

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

**November 19, 2014**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra, Vice Chair  
John Vigliotti  
Andrew Freilich

**Planning Board Members Absent:** Robert Ochoa, Clerk

**Staff Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Domenica Tatasciore, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Jon Gervais, Department of Public Works & Parks  
Katie Donovan, Inspectional Services  
Alexandra Haralambous, Law Department

**BOARD SITE VISITS**

**CALL TO ORDER**

Chair Andrew Truman called the meeting to order at 5:30 P.M.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,  
WITHDRAWALS**

**1. 53 Rankin Street (Lots 1L, 1R, 2L and 2R) – Site Plan Approval (PB-2014-025)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to postponed the item to December 10, 2014 and extend the decision deadline to January 25, 2015.

**2. 304-308 Park Avenue & 45 Abbott Street – Definitive Site Plan (PB-2014-032)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to postponed the item to December 10, 2014 and extend the decision deadline to January 25, 2015.

**List of Exhibits:**

Exhibit A: Definitive Site Plan Application; received September 12, 2014; prepared by Applicant Henry G. Askew and Owner David Fahlstrom.

Exhibit B: Domino's Pizza Plan; dated August 25, 2014 and revised through to October 21, 2014; prepared by Oak Consulting Group.

- Exhibit C: Rendering; dated October 27, 2014; prepared by Gnich Architecture Studio.
- Exhibit D: Site Lighting Plan; received October 28, 2014; prepared by Oak Consulting Group, LLC.
- Exhibit E: Stormwater Report – Domino’s Pizza; dated October 21, 2014; prepared by Oak Consulting Group, LLC.
- Exhibit F: MACRIS Listed Property Sheet – 42 Abbott Street (Elvira Drew triple decker) & 36 Abbott Street (Abbott Street Schoolhouse).
- Exhibit G: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 304-308 Park Avenue & 45 Abbott Street (Domino’s Pizza) Definitive Site Plan; dated November 13, 2014.
- Exhibit H: Comments from Chief Courtney – Fire Department; received October 24, 2014.
- Exhibit I: E-mail from Ernest W. Foster, Jr., Trustee of A&E Realty Trust to Planning Board re: Proposed Restaurant with Drive Through (Domino’s Pizza) 304-308 Park Avenue, dated September 22, 2014.
- Exhibit J: Request for Postponements from applicant’s representative to the Planning Board; dated September 22, 2014 & October 6, 2014.

**3. 25, 38 & 45 Arctic St., 1, 14 (aka 8 & 10 Plastics St.) & 23 Hygeia St., 274, 284 (aka 5 & 7 Arctic St.) & 290 Franklin St. (PB-2014-039)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to postponed the item to December 10, 2014 and extend the decision deadline to January 25, 2015.

**4. 23-25 Kenberma Road (aka 160 Houghton Street) – Definitive Site Plan (PB-2014-037) & 81-G Street Opening (PB-2014-038)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to postponed the item to December 10, 2014 and extend the decision deadline to January 25, 2015.

**List of Exhibits**

- Exhibit A: 23-25 Kenberma Road – Definitive Site Plan Application; received 10/16/2014; prepared by Boguslaw Bialek.
- Exhibit B: 23-25 Kenberma Road – Definitive Site Plan; dated 10/14/2014; prepared by HS&T Group, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 23-25 Kenberma Road; dated 11/14/2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 23-25 Kenberma Road; dated forthcoming.
- Exhibit E: Petition in Opposition of proposed alteration to Kenberma; from various abutters; dated November 2014; received 11/10/2014.

**5. Approval Not Required (ANR) Plans:**

- a. 34 Garnet Street (private) (AN-2014-044)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to postpone the item to December 10, 2014 and extend the decision deadline to January 25, 2015.

### **APPROVAL OF THE MINUTES**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to approve the minutes of November 5, 2014 with no edits.

