

**MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE CITY OF WORCESTER**

**NOVEMBER 14, 2007
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

Planning Board Members Present: John Shea, Chair
Anne O'Connor, Clerk
Nicole Xifaras Parella

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Ruth Gentile, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
Michael Traynor, Law Department
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Department of Code Enforcement

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:40 PM.

APPROVAL OF MINUTES

Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the minutes of the October 24, 2007 meeting.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **128 Alvarado Avenue (PB-07-136) – Preliminary Subdivision Plan:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to continue the item to December 5, 2007 at the request of the applicant.
2. **76, 78, 82, May Street, 0 Park Avenue, 394 Park Avenue, 402 Park Avenue, 123 Winfield Street (PB-07-135) – Definitive Site Plan:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to continue the item to December 5, 2007 at the request of the applicant.

UNFINISHED BUSINESS:

3. **148B Tory Fort Lane – Special Permit: (also known as 148, 150 & 156 Tory Fort Lane) (PB-07-93A) – Special Permit – Common Driveway:** Because there were only three Board members present, the hearing could not proceed. It will be heard at the December 5, 2007 meeting.

4. **799 West Boylston Street (PB-07-121) – Amendment to Definitive Site Plan:** Attorney Todd Brodeur and Andrew Liston, representatives for the petitioner, presented the plan. Mr. Brodeur stated the applicant plans to renovate portions of the building and add a greenhouse, pergola and structures to cover handicap ramps. He also said an Amendment to a Special Permit for expansion or change of a pre-existing nonconforming use/structure and a Variance for 14 feet of relief from the front yard setback requirement had been granted by the Zoning Board of Appeals on October 29, 2007. Mr. Brodeur said they were seeking a waiver from the interior landscaping requirement and a waiver from the 5 foot buffer requirement on the west side of the property. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the waiver from the interior landscaping requirement and waiver from the 5 foot buffer requirement on the west side of the property. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the Definitive Site Plan with the following conditions:

- **Typo in note on sheet C2, “compace” should be corrected to read “compact”.**
- **Note must be placed on the plan stating excess snow will be removed from the site.**
- **Note stating relief received from the Zoning Board of Appeals must be on the plan.**
- **A “Do Not Enter” sign be placed at the northerly entrance so that entrance is one-way in and be shown on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer’s determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

5. **393-395 Shrewsbury Street (PB-07-126) – Parking Plan:** Ben Clark, representative for the applicant, presented the plan to reconfigure an existing parking lot for use as a display lot. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the parking plan with the following conditions:

- **Height of fences on east and west sides of the property be noted on the plan.**
- **The 5 foot landscape buffer areas along the east and west property lines be labeled as landscaped buffers not just 5 feet.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer’s determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**

- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

6. **780 West Boylston Street (PB-07-127) – Definitive Site Plan:** Attorney Robert Longden and Josh Reinke, representatives for the applicant, presented the plan to construct a garage to house construction equipment. Mr. Longden stated that a Variance for 9 feet of relief from the rear yard setback requirement had been granted by the Zoning Board of Appeals on October 29, 2007. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the definitive site plan with the following conditions:

- **Existing CMH (Combined Manhole) be re-labeled on the plan as TIMH (Twin Invert Manhole).**
- **Catch basin must be connected to Kultek system.**
- **Note stating relief received from the Zoning Board of Appeals must be on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

NEW BUSINESS

7. **34 Lancaster Street (PB-07-124) – Definitive Site Plan:** Michael Andrade, representative for the applicant, presented the plan to construct a 28-space parking lot to be used as accessory parking for 51 Harvard Street. Upon a motion by Nicole Parella and seconded by Anne O'Connor, the Board voted 3-0 to approve the definitive site plan with the following conditions:

- **Exterior materials of existing building must be labeled on the plan.**
- **The height of the retaining wall at the boundary of Bluefin Realty Trust property must be labeled on the plan and any retaining walls 4 feet in height require a fence.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**

- **Subject to the Zoning Enforcement Officer’s determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

8. **Parcel A Glennie Street/47 Milton Street (a.k.a. 47 Milton Street) (PB-07-129) – Parking Plan Approval:** Douglas Scott and Andrew Liston, representatives for the applicant, presented the plan to construct a 17 space parking lot. Upon a motion by Anne O’Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the parking plan with the following conditions:

- **Glennie Street should be labeled as public on the plan.**
- **Names of owners of properties within 300 feet should be labeled on the plan.**
- **Berms should be labeled on the plan.**
- **Height of fences should be labeled on the plan.**
- **The 5 foot landscape buffers on the east, west and south sides of the parking lot should be labeled on the plan.**
- **Dimensions of Glennie Street and curb cuts should be labeled on the plan.**
- **Construction materials of streets and parking spaces should be labeled on the plan.**
- **Parking spaces must be labeled and a heavier weight line should be used for the 17 parking spaces.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer’s determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

9. **5 Elmwood Street (PB-07-130) – Parking Plan:** Raymond Lapolito, representative for the applicant, presented the plan to construct a 14 space church parking lot. Attorney Joe Boynton, representing Elaine Baskin, said the aisle widths do not comply with the Zoning Ordinance. He said his client was also concerned about the drainage system and its location close to her property, screening from headlamps, lighting spill over and exterior trash storage. Mr. Traynor said that as an exempt religious use, the church does not have to comply with the Ordinance and the Director of Code can make a determination as to whether the aisle widths are adequate. Ms. Kennedy-Valade said Mr. Mikelian had determined that the 22 foot aisle width is adequate in this case. Philip Zackman said ice builds up in that area and there are many accidents. William Rigney said there are already parking problems in the

area. George Rigney said the storm drains on Pleasant Street cannot handle the drainage now. Mr. Adams said the applicant cannot create a situation where the runoff exceeds the rate that water leaves the site now and the drainage system must be designed for that purpose. Jacqueline Coombs asked if the Board can address parking on Elmwood Street and Chair Shea responded that it was not within the Board's purview. Mr. Adams said the applicant must provide 2 foot curb returns for the driveway, City of Worcester standard details, a narrative describing the drainage system, utilize a 12" RCP pipe for the connection to the drain main in Pleasant Street and identify the snow storage area. Ms. Gentile enumerated labeling issues from her November 2, 2007 memo. Upon a motion by Anne O'Connor and seconded by Nicole Parella, the Board voted 3-0 to continue the item to December 5, 2007.

