



## The City of Worcester

Executive Office of Economic Development

Planning & Regulatory Services

Albert LaValley, Chair  
Edward Moynihan, Vice Chair  
Brandon King  
Conor McCormack  
Anthony Dell'Aera

### **PUBLIC MEETING NOTICE Worcester Planning Board 0 Meadowbrook Road (Lot 3A-R & Lot 3B-L) (MBL 25-042-0003A; -0003B)**

Quality Worcester, LLC applied to the Planning Board seeking Definitive Site Plan Review (Article V) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are vacant lots within an approved subdivision. The properties are located within an RS-10 (Residence, Single-Family) zoning district. The applicant seeks approval to construct a single-family detached dwelling on Lot 3A-R and to conduct associated site improvements on lots with slopes steeper than 15% (PB-2024-072).

A public meeting on the application will be held on **Wednesday, December 18, 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.

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### **PUBLIC MEETING NOTICE Worcester Planning Board 114 Austin Street (MBL 03-024-00002)**

Polar Views, LLC applied to the Planning Board seeking an Amendment to a prior Definitive Site Plan Review Approval (PB-2024-014) (Article V, Section 3.D.) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a low-rise multi-family dwelling, with 4 units, and a fire damaged accessory carriage house structure. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to amend the prior approval granted to construct a new single-family attached (townhouse style) structure with associated parking and to renovate and connect the accessory carriage house structure to the new structure (for a total of 5 dwelling units) in order to rebuild the façade of the carriage house structure, modify the previously approved layout, and conduct associate site improvements (PB-2024-094).

A public meeting on the application will be held on **Wednesday, December 18, 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://cityofworcester.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 HEARING NOTICE Worcester Planning Board 216 & 221 Chandler Street (MBL 06-012-00036; -00055)**

Polar Views, LLC has applied to the Planning Board seeking **(1)** Definitive Site Plan Review (Article V), **(2)** an Inclusionary Zoning Special Permit to modify parking, loading, and/or landscaping requirements (Article VII, Section 6.A.ii.b.), and **(3)** a Special Permit to modify the maximum number and/or dimensional requirements for off-street parking in the Commercial Corridors Overlay District (Article IX, Section 7.E.) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises of 216 Chandler Street is a vacant lot and presently on the premises of 221 Chandler Street is a ±35,537 SF commercial building and a surface parking lot with ±50 parking spaces. The property is located within a BG-3.0 (Business, General) zoning district and is within the CCOD-E (Commercial Corridors Overlay District – Elsewhere) overlay district. The applicant seeks approval to construct a new ±29,497 SF 6-story mixed use building at 216 Chandler Street with ±2,920 SF of ground floor commercial space and ±21 dwelling units within the upper stories, with ±20 parking spaces provided at 221 Chandler Street, and to conduct associated site improvements (PB-2024-096).

A public hearing on the application will be held on **Wednesday, December 18, 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.*

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### **PUBLIC MEETING NOTICE Worcester Planning Board 60 Wall Street (MBL 04-011-09+10)**

Polar Views, LLC applied to the Planning Board seeking Definitive Site Plan Review (Article V) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant lot. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks approval to construct a single-family attached dwelling (townhouse style) with a total of four units, each unit with its own driveway, and to conduct associated site improvements on a lot with slopes steeper than 15% (PB-2024-097).

A public meeting on the application will be held on **Wednesday, December 18, 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.*

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### **PUBLIC MEETING NOTICE Worcester Planning Board 15 Gardner Street (MBL 06-035-00022)**

Fifteen Gardner Worcester, LLC applied to the Planning Board seeking Definitive Site Plan Review (Article V) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a mostly vacant lot with existing retaining walls and a concrete slab. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks approval to construct a new 4-story, multifamily high-rise building with  $\pm 8$  dwelling units and  $\pm 9$  parking spaces, and to conduct associated site improvements (PB-2024-098).

A public meeting on the application will be held on **Wednesday, December 18, 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.*

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### **PUBLIC MEETING NOTICE Worcester Planning Board 50 Oriol Drive (MBL 46-047-00001)**

Oriol Housing Associates, LLC applied to the Planning Board seeking Definitive Site Plan Review (Article V) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a ±78,720 SF 3-story building previously used as a hotel and associated parking. The property is split zoned, located partially within a BL-1.0 (Business, Limited) zoning district and partially within an RG-5 (Residence, General) zoning district and is within the WR(GP-3) (Water Resources Protection) Overlay District. The applicant seeks approval to convert the former hotel to ±90 units of low-rise multi-family housing and to reconfigure the accessory parking (PB-2024-099).

A public meeting on the application will be held on **Wednesday, December 18, 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.*

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### **PUBLIC MEETING NOTICE Worcester Planning Board 3 Eaton Place (aka 0 Mercantile Street, 0 Front Street, & City Square) (MBL 02-23B-00A-1)**

Foresight Capital, LLC applied to the Planning Board seeking a one-year Extension of Time (Article V, Section 3.F.) for their prior Definitive Site Plan Review Approval (PB-2023-086) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a pedestrian plaza with access to a subterranean parking garage. The property is located in a BG-6 (Business, General) zoning district and is within the CCOD-D (Commercial Corridors – Downtown) and DSOD (Downtown Sign) Overlay Districts. The applicant seeks a one-year Extension of Time for their prior approval to construct a ±199,900 SF 7-story mixed-use building with ±16,460 SF of ground floor commercial space and ±145 residential units within the upper stories, and to conduct associated site improvements (PB-2024-101).

A public meeting on the application will be held on **Wednesday, December 18, 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.*

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### **PUBLIC MEETING NOTICE Worcester Planning Board 5 Salem Square (aka 1 Trumbull Street, 0 Front Street, & 109 Franklin Street) (MBL 02-23C-002-6; -0001)**

Foresight Capital, LLC applied to the Planning Board seeking a one-year Extension of Time (Article V, Section 3.F.) for their prior Definitive Site Plan Review Approval (PB-2023-085) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant lot. The property is located in a BG-6 (Business, General) zoning district and is within the CCOD-D (Commercial Corridors – Downtown) and DSOD (Downtown Sign) Overlay Districts. The applicant seeks a one-year Extension of Time for their prior approval to construct a ±259,846 SF 7-story mixed-use building, with ±24,000 SF of ground floor commercial space and ±163 residential dwelling units within the upper stories, a ±101 space partially subsurface parking garage, and to conduct associated site improvements (PB-2024-102).

A public meeting on the application will be held on **Wednesday, December 18, 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.*

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