



City of Worcester Planning Board Meeting Agenda Wednesday, May 26, 2021 at 5:30 PM*

To participate, call 415-655-0001 (Access Code: 160 171 4991) or use this link to join: <https://cow.webex.com/meet/planningboardwebex>

Board Members

Albert LaValley, *Chair*
Eleanor Gilmore, *Clerk*
Conor McCormack
Toni Molinari
Edward Moynihan

Contacting the Board's Office

The Planning and Regulatory Services Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room 404, Worcester, MA 01608
Hours: M-F, 8:30 am-5:00 pm
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: www.worcesterma.gov/planning-regulatory/boards/planning-board

The Planning Board is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Marisa Lau, Senior Planner
Stephen Cary, Planning Analyst
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

June 16, 2021
July 7, 2021
July 28, 2021
August 18, 2021
September 8, 2021
September 29, 2021
October 20, 2021
November 10, 2021
December 1, 2021
December 22, 2021
January 12, 2022
February 2, 2022
February 23, 2022
March 16, 2022
April 6, 2022

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Planning Board will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at www.worcesterma.gov/video-on-demand and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at www.worcesterma.gov after the meeting.

To participate during the public comment portion of the meeting, you may:

- Use the following link to join the meeting via computer <https://cow.webex.com/meet/planningboardwebex> or
- Call 415-655-0001 (Access Code: 160 171 4991) for the Planning Board.

If you have difficulty accessing the meeting, please e-mail planning@worcesterma.gov.

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to **submit written comments** in advance of the meeting, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: interpretation requests must be received no later than 48 hours in advance of the meeting.

Call to Order – 5:30 PM

Requests for Continuances, Extensions, Postponements, and Withdrawals

Old Business

1. **26 Apthorp Street & part of 7 Darrow Street (PB-2021-024)**
 - a. Public Meeting – Definitive Site Plan

New Business

2. **1103 Millbury Street (PB-2020-076)**
 - a. Public Meeting – Definitive Site Plan
3. **7 Svea Street & portion of 195 Vernon Street (PB-2021-007)**
 - a. Public Meeting – Definitive Site Plan

New Business

- 4. Attleboro Street (from Glade Street +/- 700ft to Coonan Street); Coonan Street (from Attleboro Street west 75ft and east 75ft); Glade Street (from Attleboro Street west 50ft); Kendig Street (from Attleboro Street west 50ft); and Clay Street (at Kendig Street) (PB-2021-012)**
 - a. Public Meeting – 81-G Street Opening & G.R.O. Chapter 12 Section 12 Private Street Improvements
- 5. 573 Grafton Street (PB-2021-020)**
 - a. Public Meeting – Definitive Site Plan
- 6. 60 Wall Street and Montreal Street (from Wall Street to Oakham Street) (PB-2021-021)**
 - a. Public Meeting – Definitive Site Plan
 - b. Public Meeting – G.R.O. Chapter 12 Section 12 Private Street Improvements
- 7. 7 & 9 Modred Court (PB-2021-035)**
 - a. Public Meeting – Definitive Site Plan
- 8. 173 (Lot 1) Ludlow Street (PB-2021-036)**
 - a. Public Meeting – Definitive Site Plan
- 9. 160 Goddard Memorial Drive (PB-2021-037)**
 - a. Public Meeting – Definitive Site Plan
- 10. 1023-1025 (aka 1029) Southbridge Street (PB-2021-039)**
 - a. Public Hearing – Amendment to Special Permit to allow an Adult Use Marijuana Establishment – Storefront Retailer use
- 11. 781 & 783 Grove Street and 94 Parkton Avenue (PB-2021-040)**
 - a. Public Meeting – Definitive Site Plan
 - b. Public Hearing – More than one Building on a Lot
 - c. Public Hearing – Special Permit to allow a Continuing Care Retirement Community (CCRC)
- 12. 113 & 115 Elm Street, 61, 65, & 67 Cedar Street (ZA-2021-001)**
 - a. Public Hearing – Zoning Map Amendment
- 13. 316 Lincoln Street (ZA-2021-002)**
 - a. Public Hearing – Zoning Map Amendment

Other Business

- 14. Approval Not Required (ANR) Plan(s)**
 - a. 15-17 Nathaniel Court (Private) (AN-2021-023)
 - b. 86, 88, & 90 Norfolk Street (Public) (AN-2021-028)
 - c. 0 Burncoat Street (Public) (AN-2021-029)
 - d. 2 Tyson Road (Public) (AN-2021-030)
- 15. Subdivisions**
 - a. Kiara Drive
 - i. Request for a partial, conditional release of the restrictive covenant
 - ii. Request to set a bond amount for Kiara Drive from stations 0+00 to 2+00
 - iii. Request to amend the performance agreement, secured by insurance bond, as the form of security for Kiara Drive from stations 0+00 to 2+00

b. Malden Woods

- i. Request to accept a restrictive covenant as form of security for Danielle's Way and extensions of Castine Street and Whippoorwill Drive

16. Draft Open Space Plan Update – Request for comments

17. Approval of Minutes – 5/5/2021

Adjournment