

City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC HEARING NOTICE Worcester Planning Board 41 Fremont Street (MBL 27-027-02-06)

Uproot LLC applied to the Planning Board seeking a Special Permit to allow an Adult Use Marijuana Establishment – Microbusiness (Article IV, Section 2, Table 4.1, Business Use #37) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a ±2-story, ±72,400 SF multi-tenant warehouse building. The property is located within an MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to renovate a ±10,600 SF portion of the existing building and for use as an Adult Use Marijuana Establishment – Microbusiness (with cultivation, product manufacturing, and accessory delivery operations) (PB-2022-015).

A public hearing on the application will be held on **Wednesday, May 4, 2022 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.

Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: April 20, 2022 & April 27, 2022
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PUBLIC MEETING & HEARING NOTICE Worcester Planning Board 490 Shrewsbury Street (MBL 16-026-0000A)

American East Coast II, LLC applied to the Planning Board seeking (1) Definitive Site Plan Approval and (2) Special Permit in the CCOD to (a) modify the maximum number and dimensional requirements for off-street parking, layout and/or landscaping (Article IX, Section 7.E) and (b) to allow drive-thru uses (Article IX, Section 5.C) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are a one-story restaurant and two-story retail building and surface parking lot. The property is located within a BG-3.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-E) and the Union Station Sign Overlay District (USOD). The applicant seeks to demolish the existing site improvements and construct a ±5,032 SF bank with drive-thru, a ±3,000 SF retail building, and a ±2,225 SF food-service use with drive-thru, related driveways and parking (±85 spaces) (PB-2022-018).

A public meeting on the application will be held on **Wednesday, May 4, 2022 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 & MEETING NOTICE Worcester Planning Board 115 Northeast Cutoff (MBL 52-006-01+02)

115 Northeast Cutoff Realty Trust have applied to the Planning Board seeking Amendment to (1) Definitive Site Plan Approval (2) Special Permit: To allow expansion, alteration, change of pre-existing non-conforming use(s) within the Water Resource Protection Overlay District (WR(GP-2)) (Article XII) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a pre-existing non-conforming multi-tenant office and manufacturing complex with 7 buildings, associated surface and bus parking, truck repair, and above ground fuel storage. The applicant seeks amend their prior approval to construct a series of new driveways and surface parking fields, and to conduct associated site work, for use by the Worcester Public Schools' transportation division for operations and fleet storage (buses, vans and passenger vehicles), including service and repairs in order to re-configure the proposed driveway and parking layout (± 690 spaces), drainage infrastructure, and related site improvements. The property is located within the BG-2.0 (Business, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-2) & WR(GP-3)) and partially within the Floodplain Overlay District (PB-2022-020).

A public hearing & meeting on the application will be held on **Wednesday, May 4, 2022 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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