



**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**26 Southgate Place (MBL 07-027-00008)**

Southgate Street Realty LLC applied to the Planning Board seeking Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises a vacant lot with retaining walls and associated pavement. The property is in an MG-2.0 (Manufacturing, General) zoning district. The applicant seeks approval to construct a ±13,000 SF warehouse facility with related loading and to conduct associated site improvements (PB-2023-092).

A public meeting on the application will be held on **Wednesday, November 22, 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://cityofworchester.webex.com/meet/planningboardwebex> and/or calling **844-621-3956 (Access Code: 2633 685 5101)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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: November 8, 2023 & November 15, 2023



**PUBLIC HEARING & MEETING NOTICE**  
**Worcester Planning Board**

**Lot 2A or 34 (aka 52 & 54 Circuit Avenue South) Lakeside Avenue and Lot 2B or 2 Circuit Avenue South (aka part of 17 Garland Street) (MBL 08-046-00003 & 14-017-00016)**

Tremont Development Partners, LLC and E3 Development, LLC applied to the Planning Board seeking Board seeking Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance and More Than One Building on a Lot under the requirements of the City's Subdivision Regulations. Presently on the premises of Lot 2A are two (2) existing, privileged, nonconforming, 3-story, low-rise multifamily buildings with  $\pm 13$  residential units, along with accessory surface parking and associated site improvements. Presently on the subject portion of Lot 2B is vacant lot. Lot 2A is presently split zoned, located partially within the RS-7 (Residence, Single-Family) and RG-5 (Residence, General) zoning district and Lot 2B is located wholly within the RG-5 (Residence, General) zoning district. As part of a multi-phase campus redevelopment project, the petitioner seeks to demolish the existing site improvements on Lot 2A and construct a  $\pm 10,496$  SF,  $\pm 2$ -story multifamily low-rise dwelling with  $\pm 8$  units, and an  $\pm 8,085$  SF,  $\pm 3$ -story single-family attached (townhouse style) style dwelling with  $\pm 5$  units (for a total of 13 units) and associated surface and garage parking and to conduct associated site improvements. On Lot 2B the petitioner seeks to construct a  $\pm 18,357$  SF,  $\pm 3$ -story, multi-family, low-rise dwelling with a total of  $\pm 15$  dwelling units and associated parking and to conduct associated site improvements.

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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**Burnside Court Extension (12 & 30 Federal Street, 35 Portland Street, and 30 Myrtle Street) (MBL 03-010-00008 & -00012; 03-013-00012 & -00021)**

20 Franklin QALICB Corporation applied for Definitive Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. The properties are zoned BG-6.0 (Business, General) and are within the Commercial Corridors Overlay District (CCOD-D) and the Downtown Sign Overlay District (DSOD). Presently on the premises is surface parking and a private street known as Burnside Court. The applicant seeks to extend Burnside Court approximately  $\pm 52$  FT (to  $\pm 300$  FT in length) and construct a cul-de-sac along with associated grading, paving, and drainage (PB-2023-095).

A public hearing on the application will be held on **Wednesday, November 22, 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://cityofworchester.webex.com/meet/planningboardwebex> and/or calling **844-621-3956 (Access Code: 2633 685 5101)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**24 Simone Street (aka 70-72, 74-76 Valmor Street & 21-23, 25-27 Maranda Street)**  
**(MBL 34-010-00004)**

JAE Wor LLC applied to the Planning Board seeking Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a single-family semi-detached dwelling under construction. The property is in an RL-7 (Residence, Limited) zoning district. The applicant seeks to construct a total of 4 semi-detached (duplex) dwellings (total of 8 units), each on their own lot (PB-2023-096).

A public meeting on the application will be held on **Wednesday, November 22, 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://cityofworchester.webex.com/meet/planningboardwebex> and/or calling **844-621-3956 (Access Code: 2633 685 5101)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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