



**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**487 Park Avenue**  
**(MBL 08-006-0004A)**

Gjinko Realty, LLC has applied to the Planning Board seeking (1) Definitive Site Plan Review and (2) a Special Permit to modify parking, landscaping, and layout requirements (Article VII, Section 6.A.ii.b) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a ±1,945 SF building used for automotive sales and service and a paved parking lot. The property is located within a BG-3.0 (Business, General) zoning district. The applicant seeks to raze and remove the existing improvements to construct a 6-story mixed-use building with a coffee shop and electric vehicle service station on the ground level, 40 dwelling units on the upper levels, 34 parking spaces, and to conduct associated site improvements (PB-2023-077).

A public hearing on the application will be held on **Wednesday, May 22, 2024, 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.

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: May 8, 2024 & May 15, 2024



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**135 Brooks Street**  
**(MBL 37-023-00005)**

Criterion Group, LLC has applied to the Planning Board seeking (1) an Extension of Time and (2) an Amendment for their Definitive Site Plan Review decision under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a ±150,000 SF building previously used as a movie theatre and a surface parking lot. The property is located within a MG-0.5 (Manufacturing, General) zoning district. The applicant seeks an extension of time for the previously granted approval to construct a ±205,000 SF warehouse building and conduct associated site improvements and an amendment to the approved plan in order to relocate the main entrance of the building, increase the number of passenger vehicle spaces to ±244 spaces, reduce the number of trailer spaces to ±55 spaces, and make associated changes to the site layout (PB-2024-027).

A public meeting on the application will be held on **Wednesday, May 22, 2024, 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://cityofworcester.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**  
**15-17 Mountain Street (MBL 32-054-00004)**

Munro Associates LLC, d/b/a The Vault, applied to the Planning Board seeking an amendment to their Special Permit under the requirements of the City of Worcester Zoning Ordinance. The property is in a BL-1.0 (Business, Limited) zoning district and within 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 (PB-2024-035).

A public hearing on the application will be held on **Wednesday, May 22, 2024, 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  
0 Meadowbrook Road  
(MBL 25-042-0003A; -0003B)**

Quality Worcester, LLC has applied to the Planning Board seeking an Amendment to their Definitive Subdivision Plan approval under the requirements of the City of Worcester Subdivision Rules & Regulations. Presently on the premises is a vacant lot. The property is located within an RS-10 (Residence, Single Family) zoning district. The applicant seeks an amendment to the 2-lot subdivision to extend the expiration date of the approval (PB-2024-037).

A public hearing on the application will be held on **Wednesday, May 22, 2024, 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**  
**355 Burncoat Street (MBL 36-004-00029)**

Thomas Keefe and Charlene Keefe, applied to the Planning Board seeking a Special Permit under the requirements of the City of Worcester Zoning Ordinance. The property is in a RS-7 (Residence, Single Family) zoning district and within the Water Resource Protection Overlay (WR(GP-3)) district. Presently on the premises is a two-family dwelling and a detached garage. The applicant seeks a Special Permit to modify the dimensional requirements for an Accessory Dwelling Unit (ADU) (Article IV, Section 8.G.6.d) in order to demolish the existing detached garage and construct a new detached garage with a one-bedroom ADU that exceeds the maximum height allowed for such structures (PB-2024-038).

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**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**11 Cliff Street**  
**(MBL 31-003-0006A)**

Lili, LLC has applied to the Planning Board seeking Definitive Site Plan Review under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant wooded lot. The property is located within an MG-1.0 (Manufacturing, General) zoning district and within the Blackstone River Parkway Sign (BSOD) overlay district. The applicant seeks approval to construct a ±4,500 SF commercial storage building and to conduct associated site improvements (PB-2024-040).

A public meeting on the application will be held on **Wednesday, May 22, 2024, 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://cityofworcester.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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