



MEMORIAL BUILDING – ROOM 121
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JEFFREY JOHNSON
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RECEIVED
By City Clerk at 8:59 am, Aug 29, 2025

**Planning Board Agenda
September 4, 2025 at 7pm**

Blumer Community Room, Lower Level, Memorial Building and Via Zoom

If you are looking to watch the hearing online, please follow this weblink to participate via the Zoom software:

<https://us02web.zoom.us/j/87642756539?pwd=9UCr9t60KOa9EUOy1zbiSBsKiA6wv6.1>

Password: 871627

You can also participate via phone by dialing one of the following numbers:

Dial by your location +1 301 715 8592 US (Washington DC), +1 312 626 6799 US (Chicago), +1 929 205 6099 US (New York), +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston)

Meeting ID: 876 4275 6539

*Public comments will be accepted during the public comment periods designated by the Chair.
Some items may not be discussed in the order listed. All topics may be subject to deliberation and vote.*

- I. **Planning Board Meeting Minutes – August 7, 2025**
- II. **Appointment of Planning Board representative to the Community Preservation Committee**
- III. **Appointment of Planning Board representative to MetroWest Regional Collaborative**
- IV. **ANRs (Approval Not Required)**
 - **120 & 128 Warren Road**
[Case File Link](#)
- V. **Sign Applications**
 - **1 Worcester Road – Playa Bowls**
[Case File Link](#)
- VI. **Public Hearings**
 - **PB-06-25 - 70 & 84 Worcester Road**, Continued public hearing for Application of Bank of America c/o CBRE for Major Site Plan Review and a Special Permit for a financial drive-thru. The applicant proposes to use the existing building as a bank and add a drive-up ATM to the structure.
[Case File Link](#)
 - **PB-07-25 - 92 Concord Street**, Continued public hearing for Application of 100 Concord Street LLC for a Special Permit for Mixed Use > 30,000 SF and a Special Permit waiver, Parking Requirement Reduction. The applicant proposes to renovate the existing retail/office building into a mixed-use structure with retail space on the 1st floor and 21 residential units to occupy the 2nd and 3rd floors.
[Case File Link](#)
- VII. **Other Business**
- VIII. **Staff and Business report**
- IX. **Adjournment**