



City of Worcester

Planning Board Special Meeting Agenda

Wednesday, May 4, 2022 at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

Board Members

Albert LaValley, *Chair*
Edward Moynihan, *Vice Chair*
Kevin Aguirre, *Clerk*
Conor McCormack

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](http://www.worcesterma.gov/planning-regulatory)

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 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

المسوق الطلب عند التيسير وسائل من غيرها الفورية الترجمة تتوفر

अनुवाद र अग्य आवासह अ-म अनरोधपचात उ
उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyeræasee ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Eric Flint, Conservation Planner
Stephen Cary, Planning Analyst
Rose Russell, Planning Analyst
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Susan Daly, Staff Assistant

Upcoming Meetings

May 18, 2022
June 8, 2022
June 29, 2022
July 20, 2022
August 10, 2022
August 31, 2022
September 21, 2022
October 12, 2022
November 2, 2022
November 30, 2022
December 21, 2022

This Worcester Planning Board meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- 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)

Note: If technological problems 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, Monday-Friday.

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 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440.

Call to Order – 5:30 pm

Requests for Continuances, Extensions, Postponements, and Withdrawals

New Business

1. 1103 Millbury Street (PB-2020-076)

- a. Public Meeting – Definitive Site Plan

2. White Birch Village (fka Burncoat Gardens) or 34, 36, 44, 46, and 49-80 Goldthwaite Road (aka Phases 2 & 3) and areas east of Cherry Blossom Circle, Paper Birch Path & Sourwood Circle (aka Phase V) (PB-2021-026)

- a. Public Hearing – Definitive Plan – More than One Building on a Lot
- b. Public Meeting – Definitive Site Plan

3. 75 Quinsigamond Avenue (PB-2021-079)

- a. Public Meeting – Definitive Site Plan

4. 34-52 (fka 35) Modoc Street aka Modoc Street Extension Subdivision (PB-2022-002)

- a. Public Hearing – Amendment to Definitive Subdivision Plan
- b. Public Meeting – Amendment to Definitive Site Plan

New Business

- 5. 9 Dalton Street (PB-2022-003)**
 - a. Public Meeting – Definitive Site Plan
- 6. Salisbury Hill CCRC (a/k/a 727 Salisbury Street) (PB-2022-005)**
 - a. Public Hearing – CCRC Special Permit Amendment
 - b. Public Meeting – Definitive Site Plan Amendment
- 7. 0 Meadow Lane/Pleasant Street (fka part of 14 Meadow Lane) (PB-2022-010)**
 - a. Public Meeting – Definitive Site Plan
- 8. 8 Harvard Street (PB-2022-014)**
 - a. Public Meeting – Definitive Site Plan
- 9. 41 Fremont Street (PB-2022-015)**
 - a. Public Hearing – Special Permit to allow an adult use marijuana establishment (microbusiness)
- 10. 640 & 642 Park Avenue (PB-2022-016)**
 - a. Public Meeting – Definitive Site Plan
- 11. 112, 114, 116, 120 & 120½ Houghton Street & 1 Nuttall Lane (aka Blaire House) (PB-2022-017)**
 - a. Public Meeting –Extension of Time for Definitive Site Plan
- 12. 490 Shrewsbury Street (PB-2022-018)**
 - a. Public Hearing – CCOD Special Permit to allow a drive-through uses
 - b. Public Hearing – CCOD Special Permit to modify parking, loading, layout & dimensional requirements
 - c. Public Meeting – Definitive Site Plan
- 13. 115 Northeast Cutoff (PB-2022-020)**
 - a. Public Hearing – Special Permit to allow expansion, alteration, change of pre-existing non-conforming use(s) within the Water Resource Protection Overlay District (WR(GP-2))
 - b. Public Meeting – Amendment to Definitive Site Plan
- 14. 248 & 253 Mill Street (PB-2022-021)**
 - a. Public Meeting – Parking Plan

Other Business

- 15. Approval Not Required (ANR) Plans(s)**
 - a. 24&26 Honeysuckle Rd. (Public), 0 Snowberry Cir. & Bittersweet Blvd. (Developers) (AN-2021-069)
 - b. 50 Skyline Drive (Officer Manny Familia Way) (Parks Road) (AN-2022-008)
 - c. 0 Apricot Avenue (Public) (AN-2022-018)
 - d. 27R Whipple Street & Reeves Street (Public) (AN-2022-019)
 - e. 196 Moreland Street (Public) (AN-2022-022)
- 16. Communications**
 - a. Worcester Now | Next Citywide Plan – Spring Survey; from the City of Worcester
- 17. Approval of Minutes – 3/9/2022; 4/6/2022**

Adjournment