



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**48 Mason Street**  
**(MBL 06-020-12+13)**

Kensington Management, LLC, as Trustee of Forty-Eight Mason Street Worcester Realty Trust, has applied to the Planning Board seeking Amendment to their Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a ±49,126 SF vacant lot. The property is located in a BG-3.0 (Business, General) zoning district and is within the Commercial Corridors Overlay District (CCOD-E). The applicant seeks to amend the previously granted approval for a 7-story, ±75,685 SF multi-family high-rise building with 94 dwelling units, 66 parking spaces, and associated site improvements to reduce the number of affordable units proposed (PB-2024-011).

A public meeting on the application will be held on **Wednesday, March 20, 2024, at 6:30PM 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.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto: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.

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Advertising Dates: March 6, 2024 & March 13, 2024



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**35 Portland Street**  
**(MBL 03-010-00012)**

Portland Salem Realty, LLC has 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. Presently on the premises is a surface parking lot. The property is located within a BG-6.0 (Business, General) zoning district and is within the Commercial Corridors Overlay District (CCOD-D) and the Downtown Sign Overlay District (DSOD). The applicant seeks to construct a 6-story, ±90,286 SF mixed-use multi-family building with ±108 dwelling units, ±3,000 SF of ground-floor commercial space, ±62 garage parking spaces, and associated site improvements (PB-2024-013).

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**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**114 Austin Street**  
**(MBL 03-024-00002)**

Polar Views, LLC has 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 low-rise multi-family dwelling, with 4 units, and an accessory structure. The property is located in an RG-5 (Residence, General) zoning district. The applicant seeks to demolish the existing multi-family dwelling and a portion of the accessory structure, to construct a new single-family attached (townhouse style) structure with associated parking, to renovate and connect the carriage house to the new structure (for a total of 5 dwelling units), and to conduct associated site work (PB-2024-014).

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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**37 Circuit Avenue East**  
**(MBL 14-014-12+14)**

Wendell Butler has applied to the Planning Board seeking Definitive (Frontage) Subdivision Approval under the requirements of the City of Worcester Subdivision Rules & Regulations. Presently on the premises is a two-family detached dwelling and a paved driveway. The property is split zoned, located within an RL-7 (Residence, Limited) zoning district and an RS-7 (Residence, Single Family) zoning district. The applicant seeks to divide the property into two lots to allow for the construction of a two-family detached dwelling on Lot 2 and to conduct associated site improvements (PB-2024-015).

A public hearing on the application will be held on **Wednesday, March 20, 2024, at 6:30PM 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 MEETING NOTICE**  
**Worcester Planning Board**  
**96 & 98-100 Beacon Street**  
**(MBL 03-001-0001A; -00008)**

98 Beacon Street, LLC has applied to the Planning Board seeking Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 96 Beacon Street is a vacant lot, and at 98-100 Beacon Street is a vacant 4-story, ±83,610 SF structure historically used for manufacturing purposes. The property is located within a BG-6.0 (Business, General) and is within the Commercial Corridors Overlay District (CCOD-D). At 98-100 Beacon Street, the applicant seeks to renovate the existing structure to construct ±55 dwelling units and to conduct associated site improvements. At 96 Beacon Street, the applicant proposes to construct a 7-space parking facility and to conduct associated site improvements (PB-2024-016).

A public meeting on the application will be held on **Wednesday, March 20, 2024, at 6:30PM 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 MEETING & HEARING NOTICE**  
**Worcester Planning Board**  
**30, 35, 42, 44, 47, & 50 Lagrange Street & 47 Oread Street**  
**(MBL06-028-0004B; -00019; -00001; -00015; -00014; 03-001-00001; -00005)**

Worcester Lagrange MM LLC has applied to the Planning Board seeking (1) an Amendment to their Definitive Site Plan Approval and (2) a Special Permit to modify the maximum number of off-street parking spaces permitted within the Commercial Corridors Overlay District (CCOD-D) (Article IX, Section 7) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are 5 vacant industrial buildings and related site improvements. The properties are located within a BG-6.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-D). The applicant seeks to amend the previously granted approval to demolish a portion of the existing site improvements, renovate the existing buildings into  $\pm 63$  dwelling units and  $\pm 5,108$  SF of commercial space, increase the number of proposed parking spaces from 88 to 111 parking spaces, and conduct associated site work to (PB-2024-016).

A public hearing on the application will be held on **Wednesday, March 20, 2024, at 6:30PM 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**  
**115 (aka 105) Northeast Cutoff**  
**(MBL 52-006-01+02)**

115 Northeast Cutoff Realty Trust applied to the Planning Board seeking (1) Special Permit Amendment to expand, alter, and/or change a preexisting nonconforming use within the Water Resource Protection Overlay District (WR(GP-2)) (Article XII, Section 6) and (2) a Special Permit to render more than 20% of lot area impervious within the Water Resource Protection Overlay District (WR(GP-2)) (Article XII, Section 4, Table 12.1, use # 11) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a multi-tenant office and manufacturing complex with 7 buildings, associated school bus parking & repair, including nonconforming storage of hazardous materials in containers greater than 5 gallons. The property is located within a BG-2.0 (Business, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-2) & WR(GP-3)) and partially within the Floodplain Overlay District. The applicant seeks to divide the property into two lots and allow the nonconforming storage of hazardous materials in containers greater than 5 gallons on both lots (PB-2024-018).

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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**Kiara Drive (fka 770 Franklin Street) Subdivision or 1-18 Kiara Drive**  
**(MBL 17-024-2031L & -2031R through -2039L & -2039R)**

CLEB, LLC applied to the Planning Board seeking an Amendment to a Definitive Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. Presently on the premises is an approved 17 lot subdivision that is currently under construction and consists of 8 single-family semi-detached (duplex) structures and 1 single-family detached structure (total of 17 units). The properties are located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to extend the timeline for completion of the Subdivision (PB-2024-019).

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