofworchester.webex.com/meet/planningboardwebex> and/or calling **1-844-621-3956 (Access Code: 2633 685 5101)**.

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PUBLIC MEETING NOTICE
Worcester Planning Board
378 Plantation Street (MBL 46-001-00008)

UMass Memorial Health Care, Inc. applied to the Planning Board seeking to amend the Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is ±6 story, ±78,000 SF former nursing home building and associated surface parking. The property is located in an IN-H (Institutional, Hospital) zoning district. The applicant was approved to construct a ±14,500 SF addition to the existing building to accommodate a new hospital use with associated site improvements. The applicant seeks to modify the approval in order to expand the grading, parking, and outdoor amenities available onsite (PB-2023-078).

A public meeting on the application will be held on **Wednesday, October 11, 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://cityofworchester.webex.com/meet/planningboardwebex> and/or calling **1-844-621-3956 (Access Code: 2633 685 5101)**.

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PUBLIC MEETING NOTICE
Worcester Planning Board
Lots 3A & 3B Reactory (fka Hospital) Drive (aka 0 Belmont Street)
(MBL 57-004-B1013 & -B103B)

Galaxy Reactory, LLC applied to the Planning Board seeking to amend the Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The property is located within a BG-3.0 (Business, General) zoning district. The applicant was approved to construct a two-story ±95,000 SF bio-manufacturing facility along with ±163 surface parking spaces and associated site work which is partially complete. The applicant now seeks to modify the site design to include additional property, expand the proposed building to ±246,000 SF, incorporate the construction of a 2-level parking deck (for a total of ±287 parking spaces), and modify associated site work (PB-2023-079).

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