### **UNFINISHED BUSINESS**

#### **6. 111-115 Dewey Street & 13 Parker Street – Parking Plan Approval (PB-2014-029)**

Mr. Gagne stated that he received drainage calculations that day and had not had a chance to review them.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to continue the item to December 10, 2014 to allow for review of revised drainage calculations.

#### **List of Exhibits:**

- Exhibit A: Parking Plan Application; prepared by Caola Equipment Co.; received August 25, 2014.
- Exhibit B: Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised August 12, 2014; received August 25, 2014, revised October 23, 2014
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 111-115 Dewey Street & 13 Parker Street; dated September 26, 2014, revised October 10, 2014, November 13, 2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 115 Dewey Street – Parking Plan; dated September 26, 2014.
- Exhibit E: Revised Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised October 7, 2014; received October 8, 2014.
- Exhibit F: Engineering Calculations; prepared by HS&T Group, Inc.; dated and received October 8, 2014.
- Exhibit G: Request for Continuance from 10/1/14 to 10/15/14 and Extension of Approval Date from 10/29/14 to 11/6/14; dated and received 10/1/14.
- Exhibit H: Request for Continuance from 10/15/14 to 11/5/14 and Extension of Approval Date from 11/6/14 to 12/6/14; dated and received 10/14/14.
- Exhibit I: Drainage Calculations (dated October 15, 2013) and Watershed Plans (dated October 13, 2014) for 115 Dewey Street; prepared by HS&T Group, Inc.; received October 15, 2014.
- Exhibit J: Revised Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised October 23, 2014; received October 28, 2014.

## **NEW BUSINESS**

### **7. 0 Sarah Drive, Lots 81-86 (aka Bittersweet Blvd, Arboretum Phase IV) – Definitive Site Plan Approval (PB-2014-009)**

Mr. Rolle stated that this item was continued several months in order to allow the City to procure the services of a third party consultant to examine Slope A's stability. GZA Associates, Inc. was contracted to do the review and the memo stating their results was provided to the Board and to the applicant on October 17, 2014. Mr. Rolle introduced Matt Taylor, from GZA Associates.

Mr. Rolle stated that staff has reviewed the entire phase IV of the Arboretum Subdivision. Following a comprehensive review of the project history to date, staff has determined that the grading conducted to establish Slope A and level lots #18-40 Bittersweet Boulevard was conducted without proper approvals or inspections, and is in violation of Article IV, Section 5 of the Worcester Zoning Ordinance. Further, Slope A exceeds the maximum steepness allowed by the Zoning Ordinance for this type of grading. Grading that is entirely incidental to the construction of streets or installation of utilities is allowed per the Zoning Ordinance following Subdivision Plan Approval. However, the grading associated with the construction of Slope A extended well beyond that which was necessary to establish the way. The grading that was conducted was to create level building lots and that level of grading necessitated a Special Permit through the Zoning Board. This type of special permit limits the grades to 2.5:1; therefore the Department of Inspection Services issued an enforcement of these Ordinance violations.

Attorney Mark Donahue , who represented the applicant, asked for the postponement to January 21, 2015 to allow time to revise plans accordingly. Their structural engineer could not be present but he has been in contact with Mr. Taylor from GZA Associates to discuss the issues examined in the GZA report. Now they have to take a step back in order to decide how to tackle the matter.

Matt Taylor, from GZA Associates, stated that the surface treatment on Slope A consists of a non-compact, rock facing with variable amounts of soil infill and grassy vegetation. Based on the observed as-built conditions, the surface treatment of Slope A was not constructed in strict conformance with the approved subdivision plans, in GZA's opinion. The rock facing on Slope A has not been placed in a compacted mass and locally does not have consistent rock-to-rock contact that is required to generate the required internal friction angle needed to protect steep soil slopes. Slope A has several localized areas that are steeper than the average slope indicated on the March 12, 2014 site plans for Phase IV of the Arboretum subdivision.

