

City of Worcester, Massachusetts

Albert LaValley, *Chair*



Eleanor Gilmore, *Clerk*

Kevin Aguirre

Conor McCormack

Edward Moynihan

PUBLIC MEETING NOTICE Worcester Planning Board

The former Kendig Street ROW (between Attleboro Street and Clay Street); part of 11 Attleboro Street; Attleboro Street (from Glade Street +/- 700ft to Coonan Street); Coonan Street (from Attleboro Street west 75ft and east 75ft); Glade Street (from Attleboro Street west 50ft); Kendig Street (from Attleboro Street west 50ft); and Clay Street (at the intersection with the former Kendig Street ROW) (MBL 26-012-33-36; -25-30; & -00037)

Cunningham Equities, LLC applied for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance and 81-G Street Opening Approval under the requirements of M.G.L. Chapter 41, §81-G and the City of Worcester's General Revised Ordinances, Chapter 12, §12. The applicant seeks to open and construct/re-construct Attleboro Street, from Glade Street to Coonan Street (+/- 700ft), and to make related improvements to the grading, paving, and/or drainage of abutting private ways at its intersections with Kendig Street and with Glade Street. Additional site improvements proposed include a retaining wall, pedestrian walkway, and related grading within portions of the former Kendig Street right-of-way (between Attleboro Street and Clay Street) on slopes greater than 15% (PB-2021-012) within the RL-7 zone.

A public meeting on the application will be held on **Wednesday, July 7, 2021 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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, Mon-Fri.

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 48 hours or more in advance of the meeting.

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PUBLIC MEETING NOTICE Worcester Planning Board 33 Dominion Road (MBL 46-006-00180)

William A. Dowell, Jr., of Apogee Development, applied to the Planning Board for an Amendment to a Definitive Site Plan under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant lot. The property is within an RL-7 (Residence, Limited) zoning district. The applicant seeks to amend the existing approval to construct a single-family attached dwelling (with a total of 3 dwelling units) in order to reconfigure the site layout and access and to conduct related site work on slopes greater than 15% (PB-2021-044).

A public meeting on the application will be held on **Wednesday, July 7, 2021 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC MEETING NOTICE
Worcester Planning Board
261 Clover Street (aka 175 James Street) & 219 James Street
(MBL 28-030-00001 & 28-033-00001)

Botany Bay Construction Co., Inc. applied for an Amendment to a Definitive Site Plan under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is land under development for 11 multi-family low-rise buildings (with a total of +/- 90 dwelling units) with associated parking (+/-131 spaces). The properties are located within an RG-5 (Residence, General) zoning district. The applicant seeks to amend the existing approval in order to increase the building footprints, and re-configure site layout including adjustments to utilities and grading (PB-2021-045).

A public meeting on the application will be held on **Wednesday, July 7, 2021 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC MEETING NOTICE Worcester Planning Board 111 Higgins Street (MBL 23-005-00003)

Higgins Property Owner, LLC has applied for Parking Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a manufacturing warehouse. The property is located within an MG-0.5 (Manufacturing, General) zoning district and within the Floodplain Overlay District. The applicant seeks to re-configure the existing 42 space parking area to remove 17 parking spaces, to remove a +/- 4,000 SF portion of the building, and to install new loading docks (PB-2021-048).

A public meeting on the application will be held on **Wednesday, July 7, 2021 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC HEARING NOTICE Worcester Planning Board 36 & 40 Jackson Street (MBL 03-002-08+11 & -12+13)

The Corner Emporium LLC has applied to the Planning Board seeking an Amendment to Special Permit to allow an Adult Use Marijuana establishment (Article IV, Section 15) Storefront Retailer use (Article IV, Section 2, Table 4.1, Business Use #35) under the requirements of the Worcester Zoning Ordinance. Presently on the premises is a multi-tenant retail/office building (+/- 22,697 SF), a portion of which is permitted as an Adult Use Marijuana Storefront Retailer, and associated surface parking. The property is located within an MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to amend their existing Special Permit to allow an Adult Use Marijuana establishment on the property, in order to additionally include a delivery component to the retail operation (PB-2021-049)

A public hearing on the application will be held on **Wednesday, July 7, 2021 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC HEARING NOTICE Worcester Planning Board Hemans Court (Hemans Street North +/- 400 feet)

9 Hemans Street LLC applied to the Planning Board seeking to remove the entire length of Hemans Court (a private street) from the city's official map under the requirements of MGL Chapter 41, Section 81 (ST-2021-001).

A public hearing on the application will be held on **Wednesday, July 7, 2021 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC HEARING NOTICE Worcester Planning Board

139 & 153 (aka 120 Washington Street) Green Street (MBL 05-005-00015 & -00001)

Boston Capital Development, LLC seeks to amend the City of Worcester Zoning Map by extending the BG-6.0 (Business, General) zoning district to fully encompass the properties at 139 & 153 Green Street. The property at 139 Green Street is presently located wholly within the BG-4.0 zone and the property at 153 Green Street is split-zoned, located within both the BG-4.0 and BG-6.0 zones. Both properties are wholly located, and proposed to remain, within the Downtown Sign Overlay District (DSOD) and Commercial Corridor Overlay District (CCOD) (ZA-2021-003).

A public hearing on the application will be held on **Wednesday, July 7, 2021 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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For more information concerning this application or to submit comments in advance of the hearing, contact the Planning Division at planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440.

The Planning Board is committed to ensuring that its public meetings are accessible to all. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please contact the Planning Division in advance of the scheduled meeting.

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