

**WELLESLEY PLANNING BOARD
NOTICE OF PUBLIC HEARING – RESIDENTIAL INCENTIVE OVERLAY AND
PROJECT OF SIGNIFICANT IMPACT SPECIAL PERMIT APPLICATION FOR
PSI-24-01, 192-194 WORCESTER STREET & 150 CEDAR STREET**

MONDAY, JANUARY 26, 2026, at 6:30 PM

ONLINE REMOTE MEETING

<https://www.wellesleymedia.org/live-streaming.html>

The online meeting will be streaming live and will be telecast live on Comcast channel 8 and Verizon Channel 40. The meeting will also be recorded and available for later viewing on Wellesley Media.

If you would like to participate on this topic, an agenda will be posted 48 hours in advance of the meeting with the virtual meeting information and/or the physical meeting location. The agenda will be available at: <https://wellesleyma.gov/AgendaCenter>

In accordance with Chapter 40A, Section 9, of the Massachusetts General Laws and Section 5.6 of the Town of Wellesley Zoning Bylaw, the Wellesley Planning Board, acting as Special Permit Granting Authority, will hold a public hearing on the application of Encore Properties of Wellesley, LLC, for a modification to previously granted Special Permits for a Residential Incentive Overlay and a Project of Significant Impact located at 192-194 Worcester Street & 150 Cedar Street. The proposed modification will include the removal of four parking spaces, and the conveyance of a 973 sq. ft. strip of land from the current property owner to an abutter.

The application, plans, and other materials may be viewed on the Planning Department webpage at: <https://wellesleyma.gov/1479/Planning-Board-Applications-Under-Review>

Persons interested in this matter are encouraged to contact the Planning Department at 781-431-1019 x 2232 or planning@wellesleyma.gov prior to the meeting.

Brad Downey
Senior Planner
(WT – 1/8/26 & 1/15/26)