

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

**AUGUST 20, 2008
CHASE BUILDING, 44 FRONT STREET
SUITE 300, 3rd FLOOR, CONFERENCE ROOM**

Planning Board Members Present: John Shea, Chair
Scott Cashman, Vice Chair
Anne O'Connor, Clerk
Margaret Guzman
Nicole Xifaras Parella

Staff Present: Lara Bold, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
Jennifer Healey, Law Department
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Division of Inspectional Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:35 PM.

APPROVAL OF MINUTES

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the minutes of the August 6, 2008 meeting. Mr. Cashman did not vote since he did not attend the August 6, 2008 meeting.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **Katie Circle (PB-2008-033) – Definitive Subdivision Plan:** Attorney Donald O'Neil requested a continuance to October 15, 2008 and an extension of the deadline for constructive grant to November 13, 2008. He stated his client was negotiating with the Greater Worcester Land Trust for the sale of two abutting tracts of land along with a portion of the area comprising the proposed subdivision. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to extend the deadline for constructive grant to November 13, 2008 and to continue the hearing to October 15, 2008.

NEW BUSINESS

PUBLIC MEETINGS

2. **52 High Street (PB-2008-057) – Definitive Site Plan:** Attorney Kathleen O’Connor and Eric Moore, representatives for the applicant, 52 High Street LLC, presented the plan to rehabilitate the building to provide 43 single-bedroom dwelling units and to modify the existing parking layout to provide two handicapped accessible parking spaces and a handicapped accessible route to the main entrance. Ms. O’Connor explained the building would be used to provide permanent housing for single women. Ms. Bold stated that the proximity of the building to a structure on the National Historic Register had triggered the need for Definitive Site Plan Approval. Mr. Cashman asked if parking was a requirement. Ms. Bold answered that it was not, however, if provided, parking must meet City standards. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **That any relief granted by Zoning Board of Appeals and Historical Commission and any conditions of approval of that relief be noted on a final revised Definitive Site Plan.**
- **That the plan be labeled Definitive Site Plan.**
- **That the plan be labeled to show that property is also in Mixed Use Overlay Zone.**
- **That proposed trees in the parking area be a minimum 3” caliper and be so noted 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 Commissioner of Inspectional Services.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

3. **110, 112, 120 Gold Star Boulevard/33 Millbrook Street (PB-2008-055) – Extension of Time - Definitive Site Plan:** Attorney Robert Longden stated that on September 29, 2004, the Board approved a Definitive Site Plan to allow the phased construction of additions to three existing buildings and other site improvements at 110, 112, 120 Gold Star Boulevard/33 Millbrook Street with the condition that shade trees must be installed every 20’ on center on the Millbrook Street side of the property and should be shown on the plan. He explained the first phase was completed in 2006 and the applicant seeks an extension of time to construct the second and third phases of the project as follows: (a) complete a service drive addition at the Harr Ford building, and renovate the Harr Ford and Harr Toyota showrooms; and (b), complete a service department addition to the Harr Ford building. He said because of the current economic conditions, these two phases will be postponed until 2009. He noted that an extension of time was previously approved on August 22, 2007. Upon a motion by Anne O’Connor and seconded by Margaret

Guzman, the Board voted 5-0 to approve the Extension of Time for Definitive Site Plan for one year.

4. **100-120 Front Street (CitySquare) (PB-2008-059) – Extension of Time - Definitive Site Plan:** Attorney Robert Longden, representative for the applicant, Worcester Renaissance LLC, explained that the applicant is seeking an Extension of Time for a Definitive Site Plan originally approved on August 24, 2005 for the redevelopment of the existing area of the Worcester Common Outlet Mall; the office towers at 100 and 120 Front Street and associated structured parking to include new housing, office, open space, parking, retail and restaurant space. The conditions of the site plan approval were as follows: no occupancy permit is to be issued until drainage calculations, lighting plan and landscaping plan are submitted and approved by the Board. An Extension of Time for the Definitive Site Plan was approved on August 16, 2006 for one year. On August 27, 2007, an Extension of Time for the Definitive Site Plan was approved. Richard Trifero, Project Manager for CitySquare, representing the Administration, said the City supports the request for an Extension of Time. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Extension of Time - Definitive Site Plan for one year.

