



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**288 Grove Street (MBL 13-032-02+09)**

288 Grove, LLC applied to the Planning Board seeking Parking Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a 4-story medical office building with associated surface parking. The property is located in a MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to construct a ±4,420SF bank with a drive-through and construct a parking lot with ±37 spaces (PB-2022-045).

A public meeting on the application will be held on **Wednesday, September 21, 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](mailto: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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Advertising Dates: September 7, 2022 & September 14, 2022



**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**124 West Boylston Street (MBL 13-021-00008)**

Green Armory Laboratories, Inc. applied to the Planning Board seeking a Special Permit to allow an Adult Use Marijuana Establishment – Independent Testing Laboratory (Article IV, Section 2, Table 4.1, Business Use #33) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premise is a commercial office building and associated parking. The property is located within a BG-3.0 (Business, General) zoning district. The applicant seeks to operate an Adult Use Marijuana Establishment – Independent Testing Laboratory within a ±2,600 square foot portion of the lower level the building (PB-2022-050).

A public hearing on the application will be held on **Wednesday, September 21, 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**  
**44 Grafton Street and 102 Temple Street (MBL 04-016-11 +16; -00015)**

AKROS Development, LLC applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a ±6,672 SF vacant commercial building and associated site improvements. The property is located in a BG-3.0 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay - Canal District Subarea), USOD (Union Station View Corridor Sign Overlay District) and DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay districts. The applicant seeks to demolish the existing improvements and construct a ±90,000SF, ±9-story mixed use structure with ±105 dwelling units and a ±1,000SF ground floor commercial space with associated garage parking (±72 spaces) and related site improvements (PB-2022-052).

A public meeting on the application will be held on **Wednesday, September 21, 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

#### 225 Shrewsbury Street & 68 Albany Street (MBL 16-031-00003 & -032-02+2A)

Lundgren Equity Partners LLC applied to the Planning Board seeking (1) Definitive Site Plan Approval and (2) Special Permit in the CCOD to reduce minimum parking requirements (Article IX, Section 7.C) under the requirements of the City of Worcester Zoning Ordinance, and (3) approval to make alterations to a private way on the official map for work within Albany Street and Casco Street Extension under the requirements of M.G.L. Chapter 41, §81-G and the City of Worcester's General Revised Ordinances, Chapter 12, §12. Presently on the premises of 225 Shrewsbury Street is multi-tenant commercial structure and related surface parking and on 68 Albany Street is an industrial building. The property at 225 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and the property at 68 Albany Street is located in a MG-2.0 (Manufacturing, General) zoning district, with both properties located wholly within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts. At 225 Shrewsbury Street the applicant seeks to construct a ±204,413SF, ±7-story, multi-family high-rise structure with ±218 dwelling units, with the majority of the existing multi-tenant building to remain, to re-configure parking to provide ±178 spaces, and conduct associated site improvements. At 68 Albany Street the applicant seeks to demolish the existing building, construct a ±100-120 space surface parking lot, and conduct associated site improvements (PB-2022-053).

A public hearing on the application will be held on **Wednesday, September 21, 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 (aka 184 & 186) Lovell Street (MBL 14-030-003-1)**

Asaad Challab applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant lot. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to construct a two-family detached dwelling and conduct associated site work (PB-2022-054).

A public meeting on the application will be held on **Wednesday, September 21, 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**  
**757 Salisbury Street (MBL 50-023-00001)**

U W Senior applied for: **(1)** Definitive Site Plan Approval and **(2)** a Special Permit to allow a Continuing Care Retirement Community (Article IV, Section 2, Table 4.1, Residential Use #2) in an RS-10 zone under the requirements of the City of Worcester Zoning Ordinance (Article V & X) and Subdivision Regulations. Presently on the premises are vacant residential buildings. The applicant seeks to construct a Continuing Care Retirement Community (CCRC) consisting of three multi-family low-rise buildings (with a total of  $\pm 123$  dwelling units), a one-story  $\pm 8,300$  SF clubhouse building, an associated driveway network and parking ( $\pm 163$  spaces), and related site improvements on approximately 17 acres of land (located off Salisbury Street) (PB-2022-055).

A public meeting & hearing on the application will be held on **Wednesday, September 21, 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**  
**43 & 45 Laurel Street (MBL 01-033-00045; 01-032-00053)**

Jonathan Matos applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 43 Laurel Street is a multi-family residential dwelling(s) and at 45 Laurel Street is a detached garage. The properties are located in an RG-5 (Residence, General) zoning district. The applicant seeks to demolish the garage and construct a single-family semi-detached (duplex) dwelling at 45 Laurel Street, construct a series of retaining walls at the rear of both properties, and conduct associated site work (PB-2022-056).

A public meeting on the application will be held on **Wednesday, September 21, 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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