



City of Worcester Planning Board Meeting Agenda

Wednesday, February 5, 2025 at 5:30 PM

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

Board Members

Albert LaValley, *Chair*
Edward Moynihan, *Vice Chair*
Brandon King
Conor McCormack
Anthony Dell'Aera

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 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 Houle, Planning Analyst
Amy Beth Laythe, Planning Analyst
Jorjette Lewis-Tyndale, Administrative Assistant

Upcoming Meetings

February 26, 2025
March 19, 2025
April 9, 2025
April 30, 2025
May 21, 2025
June 11, 2025
July 2, 2025
July 23, 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, Postponements, & Withdrawals

Old Business

1. **120 Washington Street (Lot 3B) (PB-2025-006)**
 - a. Public Hearing – Special Permit (CCOD) to modify the maximum number and/or dimensional requirements for off-street parking (Article IX, Section 7.E.)
 - b. Public Meeting – Definitive Site Plan

New Business

2. **494 Lincoln Street (PB-2024-084)**
 - a. Public Meeting – Definitive Site Plan
3. **125 Northeast Cutoff (PB-2024-085)**
 - a. Public Meeting – Amendment – Definitive Site Plan
4. **216 & 221 Chandler Street (PB-2024-096)**
 - a. Public Hearing – Special Permit (IZ) for relief from minimum off-street parking and/or loading requirements, parking dimensional requirements, and landscaping requirements (Article VII, Section 6.A.ii)
 - b. Public Hearing – Special Permit (CCOD) to modify the maximum number and/or dimensional requirements for off-street parking (Article IX, Section 7.E.)
 - c. Public Meeting – Definitive Site Plan

New Business

- 5. 135 Goddard Memorial Drive (PB-2025-009)**
 - a. Public Meeting – Amendment – Definitive Site Plan
- 6. 17 Pearl Street (PB-2025-010)**
 - a. Public Hearing – Special Permit (CCOD) to modify the maximum number and/or dimensional requirements for off-street parking in the Commercial Corridors Overlay District (Article IX, Section 7.E.)
 - b. Public Meeting – Definitive Site Plan
- 7. 37 & 60 Great Brook Valley Avenue, 67 & 69 Tacoma Street (PB-2025-011)**
 - a. Public Hearing – Amendment – Special Permit (IZ) to modify loading requirements, parking dimensional, landscaping, and layout requirements, including the number of required parking spaces (Article VII, Section 6.A.ii.b.)
 - b. Public Meeting – Amendment – Definitive Site Plan
- 8. 19-21 Waban Avenue (PB-2025-013)**
 - a. Public Meeting – Amendment – Definitive Site Plan
- 9. 76 & 78 West Mountain Street (ZA-2025-001)**
 - a. Public Hearing – Zoning Map Amendment

Other Business (Public Meeting)

- 10. Street Petitions**
 - a. ST-2025-001 – Evelyn Street (Convert to Public)
 - b. ST-2025-002 – Alden Street (Convert to Public)
- 11. Approval Not Required (ANR) Plans**
 - c. AN-2025-003 – 10 Renfrew Street (Private)
 - d. AN-2025-005 – 94 & 96 Burncoat Street (Public)
 - e. AN-2025-007 – 18 Beaumont Road (Private)
 - f. AN-2025-008 – 3 Sherer Trail (Private)
- 12. Communications**
 - a. Housing Production Plan
 - b. Community Preservation Act Funding
 - c. MBTA Communities – Economic Feasibility Analysis Report
 - d. APA Massachusetts Chapter’s 2024 Comprehensive Plan Award in Recognition of Now | Next
 - e. Mobility Action Plan
 - f. 2026 Meeting Dates
- 13. Board Policy and Procedures**
 - g. Community Preservation Committee Representative Appointment
- 14. Approval of Minutes – 12/18/2024; 01/15/2025**

Adjournment