



# City of Worcester Planning Board Meeting Agenda

Wednesday, September 21, 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*  
Adrian Angus  
Brandon King  
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](mailto: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.

المسبق الطلب عند التيسير وسائل من وغيرها الفورية الترجمة تتوفر.  
अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

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

Kasa nkyerasese 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

Michelle M. Smith, ACDO  
Eric Flint, Conservation Planner  
Stephen Cary, Planning Analyst  
Rose Russell, Planning Analyst  
Michelle Johnstone, Sr. Preservation Planner  
Deborah Steele, Principal Staff Assistant

## Upcoming Meetings

*Special Meeting September 28, 2022*  
October 12, 2022  
November 2, 2022  
November 30, 2022  
December 21, 2022  
January 11, 2023  
February 1, 2023  
February 22, 2023  
March 15, 2023  
April 5, 2023  
April 26, 2023  
May 17, 2023

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](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 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](mailto:planning@worcesterma.gov) or (508) 799-1400 x 31440.

**Call to Order** – 5:30 pm

## **Requests for Continuances, Extensions, Postponements, & Withdrawals**

### **Old Business**

#### **1. 490 Shrewsbury Street (PB-2022-018)**

- Public Hearing – CCOD Special Permit to allow a drive-through uses (Food Service & Bank/Credit Union)
- Public Hearing – CCOD Special Permit to modify parking, loading, layout & dimensional requirements
- Public Meeting – Definitive Site Plan

#### **2. 129B, 131, & 133 Kendig Street and 1 College Street and the Kendig Street Right-of-Way (PB-2022-046)**

- Public Meeting – Definitive Site Plan
- Public Meeting – 81G Street Opening

#### **3. Sala Street Right of Way (from Ararat Street South +/- 400 feet) (ST-2022-006)**

- Public Hearing – Private Street Removal

## **New Business**

- 4. 1103 Millbury Street (PB-2020-076)**
  - a. Public Meeting – Definitive Site Plan
- 5. 0 Meadow Lane/Pleasant Street (fka part of 14 Meadow Lane) (PB-2022-010)**
  - a. Public Meeting – Definitive Site Plan
- 6. 149 Plantation Street & 2 LaPierre Street (PB-2022-040)**
  - a. Public Hearing – Preliminary Subdivision Plan
- 7. 288 Grove Street (PB-2022-045)**
  - a. Public Meeting – Parking Plan
- 8. 124 West Boylston Street (PB-2022-050)**
  - a. Public Hearing – Special Permit for Adult Use Marijuana – Testing Laboratory
- 9. 44 Grafton Street and 102 Temple Street (PB-2022-052)**
  - a. Public Meeting – Definitive Site Plan
- 10. 225 Shrewsbury Street & 68 Albany Street (PB-2022-053)**
  - a. Public Hearing – Special Permit for Commercial Corridors Overlay District
  - b. Public Hearing – 81G Street Opening & G.R.O. Chapter 12 Section 12 Street Alterations
  - c. Public Meeting – Definitive Site Plan
- 11. 0 (aka 184 & 186) Lovell Street (PB-2022-054)**
  - a. Public Meeting – Definitive Site Plan
- 12. 757 Salisbury Street (PB-2022-055)**
  - a. Public Hearing – Special Permit for Continuing Care Retirement Community
  - b. Public Meeting – Definitive Site Plan
- 13. 43 & 45 Laurel Street (PB-2022-056)**
  - a. Public Meeting – Definitive Site Plan

## **Other Business**

- 14. Subdivisions**
  - a. Malden Woods – Castine Street Extension
    - i. Request to conditionally release lots 13A, 13B, 14A, 14B, 15A, and 15B from the restrictive covenant
    - ii. Request to set the surety amount and form for Castine Street Extension (Sta. 0+00 to 4+50)
- 15. Approval Not Required (ANR) Plans(s)**
  - a. 17 Mott Street (Public) (AN-2022-037)
  - b. 21 Holden Street (Public) (AN-2022-038)
  - c. 2&4 Brewer Street (Private) (AN-2022-030)
  - d. 266 Webster Street & 15 Clover Street (Public) (AN-2022-040)
  - e. 43 & 45A Garrison Avenue & Welcome Street (Public) (AN-2022-041)
- 16. Communications**
- 17. Board Policy and Procedures**
- 18. Approval of Minutes – 6/29/2022; 8/17/2022; 8/31/2022**

## **Adjournment**