



**PUBLIC MEETING 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 to extend their existing Definitive Site Plan approval for a period of one year under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises 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 an extension of time for previously approved relief 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-2023-068).

A public meeting on the application will be held on **Wednesday, September 20, 2023, 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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Advertising Dates: September 6, 2023 & September 13, 2023



PUBLIC HEARING AND MEETING NOTICE
Worcester Planning Board
173 Lake Avenue North (MBL 46-009-00317)

George Laconte has applied to the Planning Board seeking a Definitive Site Plan Approval and Definitive "Frontage" Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to demolish the existing dwelling and divide the property into four (4) individual lots and construct two (2) semi-detached single-family dwellings (4 units total) one slopes of 15% or greater (PB-2023-069).

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PUBLIC HEARING NOTICE
Worcester Planning Board
10 Somerset Street (MBL 02-047-4583A)

Hampton Properties LLC applied to the Planning Board seeking Parking Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The property is located within an RL-7 (Residence, Limited) zoning district. Presently on the premises is a surface parking lot. The applicant seeks to retroactively permit the surface lot to provide ±24 parking spaces and to conduct associated site improvements. (PB-2023-063).

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PUBLIC MEETING NOTICE
Worcester Planning Board

16 (Lot 1B) & 52 (Lot 1 F) Great Brook Valley Avenue (MBL 52-INX-0001F & 0001B)

Trinity Curtis Phase One Limited Partnership seeks to amend their existing Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. The applicant previously received approval to demolish the 3 existing structures, construct two new 4-story multi-family high-rise structures (total of ±129 dwelling units), re-configure the public-right-of-way layouts and available on-street parking, and to conduct associated site improvements as part of Phase 1 of a larger, phased re-development project. The property is located within RG-5 (Residential, General) zoning district and is within the Water Resources Protection Overlay District (WR GP-2 & GP-3) The applicant seeks to amend the definitive site plan to reduce the gross floor area of the two (2) proposed two multi-family high-rise structure, and modification of the architectural style, with no changes in unit count or parking spaces and to conduct associated site improvements. (PB-2023-071).

A public meeting on the application will be held on **Wednesday, September 20, 2023, 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
82-86 Winter Street & 86 Grafton Street (MBL 04-016-82888; 00029)

Bocado Realty Trust LLC, Niche Hospitably, and Bocado Tapas Bar 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 of 82-86 Winter Street is a three-story mixed-use structure with a restaurant on the first floor and residential units above. On the premises of 86 Grafton Street is a three-bay automotive repair garage. The property is located within a BG-3.0 (Business, General) zoning district, within the Commercial Corridors Overlay District – Canal District (CCOD-C), and within the Union Station and Downtown Sign Overlay District (USOD, DSOD). The applicant seeks to renovate the structure at 86 Grafton Street to expand the restaurant, construct a 40 SF addition between the structures, and construct an outdoor dining area and other associated site improvements (PB-2023-073).

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