Mr. Taylor stated that several "bulge/slumps" and cracking at the top of the Slope A have been observed since the slope has been constructed. Abutting residents have reported stones rolling into their back yards. A chain link fence at the top of the slope has been proposed to restrict access to the slope. A chain link fence has been added to act as a "precautionary factor of safety only." It appears that the stability of Slope A has only been evaluated relative to the strength of the soils within Slope A. Neither the global stability of the slope nor the surficial or "vener" stability of the rock facing on the fill slope have been evaluated.

Mr. Taylor recommended that more detailed slope stability analyses be performed to assess the factor of safety against slope instability for Slope A.

Attorney Donahue stated that there is an inconsistency since the GZA report talks about changes needed to make the slope more stable. The enforcement order received calls for the demolition of the entire slope in order to comply with the Zoning Ordinance. They need to get clarification as to what is being asked for.

Mr. Rolle stated that staff will reach out to the applicant and provide guidance as to next steps.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to continue to January 21, 2015 to allow for plan revisions as needed to comply with the Zoning Ordinance and discussions regarding plan of action regarding interim solutions for surficial/global stability between the applicant and DPRS staff. The decision deadline was extended to February 25, 2015.

**List of Exhibits:**

- Exhibit A: Bittersweet Boulevard Lots 81-86 Application; received 3/21/2014; prepared by Arboretum Village, LLC.
- Exhibit B: Bittersweet Boulevard Lots 81-86 Plan; dated 3/12/2014; prepared by HS&T Group.
- Exhibit C: Rendering; dated 3/12/2014; prepared by HS&T Group.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Bittersweet Boulevard Lots 81-86; dated 5/30/2014; revised 11/17/2014.
- Exhibit E: Request for Postponement from Mark Donahue, Applicant's Attorney, to the Planning Board; dated 4/25/14; 6/4/2014; 6/25/2014; 9/9/2014; and 9/26/2014.
- Exhibit F: Photos and Communications from abutters; undated; received at various times since 6/25/2014.
- Exhibit G: Photos, annotated, taken by DPW; dated 10/7/2014.
- Exhibit H: GZA Associates, Inc. Report regarding Slope A; dated 10/16/2014.

**8. Lots 1L & 1R Great Post Road (fka Main Street) – Definitive Site Plan (PB-2014-033)**

Carol Redden, HS&T Group, stated that they are presenting revised plans due to the comments they received from staff. She stated that Great Post Road is a public, paved, variable width road. The property is owned by Michael O'Connor and consists of 8,100 SF. Mr. O'Connor wishes to subdivide the property into 2 lots and construct a single-family semi-detached home (duplex). Each duplex will be 1,500 SF with 3 bedrooms and a 2 car garage for each. The site has steep slopes and retaining walls are proposed in the rear of the property, which will be designed by a structural engineer. A rendering has not been prepared for this proposal as of yet.

Ms. Redden stated that the applicant is requesting a waiver from showing the abutters to abutters within 300 SF and also from showing the trees that are 9" in diameter or greater because everything within the limit of work area will be removed.

Ms. Donovan stated that the applicant will need a building permit for the retaining wall that is above 4 feet in height. Mr. Gervais stated that he wanted to see details for the retaining wall and the fence required at the top.

Ms. Tatasciore stated that Ms. Redden did satisfy the requested revisions but the Board still needed to decide to grant the waivers or require the information.

Mr. Truman stated that he would like to see the retaining wall detail prior to approving the project.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to approve the two waivers requested.

Mr. Vigliotti stated that he would be concerned in approving this without seeing a rendering.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to continue the item to December 10, 2014 to allow for detail on revised plans regarding the retaining wall in the rear and to provide a rendering (façade) and revised contours; and extend decision deadline to January 25, 2015.

**List of Exhibits:**

Exhibit A: Definitive Site Plan Application; received September 26, 2014; prepared by Owner/Applicant Michael O'Connor, Sedona Realty Group, LLC.

