

City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC MEETING & HEARING NOTICE Worcester Planning Board

26, 33 (aka 23 Hermon Street & 4 Harris Court) & 39 Hermon Street & 9 Harris Court

(MBL 03-008-00009; 03-003-07+14; -00009; -0020B)

Hermon Street Development, LLC applied to the Planning Board for (1) Definitive Site Plan Approval and (2) Special Permits to allow a residential multi-family use and to modify the required number of parking and loading spaces and the dimensional requirements for parking (Article XV, Section 2) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 33 Hermon Street are two vacant four-story manufacturing buildings, at 9 Harris Court is a storage shed, and at 26 and 39 Hermon Street are parking lots. The properties are located within the MG-2.0 (Manufacturing, General) and BG-3.0 (Business, General) zoning districts and partially located within the Adaptive Reuse Overlay District (AROD) and the Commercial Corridor Overlay District (CCOD-E). The applicant seeks to convert the existing manufacturing buildings into one multi-family dwelling with +/-57-units and to construct associated site improvements with a total of +/-66 parking spaces (PB-2021-070).

A public meeting and hearing on the applications will be held on **Monday, November 15, 2021 at 5:30PM** in the Esther Howland 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.

Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: October 29 & November 5, 2021

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PUBLIC HEARING NOTICE Worcester Planning Board 700 Plantation Street (MBL 46-49A-00007)

Ronald Wagner has applied for Amendments to Special Permits to render more than 20% of a lot impervious and for expansion, alteration and/or change of pre-existing non-conforming uses within the Water Resource Protection Overlay District under the requirements of the City of Worcester Zoning Ordinance (Article XII). Presently on the premises is a commercial structure used for motor vehicle repair, display, and sales and an associated surface parking lot which render impervious more than 20% of the lot area. The applicant seeks to construct a +/- 3,135 SF addition to expand the existing non-conforming motor-vehicle use, and re-configure parking and site improvements. The property is located within the ML-0.5 (Manufacturing, Limited) zoning district and within the Water Resource Protection Overlay District (WR (GP-2)) (PB-2021-076).

A public hearing on the application will be held on **Monday, November 15, 2021 at 5:30PM** in the Esther Howland 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 & HEARING NOTICE Worcester Planning Board 47R Fourth Street (MBL 42-035-00100)

Daniel Yarnie applied to the Planning Board seeking approval of the following under the requirements of the City of Worcester Zoning Ordinance:

1. Special Permit – To allow a cluster group of single-family dwellings in a RL-7 Zoning District (Article VIII)
2. Definitive Site Plan

Presently on the premises is a vacant lot. The applicant seeks to construct a cluster style development consisting of 4 single family semi-detached (duplex style) dwellings and 1 single family detached dwelling (total of 9 units) with associated driveways and parking and to conduct associated site work. The property is located within a RL-7 (Residence, Limited) zone and has grades of 15% or more (PB-2020-072).

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