



PUBLIC HEARING NOTICE
Worcester Planning Board
56 (aka 62) Millbrook Street (MBL 13-031-00002)

Suns Mass II, LLC has applied to the Planning Board seeking the following under the requirements of the Worcester Zoning Ordinance:

Amendment to

Special Permit: To allow an Adult Use Marijuana establishment (Article IV, Section 15) with Retailer uses (Article IV, Section 2, Table 4.1, Business Use #35)

Presently on the premises is a commercial structure (+/-7,685 SF) used as a marijuana retailer, and associated surface parking, 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 reflect a change in ownership (PB-2022-039).

A public meeting on the application will be held on **Wednesday, July 20, 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.

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PUBLIC HEARING NOTICE
Worcester Planning Board

149 Plantation Street & 2 LaPierre Street (MBL 19-016-0001B & 04-007-001A1)

Ben Naim Yoram, has applied for Preliminary Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. Presently on the premises of 149 Plantation Street and 2 LaPierre Street are vacant lots. The applicant seeks to construct a road and extend utilities providing frontage for a proposed subdivision consisting of 19 lots (19 units) and 11 structures. The properties are presently located within the RL-7 (Residence, Limited) zoning district (PB-2022-040).

A public hearing on the application will be held on **Wednesday, July 20, 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 MEETING NOTICE
Worcester Planning Board**

**0, 9, & 19 Hemans Street, 7 Hemans Court, and 40R Milton Street
(MBL 09-030-00005, -00009, -004-5, -007-2; & 09-031-00023)**

Boghos Properties, LLC applied to the Planning Board for an Amendment to Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 7 Hemans Court, 0 & 9 Hemans Street, and 40R Milton Street are vacant lots and at 19 Hemans Street is a single-family dwelling (slated for demolition). The property is in an RG-5 (Residence, General) zoning district. The applicant was previously given approval to construct a +/- 7 story multi-family dwelling, with a total of +/- 210 residential units, +/- 423 parking spaces (surface and garage), and conduct related site improvements. The applicant seeks to amend the approval to reduce the number of parking spaces to +/-381 (PB-2022-041).

A public meeting on the application will be held on **Wednesday, July 20, 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 MEETING & HEARING NOTICE
Worcester Planning Board

781 & 783 Grove Street & 94 Parkton Avenue (MBL 33-043-00003 & 33-030-00111)

Goddard/Homestead, Inc. applied to the Planning Board seeking (1) an Amendment to Definitive Site Plan and (2) an Amendment to Special Permit to allow a Continuing Care Retirement Community (Article IV, Section 2, Table 4.1, Residential Use #2) in an RS-7 zone under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises of 781 Grove Street is a vacant 3-story ±100,000 SF former school building and at 783 Grove Street is a 2-story residential building with related site improvements and a residential structure at 94 Parkton Avenue. The properties are located within an RS-7 (Residence, Single-Family) zoning district. The applicant was previously approved for demolition of the existing school building at 781 Grove Street, with the existing structure at 783 Grove Street to remain, and for construction of a ±135,000 SF, 3-story Continuing Care Retirement Community (CCRC) building (with a total of ±145 dwelling units and ±136 parking spaces), an associated driveway network and associated site work. The applicant seeks to amend the prior approval to increase the size of the proposed structure (±156,257 SF) and re-configure and expand related site improvements (±153 parking spaces) in order to provide for additional dwelling units (total of ±170 units) as part of the CCRC development (PB-2022-042).

A public meeting on the application will be held on **Wednesday, July 20, 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 NOTICE
Worcester Planning Board
Sala Street Right of Way (from Ararat Street South +/- 400 feet)

Rhonda L. Cotton applied to the Planning Board seeking to remove the entirety of Sala Street (a private street) from the city's official map under the requirements of MGL Chapter 41, Section 81. The way was laid out in 1915 but was never constructed (ST-2022-006).

A public hearing on the application will be held on **Wednesday, July 20, 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 NOTICE
Worcester Planning Board
Zoning Ordinance Amendment

Notice is hereby given that the Worcester Planning Board will hold a public hearing on **Wednesday, July 20, 2020 at 5:30PM** on the petition of 318 Park, LLC to amend the Worcester Zoning Ordinance (ZA-2022-006). The petition seeks to amend Article IX, Section 5 to allow for the construction of new mixed-use and multi-family buildings in the Commercial Corridors Overlay District.

A public hearing on the application will be held 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
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55 & 57 Cedar Street, 25, 27, and 29 Sever Street, 91, 93, 95, and 97 Elm Street, and 101-103 & 105 Merrick Street (MBL 02-048-0004A; -0004B; -0004E; 00043; -00097; -00008; -00007; -00006; -00005; -00046; 04C + 4D)

Attorney Brian Falk seeks to amend the City of Worcester Zoning Map by extending the RG-5 (Residence, General) zoning district to wholly encompass the properties at 55 & 57 Cedar Street, 25, 27, and 29 Sever Street, 91, 93, 95, and 97 Elm Street, and 101-103 & 105 Merrick Street. The properties are presently located within an RL-7 (Residence, Limited) zoning district (ZA-2022-009).

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