



PUBLIC MEETING & HEARING NOTICE
Worcester Planning Board

84, 90, & 91 Lamartine Street (MBL 05-011-13-15 & -00012; 05-013-0019A)

Worcester Bedworks, Inc. applied to the Planning Board seeking: (1) Definitive Site Plan Approval; (2) Special Permit to allow a multi-family dwelling, low rise (Article XV, Section 3); and (3) Special Permit to modify parking, loading, layout and dimensional requirements and the number of required spaces for off-street parking and loading (Article XV, Section 5, D) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is at 84 & 90 Lamartine Street is a ± 43,000 SF, 3+ story former manufacturing building and associated site improvements and at 91 Lamartine Street is a paved lot. The property is located within an MG-2.0 (Manufacturing, General) zoning district and the Adaptive Reuse Overlay District (AROD) and within the Floodplain Overlay District. The applicant seeks to renovate the existing building for use as a multi-family dwelling with ±38 units, provide associated surface parking (±10 spaces), and associated site improvements (PB-2022-011).

A public meeting & hearing on the applications will be held on **Wednesday, August 17, 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

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Advertising Dates: August 3, 2022 & August 10, 2022



PUBLIC MEETING NOTICE
Worcester Planning Board
0 (fka 26) & 26 Hermitage Lane (MBL 16-002-031-1; -00031)

EMF & Apollo Realty, LLC has applied for a Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 0 (fka 26) Hermitage Lane is a vacant lot and at 26 Hermitage is a two-family detached dwelling. The properties are located within an RG-5 (Residence, General) zoning district. The applicant seeks to construct a two-family detached dwelling with 4 associated parking spaces on the vacant lot, with the existing two-family to remain at 26 Hermitage Lane, and to conduct associated site work on both lots, on slopes greater than 15% (PB-2022-043).

A public meeting on the application will be held on **Wednesday, August 17, 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**

48 (aka 46) Mason Street (aka 29 Winfield Street) (MBL 06-020-12+13)

Attorney Mark Borenstein, on behalf of Kensington Management LLC, Trustee of Forty-Eight Mason Street Worcester Realty Trust, seeks to amend the City of Worcester Zoning Map by expanding the Commercial Corridors Overlay District – Elsewhere (CCOD-E) to wholly encompass the property at 48 Mason Street. The property is presently located only within a BG-3.0 (Business, General) zoning district (ZA-2022-011).

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PUBLIC HEARING NOTICE
Worcester Planning Board
267 Providence Street (MBL 35-035-00003)

Richard Smalley, on behalf of the Vernon Hill American Legion Post 435, seeks to amend the City of Worcester Zoning Map by extending the BG-2.0 (Business, General) zoning district to encompass the portion of the property at 267 Providence Street that is presently zoned RL-7 (Residence, Limited). The property is presently split-zoned, located within each an RL-7 (Residence, Limited), RG-5 (Residence, General), and BG-2.0 (Business, General) zoning district (ZA-2022-012).

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PUBLIC HEARING NOTICE
Worcester Planning Board
306 & 308 Belmont Street, 350 Plantation Street, and 13 (aka 15) Natick Street
(MBL 17-027-00001; -00003; -00004)

Richard Herlihy, on behalf of 306 Belmont Street, LLC, seeks to amend the City of Worcester Zoning Map by extending the BG-3.0 (Business, General) zoning district to wholly encompass the properties at 306 & 308 Belmont Street, 350 Plantation Street, and 13 (aka 15) Natick Street. The properties are presently located within only a ML-1.0 (Manufacturing, Limited) zoning district (ZA-2022-013).

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