

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

March 25, 2015

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Satya Mitra, Vice Chair
Robert Ochoa, Clerk
John Vigliotti
Andrew Freilich

Planning Board Members Absent: None

Staff Present: Stephen Rolle, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Katie Donovan, Inspectional Services
John Gervais, Department of Public Works & Parks
Alexandra Haralambous, Law Department

BOARD SITE VISITS

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:37 P.M.

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

1. 0 Sarah Drive, Lots 81-86 (aka Bittersweet Blvd, Arboretum Phase IV) – Definitive Site Plan Approval (PB-2014-009)

Upon a motion by Mr. Ochoa and seconded by Mr. Vigliotti, the Board voted 5-0 to approve the continuance to April 15, 2015 and extend the decision deadline to May 7, 2015.

2. 50 Winneconnett Road – Definitive Site Plan (PB-2015-004)

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 5-0 to postpone this item to April 15, 2015 and extend the decision deadline to May 15, 2015.

3. 421 Grove Street – Definitive Site Plan (PB-2015-006)

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 5-0 to postpone this item to April 15, 2015 and extend the decision deadline to May 7, 2015.

4. 20 & 24 Rockdale Street – Parking Plan (PB-2015-009)

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 5-0 to postpone this item to April 15, 2015 and extend the decision deadline to May 7, 2015.

5. Rockrimmon Road, Rockrimmon Way & Joppa Road - 81-G Street Opening (PB-2015-005)

Upon a motion by Mr. Ochoa and seconded by Mr. Vigliotti, the Board voted 5-0 to postpone this item to April 15, 2015 and extend the decision deadline to May 7, 2015.

APPROVAL OF MINUTES

Upon a motion by Mr. Ochoa and seconded by Mr. Vigliotti, the Board voted 5-0 to approve the minutes for the March 4, 2015 meeting with one edit.

UNFINISHED BUSINESS

6. 922 Grafton Street – Parking Plan Amendment (PB-2014-035)

Patrick Burke, HS&T Group, stated that the Board had continued the petition to allow the applicant to provide revised plans and supplemental information regarding stormwater management infrastructure. He stated that the proposed amendments are:

1. Decrease the number of parking spaces from 9 to 8 (including one compact space);
2. Allow one-way vehicular circulation around the rear of the existing structure and revise circulation patterns to be one way (north to south);
3. Remove a portion of the required landscaping buffer along the northerly, southerly, and westerly lot lines; and
4. Re-locate the dumpster with a 6 ft. stockade fence enclosure to the northwestern corner of the site. Note: This location abuts a residential use but is one of the few locations where a dumpster may be hidden from view from the street. The abutter has expressed concerns regarding the condition of the existing fencing, upkeep of the property, and the proposed location (Exhibit G).

At this time they cannot provide proof that the stormwater system was installed so they would like to assume that it was not and are amenable to making the installation of that system a condition of approval. Mr. Burke stated that they also reviewed the other conditions recommended and they are amenable to all of them.

Mr. Rolle stated that staff recommends that the storm water management system (cultec unit) and roof-drain connections, as shown on prior approved plans dated 7/14/2005 and revised 3/24/2015, be included in this plan and shall be installed to City standards prior to the commencement of other work associated with this plan and that verification of installation of such systems to City standards shall be provided by a Massachusetts Registered Professional Engineer and verified by the Department of Public Works prior to the release of the decision for this Parking Plan Amendment as conditions of approval. The rest of the conditions are minor labeling items and have largely been addressed by the latest revised plans received.

Mr. Gervais stated that was acceptable since the applicant will have to pull permits from their office prior to installing the underground infiltration system and they are required to inspect it when complete as part of the permitting process.

Mr. Truman asked what happens if they find the system was installed once they start digging.

Mr. Rolle stated that they would not have to come back before the Board. The Department of Public works would verify that it meets standards and they would be able to continue with the rest of their project.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 (Mr. Ochoa was not present at all the meetings) to approve the parking plan amendment with the conditions of approval in the memo.

Mr. Rolle stated that the applicant also requested a waiver from the requirement to label abutters and abutters thereto within 300 ft. on the plan.

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

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 3/24/2015; prepared by HS&T Group.
- Exhibit C: 922 Grafton Street Parking Plan – Previously Approved (with conditions) - Plans; dated 7/14/2005, last revised 3/17/2009; prepared by HS&T Group.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works to the Planning Board; re: 922 Grafton St. - Amendment to Parking Plan; dated 1/20/2015.
- 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 received 10/30/2014; 11/19/2014; 12/4/2014, 2/10/2015, 3/4/2015, & 3/25/2015.

NEW BUSINESS

7. 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. – Amendment to Definitive Site Plan (PB-2014-039)

Chair Truman recused himself. Vice Chair Mitra was the acting chair.