10. **166 & 172 Stafford Street (PB-07-131) –Parking Plan Approval:** Attorney Samuel DeSimone, representative for the applicant, presented the plan for the construction of a 64 space parking lot associated with a wholesale business (home décor products) with storage and offices related to the business. He said a Special Permit for expansion or change of a nonconforming use/structure had been granted by the Zoning Board of Appeals on October 29, 2007. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the parking plan with the following conditions:

- **Names of owners of properties within 300 feet should be labeled on the plan.**
- **Distances from adjacent buildings must be labeled on the plan.**
- **Percentage of lot covered by buildings, proposed and existing, must be labeled.**
- **Elevations of the existing and finished sites must be labeled.**
- **Location of signs and lighting, if any, must be labeled.**
- **Berms must be labeled.**
- **Curbing must be labeled.**
- **A stockade fence on the northerly property line and around the corner onto the upper portion of Lavalee Terrace, as required by the Special Permit approved by the Zoning Board of Appeals on October 29, 2007 must be shown on the plan in addition to the required landscaping.**
- **The 5 foot landscaping buffers on the northerly boundary abutting the residential neighborhood and on the westerly boundary abutting Lavalee Terrace must be labeled on the plan.**
- **Driveways and access aisles must be labeled on the plan.**
- **Dimensions of streets, curb cuts, access aisles, driveways and sidewalks must be labeled on the plan.**
- **Construction materials of streets, curbs and sidewalks must be labeled on the plan.**
- **Screening for utility area as required by the Special Permit approved by the Zoning Board on October 29, 2007 must be provided.**
- **An enclosed dumpster must be provided and shown on the plan.**
- **Note stating relief received from the Zoning Board of Appeals must be on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**

- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

11. **680 Lincoln Street (PB-07-132) – Parking Plan:** Attorney Todd Rodman, representative for the applicant, presented the plan to construct an 18-space parking lot as part of the rehabilitation of the Booth Apartments complex. He said there were presently 75 studio apartments on site with no parking spaces. When completed, he stated, the project would consist of 44 one-bedroom units with 18 parking spaces. He informed the Board that on October 29, 2007 the Zoning Board of Appeals granted a Special Permit for expansion or change of a pre-existing nonconforming use/structure. Upon a motion by Nicole Parella and seconded by Anne O'Connor, the Board voted 3-0 to approve the definitive site plan with the following conditions:

- **Haven Lane must be labeled as public.**
- **A summary of zoning classification requirements for what is required and what is proposed must be on the plan.**
- **The percentage of the lot covered by the principal and accessory buildings, proposed and existing, must be labeled on the plan.**
- **Note stating relief received from the Zoning Board of Appeals must be on the plan.**
- **Applicant must provide 2 foot curb returns for the parking lot entrance.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

12. **13, 17, 19, 21, 22, 23, & 27 Kilby Street/216 & 218 Beacon Street (PB-07-133) – Amendment to Definitive Site Plan:** Attorney Todd Rodman and J. Stephen Teasdale, representatives for the applicant, presented the plan to construct 14 dwelling units (three four-unit single-family attached dwellings and one two-family detached side by side dwelling). Mr. Rodman explained that construction bids came back higher than anticipated and changes in the plan, i.e. moving one of the buildings and eliminating one parking area, necessitated an amendment to the definitive site plan. He said on October 29, 2007 the Zoning Board granted an Amendment to a Special Permit and an Amendment to a Variance for the project. He said the number of units will still be fourteen and there will be four less

parking spaces. Chair Shea commended Main South Community Development Corporation for its work in the area. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the amendment to definitive site plan with the following conditions:

- **Note stating relief received from the Zoning Board of Appeals must be on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

13. **Parcel B – 420 Hamilton Street (PB-07-134) – Definitive Site Plan:** Robert O'Neil, representative for the applicant, presented the plan to construct a single-family detached dwelling. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the definitive site plan with the following conditions:

- **Building height must be less than 35 feet and labeled on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

OTHER BUSINESS

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR 6581:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse ANR # 6581, Rosemont Road because a frontage subdivision plan is required.

2. **ANR 6587:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to grant the request for Leave to Withdraw ANR # 6587 Whipple Street.
3. **ANR 6588:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to grant the request for Leave to Withdraw ANR # 6588 Rustic Drive.
4. **ANR 6589:** Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, the Board voted 3-0 to endorse ANR # 6589, Quinsigamond Avenue/Lafayette Street, Southbridge Street.
5. **ANR 6590:** Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, the Board voted 3-0 to endorse #6590, Quinsigamond Avenue/Lafayette Street/Southbridge Street.
5. **ANR 6591:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse #6591, Massasoit Road.
6. **ANR 6592:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse #6592 24A Blaine Avenue.
7. **ANR 6593:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse #6593 263 Stafford Street/El Caney Avenue.

ADJOURNMENT

Chair Shea adjourned the meeting at 7:00 PM.