Exhibit B: Site Plan- Lot 1 L & Lot 1 R Main Street, Worcester, Massachusetts, dated September 25, 2014; prepared by H.S. & T. Group, Inc.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Lots 1 L & 1 R Great Post Road (fka 1554-1556 Main Street; dated October 23, 2014.

**9. 18 Bullard Avenue – Definitive Site Plan (PB-2014-034)**

Carl Abbascia stated that this had been approved in the past but the approval had lapsed. He seeks to construct a single-family detached structure (~1,700 SF) with two off-street garage parking spaces.

Mr. Gervais stated that he would like to see the details for the proposed Cultec unit and for the proposed rip rap slope to ensure its compliance with the City of Worcester Standard Specifications and Details.

Mr. Abbascia stated that the retaining wall was built when the first house was built but there is no rip rap slope.

Mr. Truman stated that the applicant should have the plans reflect that it is a retaining wall.

Mr. Tatasciore stated that the revisions mentioned in the memo are primarily annotations.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 4-0 to approve with conditions per the DPRS memo and the DPW memo and a condition of approval that Inspectional Services inspects and verifies if the retaining wall and rip-rap was installed as indicated on the previously approved plan.

**List of Exhibits:**

Exhibit A: Definitive Site Plan Application; prepared by Carl Abbascia; received September 30, 2014.

Exhibit B: Building Permit Plan; prepared by HS&T Group, Inc.; dated May 4, 2006; received September 30, 2014.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 18 Bullard Avenue; dated November 13, 2014.

Exhibit D: Request for Postponement to the Planning Board re: 18 Bullard Avenue from November 5 to November 19, 2014 & Extend Constructive Approval from December 4 to December 16, 2014 dated and received October 31, 2014.

**10. 922 Grafton Street – Parking Plan Amendment (PB-2014-035)**

Patrick Burke, HS&T Group, stated that they have received approval from the Zoning Board to allow for removal of the required 5 ft. landscaped setback from adjacent properties in order to allow the applicant to remove the majority of said buffer along both the northerly and southerly lot lines, nearest the rear of the property, and along the northwesterly corner of the rear buffer, to accommodate for vehicular passing width along the sides of the building. They are amending their parking plan and Mr. Burke explained the changes.

Mr. Smith stated that staff has not received revised plans with the changes required by the Zoning Board. At this time the applicant has not requested any waivers; however, the applicant must either request a waiver from the requirement to label abutters and abutters thereto within 300 ft. on the plan or provide said annotations on the plans. Ms. Smith stated that they did receive proof of storm water management system installation has been completed. Landscaping that has previously been approved has not been installed.

Mr. Gervais stated that there were permits pulled for installation of the storm water management system but DPW cannot confirm that it was installed.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to continue to December 10, 2014 to allow for revised plans and confirmation of storm water management system installation.

**List of Exhibits:**

- Exhibit A: 922 Grafton Street - Amendment to Parking Plan Application; received 10/2/2014; prepared by Winter Village, LLC.
- Exhibit B: 922 Grafton Street - Amendment to Parking Plan - Plans; dated 7/14/2005, last revised 10/2/2014; prepared by HS&T Group.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 922 Grafton Street - Amendment to Parking Plan; dated 11/14/2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 922 Grafton Street - Amendment to Parking Plan; dated forthcoming.
- Exhibit E: 922 Grafton Street Parking Plan Amendment Decision (PB-2009-004); dated 5/6/2009.
- Exhibit F: 922 Grafton Street Parking Plan Amendment Decision (PB-2005-102); dated 9/14/2005.
- Exhibit G: Letter From Abutter re: 922 Grafton Street Parking Plan Amendment; received 10/21/2014.
- Exhibit H: Request for Postponement; dated and recieved 10/30/2014.

