



City of Worcester Planning Board Meeting Agenda

Wednesday, September 4, 2024 at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber (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
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.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अद्य 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 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
Victor Panak, Chief Planner
Eric Flint, Conservation Planner
Mattie VandenBoom, Conservation Agent Asst.
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Olivia Holden, Planning Analyst
Amy Beth Laythe, Planning Analyst

Upcoming Meetings

September 25, 2024
October 16, 2024
November 6, 2024
December 4, 2024
December 18, 2024
January 8, 2025
January 29, 2025
February 19, 2025
March 12, 2025

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://cityofworchester.webex.com/meet/planningboardwebex> or
- Call 844-621-3956 (Access Code: 2633 685 5101)

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, & Withdrawals

Old Business

1. 487 Park Avenue (PB-2023-077)

- a. Public Hearing – Special Permit (IZ) for relief from minimum off street parking and/or loading requirements, parking dimensional requirements, and landscaping requirements
- b. Public Meeting – Amendment – Definitive Site Plan

2. 5 Gates Road (PB-2024-006)

- a. Public Meeting – Definitive Site Plan

3. 112 & 116 Rodney Street (PB-2024-047)

- a. Public Meeting – Amendment – Definitive Site Plan

New Business

4. 173 Lincoln Street (PB-2024-003)

- a. Public Meeting – Definitive Site Plan

5. 30-50 Lagrange Street & 47 Oread Street (PB-2024-017)

- a. Public Meeting – Amendment – Definitive Site Plan

New Business

6. 8 Nebraska Street & 14 Putnam Lane (PB-2024-048)

- a. Public Hearing – Amendment – Special Permit (CCOD) to allow a motor vehicle service, repair, garage, and/or display use
- b. Public Meeting – Definitive Site Plan

7. 225 Shrewsbury Street (PB-2024-052)

- a. Public Hearing – Special Permit (CCOD) to allow drive-through facilities and services
- b. Public Meeting – Definitive Site Plan

8. 39 Lamartine Street (PB-2024-053)

- a. Public Hearing – Special Permit (IZ) for relief from minimum off street parking and/or loading requirements, parking dimensional requirements, and landscaping requirements
- b. Public Meeting – Definitive Site Plan

9. 538 Lake Avenue (PB-2024-057)

- a. Public Meeting – Definitive Site Plan

10. 393-397 Shrewsbury Street (PB-2024-058)

- a. Public Hearing – Extension of Time – Special Permit (CCOD) to
 - (1) allow new construction of a mixed-use development with a residential component;
 - (2) for relief from minimum off street parking requirements and parking dimensional requirements
- b. Public Meeting – Definitive Site Plan

11. Lewis Street (PB-2024-059)

- a. Public Meeting – MGL 81-G and/or GRO Ch. 12, Sec. 12, Private Street Improvements

12. 30 Farmington Road (PB-2024-060)

- a. Public Meeting – Definitive Site Plan

13. 52 & 54 Circuit Avenue South – Lakeside Apartments Phase 2 (PB-2024-061)

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

14. 34-46 Lakeside Avenue (aka 19 Garland Street) – Lakeside Apartments Phase 1 (PB-2024-062)

- a. Public Meeting – Extension of Time – Definitive Site Plan

15. 0 Grafton Street (ZA-2024-005)

- a. Public Hearing – Zoning Map Amendment

Other Business

16. Approval Not Required (ANR) Plans

- a. AN-2024-043 – 3 Military Road (Public)
- b. AN-2024-045 – 30 Valmor Street (Public)
- c. AN-2024-046 – 4 Fairbanks Street (Public)
- d. AN-2024-047 – 64 Moreland Street (Public)
- e. AN-2024-049 – 20 Reactory Drive (aka 305 Belmont Street) (Public)
- f. AN-2024-050 – 22 Elm Street (Public)

17. Subdivisions

- a. Malden Woods Subdivision – Danielle Way – Request for Bond Reduction
- b. Malden Woods Subdivision – Castine Street – Request for Bond Reduction

18. Communications

- a. Community Preservation Committee Representative Appointment

19. Board Policy and Procedures

- a. Alternate Planning Board member

20. Approval of Minutes

08/07/2024; 08/14/2024

Adjournment