5. **15 Putnam Lane (PB-2008-060) – Extension of Time - Definitive Site Plan:** Attorney Robert Longden, representative for the applicant, Princeton Development LLC, explained that the applicant is seeking an Extension of Time for a Definitive Site Plan that was originally approved on September 24, 2003 for the construction of a multi-story, one hundred sixty unit apartment building and a four-level parking garage. He stated that on September 15, 2004, July 13, 2005, September 24, 2006, and August 22, 2007 the Board granted Extensions of Time – Definitive Site Plan for one year each. Mr. Longden said economic conditions, particularly the decline of the housing market, and environmental clean-up of the property were delaying construction. He further stated that Princeton Development LLC intends to start the project this year or sell the land. He said negotiations are underway at this time for a possible sale of the property. He said the existing permits for the property give it added value and maintaining those permits add to the tax valuation of the property providing more tax revenue for the City. Mr. Cashman said he would be more comfortable knowing this would be the final extension request. He said he was not on the Board when this project was originally approved and would like an opportunity to review the plan. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to approve the Extension of Time - Definitive Site Plan for one year.

6. **190 Salisbury Street (PB-2008-061) – Definitive Site Plan:** Attorney Robert Longden, representative for the applicant, American Antiquarian Society, presented the plan to construct an addition connecting the Goddard-Daniels House to the Carriage House and construct a parking lot containing 17 parking spaces with access from Park Avenue and 5 new parking spaces along the existing driveway. James Crowley, representing the Montvale Local Historic District, said the neighborhood, after many meetings and discussions, is satisfied with and supports the current plan. Ms. Bold referenced Ruth Gentile's memo dated August 15, 2008 that enumerated some labeling issues to be addressed. Mr. Adams noted that the applicant must provide a surface drain for the proposed parking area. Upon a motion by Margaret Guzman and seconded by Nicole

Xifaras Parella, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **That the recent Approval Not Required Plan and Historical Commission approval be noted on a final revised Definitive Site Plan.**
- **That the zoning classification for proposed as well as existing conditions be provided on the plan.**
- **That the height of the retaining wall be labeled on the plan. Change notation on the plan for a white picket fence on the retaining wall to a wrought iron fence as proposed by the Historical Commission at its July 24, 2008 meeting.**
- **That the use of proposed and existing buildings be labeled on the plan.**
- **That height in feet and stories of proposed and existing buildings be labeled on the plan.**
- **That the floor to area ratio of proposed and existing buildings be labeled on the plan.**
- **That the total floor area of proposed and existing buildings be labeled on the plan.**
- **That the total square footage of ground area coverage of proposed and existing buildings and total square footage of impervious and pervious surfaces be labeled on the plan.**
- **That the number of bedrooms of proposed and existing buildings be shown on the plan.**
- **That the exterior materials of proposed and existing buildings be labeled on the plan.**
- **That Park Avenue and Salisbury Street be labeled as public.**
- **That dimensions of streets, driveways, entrances, curb cuts and parking spaces be labeled on the plan.**
- **That the handicapped access aisle on Sheet 3 be labeled on the plan.**
- **That lighting detail be provided on the plan indicating that decorative, low-level lighting is to be installed per the discussion at the Historical Commission meeting and to be approved by the Division of Planning and Regulatory Services.**
- **That the planting schedule should indicate that proposed Sugar Maples will be at least 3" caliper.**
- **That snow storage areas, to be outside the required landscape buffers, be labeled on the plan along with a notation that excess snow will be removed from the site.**
- **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 Commissioner of Inspectional Services.

- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

OTHER BUSINESS

Quisset Street – To Make Public: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to recommend a Priority 1 based on the recommendation of the Department of Public Works and Parks.

Julien Avenue (Massasoit Road to End) – To Make Public: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to recommend a Priority 1 based on the recommendation of the Department of Public Works and Parks.

Echo Street (Julien Avenue to Dupuis Avenue) – To Make Public: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to recommend a Priority 1 based on the recommendation of the Department of Public Works and Parks.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **AN-2008-061:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to deny endorsement of ANR #2008-058, 7 Holt Avenue, because it was determined that the way did not have sufficient grades and adequate construction to provide for the needs of vehicular traffic.
2. **AN-2008-062:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR # 2008-059, Campden Avenue.

CMRPC APPOINTMENTS

Scott Cashman was designated the representative of the Planning Board to the Central Mass. Regional Planning Commission and Nicole Xifaras Parella was designated as the Alternate. Lara Bold was designated the staff representative to the Central Mass. Regional Planning Commission.

PARKING

Chair Shea informed the Board that he had discussed the parking situation with Michael Gilleberto from the City Manager's office. He said the idea for placards for Board members to use on meeting nights at the Library parking lot had met with a negative response and the matter would be discussed at the next meeting of the Off-Street Parking Board. Chair Shea said it was disappointing that volunteer board members are having their cars ticketed while they are attending board meetings at the Library. He said he wanted the other members to be aware that he planned to attend the meeting to express his displeasure with the way the matter is being handled.

ADJOURNMENT

Chair Shea adjourned the meeting at 6:25 PM.