**11. 265 Grafton Street – Definitive Site Plan Amendment (PB-2014-036)**

Attorney Peter Keenan introduced Brian Marino, the developer and owner of First Westborough Realty Trust, and Larry Savine, Hannigan Engineering, and his partner Mr. Trudell. Attorney Keenan stated that The Zoning Board of Appeals approved Special Permits on August 27, 2012 to allow a food-service drive-through, to allow retail sales in MG-2.0 and to modify parking layout with respect to landscape buffer. The Planning Board approved a Definitive Site Plan for this site on September 12, 2012 for the construction of two buildings – a 4,338 SF restaurant with drive-through and a 9,600 SF warehouse/office building with 47 parking spaces.

Mr. Keenan stated that the following modifications were made:

The applicant seeks to amend the plan in the following manner:

1. To reconfigure the parking layout by increasing the number of spaces from 47 to 50 due to an increase in the total area originally allocated for office use, located in the warehouse building, from 900 SF to 2,760 SF (a 1,860 SF increase for office use). The total area of the warehouse building has not changed, just the proportional allocation. A truck parking space, that was located along the westerly lot line, has been reconfigured into 3 tandem parking spaces;
2. To relocate the utility connections and dumpster because electrical layout and transformer locations were determined under the direction of National Grid and the dumpster had to be relocated approximately 15-feet north from its originally approved location.
3. To relocate the domestic water service and the fire suppression main to the easterly side of the building and the sewer connection location for the warehouse building;
4. To modify the construction sequencing, along with the high groundwater conditions on the easterly side of the property by relocating the drainage lines from the easterly side of the warehouse building to the westerly side;
5. To modify the sidewalks/ramps surrounding the building in order to maintain compliance with access codes as well as expanding the outdoor seating patio area by approximately 300 SF in order to provide better control of the outdoor seating from the store;
6. To install a generator pad for backup power, LED lighting that results in a reduction in the total number of lights on the property while still maintaining the Ordinance’s lighting requirements and an additional retaining wall with fencing in order to provide a sufficient buffer to the abutting residential properties;
7. To maintain the existing retaining wall, located along the easterly lot line, and to install fencing on top of the wall instead of along the property line. The approved plan required that solid wall fencing be utilized as a buffer to the neighboring residential properties and zoning districts;
8. To install a retaining wall with fencing on top along the property’s eastern and western boundaries due to the compromised and deteriorated state of the site’s existing chain link fences.

Mr. Gervais stated that the details on the plans for the grease traps do not match the specification for the City of Worcester. Mr. Keenan stated that it would be revised on the plans.

Ms. Tatasciore stated that staff respectfully recommends approval of the 265 Grafton Street Amendment to Definitive Site Plan with the conditions listed on the memo.



Mr. Keenan stated that he requested a waiver to label all abutters and abutters thereto within 300 ft.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to approve the waiver requested.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to approve with conditions in the DPRS memo and the DPW memo.

**List of Exhibits:**

Exhibit A: Definitive Site Plan Amendment Application; received October 16, 2014; prepared by First Westborough Realty Trust.

Exhibit B: Definitive Site Plan Commercial Development – 265 Grafton Street; dated May 10, 2012; revised through to September 8, 2014; prepared by Hannigan Engineering, Inc.

Exhibit C: Planning Board decision of approval; dated September 12, 2012.

Exhibit D: Zoning Board of Appeals decision of approval; dated August 27, 2012.

Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 265 Grafton Street Definitive Site Plan Amendment; dated November 13, 2014.

**Other Business**

**12. Work Completion Extension Request for Malden Woods Subdivision / Whippoorwill Drive to February 24, 2017 (PB-2009-087)**

Ms. Tatasciore stated that the applicant is looking for an extension of the completion date to February 24, 2017. The delay was due to the recession.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to approve the two year extension.

**13. Work Completion Extension Request for 185 College Street/Ellie Way Subdivision to August 1, 2015**

Ms. Tatasciore stated that the applicant is looking for an extension of the completion date to August 1, 2015.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to approve the extension

**14. Firglade Street – Street Petition, Convert to Public (ST-2014-011)**

Mr. Gervais stated that DPW recommends approval of this request and that it should be deemed a Priority Level 4.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 4-0 to recommend to City Council the conversion of Firglade Street to public as a priority #4.

