



PUBLIC MEETING & HEARING NOTICE

Worcester Planning Board

37 & 60 Great Brook Valley Avenue, 67 & 69 Tacoma Street, a portion of 180 Constitution Avenue, Great Brook Valley Avenue & Brookview Drive, (MBL 52-INX-0001A; 52-INX-0001G; 52-004-0001; 52-INX-0003H; 52-INX-0003B)

Trinity Curtis Phase Two Limited Partnership applied for (1) More Than One Building on a Lot, (2) Definitive Site Plan Approval and (3) a Special Permit for Inclusionary Zoning Incentives to modify parking, loading and landscaping requirements under the requirements of the City of Worcester Zoning Ordinance and Subdivision Regulations. The properties are located in an RG-5 (Residential, General) zoning district and partially within the Water Resource Protection Overlay District (WR(GP-2 & GP-3)). Presently on 67 Tacoma Street is a pre-existing non-conforming single-story structure operated as a maintenance facility and on the subject portion of 69 Tacoma Street is a pre-existing non-conforming single-story office building and associated surface parking. The applicant seeks to demolish the existing two non-residential structures and construct a four-story, ±58,980 GSF building to be used as offices, a public library, and related community space, with ±24 residential units, to construct a ±35 space surface parking lot, and to conduct associated site improvements. Presently on 37 and 60 Great Brook Valley Avenue are 3 low-rise multi-family dwellings with a total of ±117 dwelling units. The petitioner seeks to demolish all site improvements on both 37 and 60 Great Brook Valley Avenue. At 37 Great Brook Valley Avenue, the applicant seeks to construct 2 low-rise multifamily buildings, 1 high-rise multifamily building, 4 single-family attached style dwelling units (total of ±124 dwelling units) and a ±42 space surface parking lot. As part of Phase 2 of a larger, phased redevelopment project, the applicant seeks to construct a public park, re-configure the public-right-of-way layouts and available on-street parking, and to conduct associated site improvements (PB-2024-005).

A public meeting on the application will be held on **Wednesday, February 7, 2024, 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 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

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: January 24, 2024 & January 31, 2024



PUBLIC HEARING NOTICE
Worcester Planning Board
342 West Boylston Street (MBL 12-007-00009)

342 West Boylston LLC seeks to amend the City of Worcester Zoning Map by establishing a Commercial Corridor Overlay District – Elsewhere (CCOD-E) at 342 West Boylston Street. The property is presently located within a BL-1.0 (Business, Limited) zoning district (ZA- 2024-001).

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