



**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**Brandt Lane and 4 Brandt Lane & 0 Grafton Street (MBL 38-026-0003A & -00044)**

Brandt Lane Development, LLC applied to the Planning Board seeking Definitive Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. The properties are split zoned, located within RL-7 (Residential, Limited), BL-1.0 (Business, Limited), and BG-2.0 (Business, General) zoning districts. Presently on the premises is a private way, known as Brandt Lane, and a two-family structure with outdoor storage areas located on  $\pm$  18 acres of land. The applicant seeks to construct a  $\pm$ 620' long cul-de-sac with associated grading, paving, and drainage (PB-2023-094).

A public hearing on the application will be held on **Wednesday, December 13, 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 **844-621-3956 (Access Code: 2633 685 5101)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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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Advertising Dates: November 29, 2023 & December 6, 2023
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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**Brookline Street Subdivision aka 175 & 177-192 Brookline Street**  
**(MBL 42-031-12-01 through -12-04)**

Norcross Development, LLC applied to the Planning Board seeking a Definitive Subdivision Plan Amendment under the requirements of the City of Worcester Subdivision Regulations. The property is located within an RS-7 (Residential, Single-Family) zoning district. Presently on the premises is a partially constructed subdivision. The subdivision plan was approved to create a 4-lot subdivision and extend Brookline Street by  $\pm 150$  feet. The applicant seeks to retroactively extend the existing subdivision approval to allow for completion of the remaining work with no changes to the approved plans proposed (PB-2023-097).

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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**15-17 Mountain Street (MBL 32-054-00004)**

Munro Associates LLC, d/b/a The Vault, applied to the Planning Board seeking a Special Permit Amendment under the requirements of the City of Worcester Zoning Ordinance. The property is in a BL-1.0 (Business, Limited) zoning district and the Water Resource Protection Overlay (WR(GP-3)) district. Presently on the premises is a multi-tenant commercial structure, including a previously approved Adult Use Marijuana Retail establishment. The applicant seeks to amend their existing Special Permit to allow an Adult Use Marijuana Retail use (Article IV, Section 2, Table 4.1, Business Use #35) in order to change the operator's name and ownership structure (PB-2023-098).

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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**11 Sever Street & 73 Merrick Street (MBL 06-005-00039)**

Merrick at the Square LLC applied to the Planning Board seeking an extension of time for their Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The site is located in an RG-5 (Residence, General) zoning district. The approved plan involves dividing the existing lot into two, with the existing 11,500SF, 98-unit multi-family high-rise dwelling, known as 11 Sever Street, to remain on Lot A, and constructing a new 13,500SF, 4-story multi-family high-rise dwelling (with 49 units) on proposed 73 Merrick Street aka Lot B, re-configuring and expanding parking areas (total of 85 spaces), and making associated site improvements. The applicant seeks an extension of time, with no changes to the original plans proposed.

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**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**A portion of 3 Oriol Drive, 0 Benson Avenue Extension (MBL 46-047-00007)**

Bluestone Residential, Inc. applied to the Planning Board seeking to extend their Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The property is located in an RG-5 (Residence, General) zoning district and in a Water Resource Protection Overlay District (GP-2 & GP-3). The approved plan involves constructing a 67,538SF multi-family building with 67-units and ±134 parking spaces and associated site improvements. The applicant seeks an extension of time, with no changes to the original plans proposed.

A public meeting on the application will be held on **Wednesday, December 13, 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 **844-621-3956 (Access Code: 2633 685 5101)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**16 Laurel Street (MBL 01-030-00002)**

Plumley Village LLC applied to the Planning Board seeking to extend their Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The site is located in an RG-5 (Residence, General) zoning district. The previously approved plan involves the reconfiguration of pedestrian accommodations and parking and the construction of two new parking lots at the existing ±430-unit multi-family housing complex commonly known as Plumley Village. The applicant seeks an extension of time, with no changes to the original plans proposed.

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**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**2 Ionic Avenue and 661 Main Street (MBL 03-009-00020 & -00012)**

Creative Hub Worcester Inc. applied to the Planning Board seeking Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. The site is located in a BG-6 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-D). Presently on the premises is a surface parking lot and ±26,000 SF vacant, former Worcester Boys Club, building. The applicant proposes to renovate the existing building into a multi-use facility centered around the arts and construct new parking areas along with associated site work.

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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**Powers Court (from Brookfield Street south  $\pm 260'$ ) - Private Street Removal**

278-284 Grove Street 2022 LLC applied to the Planning Board seeking to remove a portion of Powers Court, a private street, from Brookfield Street south  $\pm 260'$ , from the City's Official Map pursuant to MGL Ch. 41 § 81 (ST-2023-011).

A public hearing on the application will be held on **Wednesday, December 13, 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 **844-621-3956 (Access Code: 2633 685 5101)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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