**15. Davis Way – Street Petition, Convert to Public (ST-2014-012)**

Mr. Gervais stated that DPW recommends approval of this request and that it should be deemed a Priority Level 1.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0-1 (Mr. Vigliotti abstained) to recommend to City Council the conversion of Davis Way to public as a priority #1.

**16. Luther Ave, Phoebe Ave, Toronita Ave – Street Petition, Convert to Public (ST-2014-013)**

Mr. Gervais stated that DPW recommends approval of this request and that it should be deemed a Priority Level 1.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to recommend to City Council the conversion of Luther Ave, Phoebe Ave, Toronita Ave to public as a priority #1.

**17. Stanley Road – Street Petition, Convert to Public (ST-2014-014)**

Mr. Gervais stated that DPW recommends approval of this request and that it should be deemed a Priority Level 1.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to recommend to City Council the conversion of Stanley Road to public as a priority #1.

**18. Beamon Avenue – Street Petition, Convert to Public (ST-2014-015)**

Mr. Gervais stated that DPW recommends approval of this request and that it should be deemed a Priority Level 1.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to recommend to City Council the conversion of Beamon Avenue to public as a priority #1.

**19. Approval Not Required (ANR) Plans:**

**a. 78 Upland Street (public) (AN-2014-039)**

Ms. Smith stated that the owner is seeking to divide the lot into two; one for the existing structure and one likely to be built out in the future. Both lots have sufficient frontage.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to endorse the ANR.

**b. 1093-1097 West Boylston Street (public) (AN-2014-042)**

Ms. Smith stated that this lot is located in an RL-7 zone and the applicant is seeking to reconfigure the existing lot lines so that each two-family dwelling has at least the required 70' of frontage. Staff recommends endorsement.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to endorse the ANR.

**c. 159 Plantation Street (public) (AN-2014-045)**

Ms. Smith stated that the applicant is looking to re-draw the lot line to provide another buildable lot. They provide sufficient frontage for both parcels. Staff recommends endorsements.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to endorse the ANR.

**d. 17 & 25 Southgate Place and 35 Armory Street (public & private) (AN-2014-046)**

Ms. Smith stated that Parcel A is located in 3 different zones (ML-2.0, MG-5.2, and RG-5) and it is City owned land. 25 Southgate Place is being divided into two parcels to allow for the creation of Janice Nadeau Way. 17 Southgate Place is being divided to reflect discontinuation of Armory Street and 35 Armory Street is reflecting a cul-de-sac.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to endorse the ANR.

**e. 651 Plantation Street (public) (AN-2014-047)**

Ms. Smith stated that existing on the lot is a single-family attached dwelling (3 units). They want to create the zero lot line and each lot does comply with the required frontage.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 4-0 to endorse the ANR.

**f. 414R Massasoit Road (MBL 45-032-02+03) (public) (AN-2014-048)**

Ms. Smith stated that this parcel is owned by National Grid and they are seeking to amend the placement of a few lot lines. They are creating two other parcels and it is located in the RL-7 zone. Both lots are labeled non-buildable lots because they do not supply frontage.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to endorse the ANR.

**g. 6 Julien Avenue (public) (AN-2014-049)**

Ms. Smith stated that this property is in the RS-7 district and requires 65' of frontage. The plan proposes to demolish the existing building and subdivide the lot and bot lots provide the frontage required.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to endorse the ANR.

**h. 939 Main Street, 10 Grand Street & 12 Cristy Street (public) (AN-2014-050)**

Ms. Smith stated that these lots are in the BL-1 and RG-5 zones. The frontage required is 50' for the RG-5 zone; BL-1 does not require frontage. This is amalgamation of land to create lot 7 and lot 8. Staff recommends endorsement.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to endorse the ANR.

20. **Signing of Decisions from prior meetings** – No decisions were signed.

**ADJOURNMENT**

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to adjourn the meeting at 7:45 p.m.