



# City of Worcester Planning Board Meeting Agenda

Wednesday, March 19, 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](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.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

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 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

April 9, 2025  
April 30, 2025  
May 21, 2025  
June 11, 2025  
July 2, 2025  
July 23, 2025  
August 13, 2025  
September 3, 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://worcesterma.zoomgov.com/j/16030221385> or
- Call 1-669-254-5252 (Access Code: 160 3022 1385 #)

*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, 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
2. **119 & 125 Chandler Street (PB-2025-012)**
  - 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 Meeting – Definitive Site Plan

### New Business

3. **125 Northeast Cutoff (PB-2024-085)**
  - a. Public Meeting – Amendment – Definitive Site Plan
4. **120 Washington Street (Lot 3A) (PB-2025-020)**
  - a. Public Meeting – Amendment – Definitive Site Plan
5. **2, 4, 6, & 8 West Oberlin Street and 439 Park Avenue (ZA-2025-003)**
  - a. Public Hearing – Zoning Map Amendment

**Other Business** (Public Meeting)

**6. Approval Not Required (ANR) Plans**

- a. AN-2025-008 – 3 Sherer Trail (Private)
- b. AN-2025-010 – 10 Renfrew Street (Private)
- c. AN-2025-011 – 55 & 57 East Worcester Street (Public)
- d. AN-2025-013 – 500 Salisbury Street (Public)
- e. AN-2025-014 – 70 & 72 Valmor Street (Public)

**7. Subdivisions**

- a. 128 Alvarado Avenue – Definitive Subdivision Plan (PB-2022-029)
  - i. Request to Modify Form of Surety.

**8. Communications**

- a. Liberty Farm LHD Community Feedback Survey – Open Through 4/4/2025
- b. 2025 Worcester Preservation Awards Nominations
- c. Urban Forestry Master Plan

**9. Board Policy and Procedures**

- d. Community Preservation Committee Representative Appointment

**10. Approval of Minutes – 02/26/2025**

**Adjournment**