Jeff Howland from JH Engineering, representing DOK Realty, stated that the applicant seeks to amend the original plan to:

1. Include an additional property (274 Franklin Street);

2. Increase the number of proposed dwelling units from 350 to 600;
3. Reduce the main residential parking garage from three levels to two (decreasing parking from 671 to 539 spaces); and
4. Construct two levels of parking at 38 Arctic Street and a surface lot as originally proposed.

Mr. Howland stated that they had proposed a three level parking garage but they received comments today that the car elevator proposed was not acceptable as the only means to get between the levels so they are only proposing a two level, each with street access and the surface lot at 23 Arctic Street to compensate.

Mr. Howland stated that the dumpsters will be internal to the building. They showed a preliminary landscaping plan for the interior courtyards. He also reviewed the changes from the original approval to this proposal.

Mr. Howland stated that there are three sets of railroad tracks behind 274 Franklin Street. The Fire Department removed their portion when they built the firehouse. CSX removed their portion as well when enlarging the shipyard and since there is no access to them they will remove their portion of the tracks.

Tony Kwon, DOK Realty principal, stated that the proposal changed from what was approved because he owns more land now and the parking requirements changed due to the Commercial Corridors Overlay District recently passed by City Council. The proposed parking was actually reduced and according to their traffic study that is actually a reduced impact from their previous approval. Also the project is more economically feasible with more units. They are applying for the Housing Development Incentive Program and need to receive approval before the buildings are demolished.

Attorney John Altamore, representing the owners of 33 Arctic Street, stated that they support the project but are concerned about a few things. The building houses 50 employees and they all park on the street and he wants to be assured that there will still be sufficient parking for their employees and visitors. They also have tractor trailers and other delivery traffic and they want to ensure that the proposal takes that into account since they are existing businesses there. Lastly, because of the nature of the industrial use there are odors and noises and he does not want that to become a conflict later.

Mr. Kwon stated that there are no windows on that side of the building so noise and odors should not affect their development. He also stated that there is a metered lot that is a guest parking and during the day the employees could park at that location. The residents will have a pass.

Mr. Howland stated that they were cognizant of the tractor trailer traffic and accommodated the turns for it. They are also not doing any improvements to the road so on-street parking should remain unchanged.

Mr. Ochoa asked how many parking spaces were proposed. Mr. Rolle stated that they are proposing 671 spaces and only 660 spaces are required in the Commercial Corridor Overlay District (CCOD).

Mr. Freilich asked what their target market was. Mr. Kwon stated that they will target young professionals and students. They are counting that because of the proximity to Union Station many will not own a vehicle.

Councilor Palmieri stated that he was thrilled with the project and he supports the project since it will attract younger residents to the area. The applicant does need to work with the neighbors.

Jo Hart, Worcester resident, asked how many studios the project will have. Mr. Rolle stated that there are 76 studios proposed. She stated that there are many large projects coming to the City and traffic is already an issue that needs to be looked at.

Jon Gervais stated that DPW&P's comments were addressed in the latest revisions to the plans.

Mr. Rolle stated that the applicant provided revised plans, which address the vast majority of the recommended conditions of approval. The remaining conditions of approval are regarding some corrections to labeling and notes. Mr. Rolle stated that staff did note that the massive building needed more articulation and architectural elements in keeping with the CCOD requirements. What was submitted today did show more articulation.

Mr. Rolle reviewed the proposed project and stated that the applicant did make changes that are not reflected in the plans. The original proposal had a three level garage with access between the levels through a vehicle elevator and no ramp would be provided. Staff is not comfortable with that being the only way to access the levels. Therefore, the applicant made the revisions to have a two-level garage, each with its own street access and provide a separate surface lot for the remaining spaces.

Mr. Howland stated that they would like to request a waiver from providing the abutters within 300' and stated that the proposal for the surface lot would be the same than the previously approved

Katie Donovan stated that she would be comfortable with voting on the matter today as long as it's conditioned that the surface lot is substantially in accordance to the previously approved lot since Inspectional Services has already reviewed and approved that proposal in the past.

Mr. Ochoa stated that he was impressed with the presentation and that employers do not have right to on street parking and like everyone else in the downtown area they might have to pay for parking and walk to their job site.

Mr. Freilich stated that it is important that the applicant works in harmony with the existing businesses.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 4-0 to approve the petition with the conditions of approval in the memo and that the garage at 38 Arctic Street be two floor (not 3) each with its own means of access to the street and that the additional surface lot be substantially in accord with the previous approval. They also voted to approve the waiver.

List of Exhibits

- Exhibit A: Definitive Site Plan Application; received October 16, 2014; prepared by DOK Realty LLC.
- Exhibit B: Proposed Amended Definitive Site Plan, Franklin Street Lofts; prepared by JH Engineering Group and Dimensions 2 & 3; dated 10/16/2014, revised February 23, 2015.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 5, 7, 25, 38 & 45 Arctic Street; 1, 4 & 13 Hygeia Street; 274 & 290 Franklin Street; dated November 14, 2014.

- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 5, 7, 25, 38 & 45 Arctic Street; 1, 4 & 23 Hygeia street; 274 & 290 Franklin Street – Definitive Site Plan – PB-2014-039; dated November 14, 2014.
- Exhibit E: Project Reviews from District Chief Courtney, Fire Department; undated.
- Exhibit F: Requests for Postponement from 11/19/14 to 12/10/14 and Extension of Constructive of Approval from 12/20/14 to 1/25/15, 2/20/15, 4/30/15.
- Exhibit G: Letter from Engineer Jeff Howland to the Worcester Planning Board; dated and received on 3/18/15.

RECESS

Chair Truman returned to the meeting and called a recess at 6:52 p.m. The meeting was called back to order at 6:58 p.m.

8. 155 Ararat Street – Adaptive Re-Use of Public for Nonprofit School Buildings Special Permit and Definitive Site Plan (PB-2015-002)

Mr. Mitra recused himself.

Attorney Todd Rodman, representing White Picket Fence LLC, introduced Norman Hill from Land Planning, Daniel Stroe from White Picket Fence LLC, and Barry Gannick, the project architect. Mr. Rodman stated that this is the site for the former Salter School and they are seeking an Adaptive Reuse Special Permit. The petitioner seeks to convert a vacant school building (formerly Indian Hill Schoolhouse, built in 1925) into a 27-unit (14 1-BR, 13 2-BR), multi-family residence with 54 off-street accessory parking spaces. They need to go before the Historical Commission to allow the work on the exterior of the building. The process started over a year ago to amend the Zoning Ordinance to allow the conversion of old school buildings into apartments.

Mr. Rodman stated that they have met twice with neighbors and due to their comments they reduced the request from 30 to 27 units, and made the units smaller (only one and two bedrooms), effectively reducing the number of people living there. It is a rental project that will provide additional amenities such as a community garden, picnic tables, and pet area.

Norman Hill, engineer for the project, showed the existing conditions on the site and stated that there were parking issues when the Salter School was operating the site. The applicant is proposing to eliminate 9,000SF of pavement and will be added a new water line for the sprinkler system. He reviewed the amenities provided.

Mr. Rolle stated that because of the underlying residential zoning district of the historic properties this type of project would not be allowed and limited the uses of the properties. The Zoning Amendment passed allows this with a special permit through the Planning Board. Staff believes that although it is a higher intensity use than normally allowed it would be a lower intensity use than the viable uses proposed for the building. He asked about the lighting plan for the site.

Mr. Hill stated that all the lights will be mounted on the building and will be hooded to prevent spillover.

Mr. Rolle asked the engineer to comment on the fire department comments.

Mr. Hill confirmed that the driveway entrance has an unobstructed width of at least 20-feet. He also confirmed that via swept path turn analysis and turn simulation software that the specifications of the aerial ladder can successfully navigate the turn onto the property from Ararat Street. The issue was with the third comment, which was “If the length of the driveway (from Ararat Street to the shed/dumpster area) is 150-feet or greater, please provide provisions (cul-de-sac, “Y,” hammerhead, etc.) for fire apparatus to turn around.” He stated that they have three options and will meet with staff (including the Fire Chief) to achieve the best option.

Mr. Rolle stated that they will strike the need for additional landscaping next to the ball field since there is significant landscaping already there.

Jo Hart, Worcester resident, stated that she is supportive of the adaptive reuse of this property.

Timothy McGee, 148 Ararat Street, asked the Board to balance the benefits to the City against the harm this will cause the neighborhood. He stated that this project is not appropriate or harmonious with the neighborhood. He stated that it is too large of a proposal and that it is out of character with the neighborhood. He stated that there will be adverse impacts to the traffic and the safety of the children using the ball field. The neighborhood is largely made up of single-family homes. Mr. McGee stated that during the first meeting with the developer the proposal was for only 10-12 units and that would be more appropriate.

Councilor Anthony Economou stated that he lives in the neighborhood. He stated that during the neighborhood meeting with Mr. Stroe the proposal discussed was for a maximum 16 condominiums. He stated that there was a second meeting after which he asked the developer to reduce the number of units and that is how they went from 30 units to 27 units and added a few parking spaces to reach 54 spaces. The property today is blighted; it is overgrown, the windows are boarded up, and there is graffiti on the façade. The proposal will bring the building back, will expand green space, deals with the direct abutter’s concern, and will probably increase property values in the area. He stated he was in support of the project.

Alan Smith, 155 Ararat Street, stated that he was also concerned with traffic and preferred the original proposal that the developer presented to neighbors.

Fred Moriarty, 140 Ararat Street, also stated that he was concerned with traffic and that the proposal will make it worse and it will hurt the character of the neighborhood.

Mike Ford, spoke on behalf of his mother who lives next to the project site at 125 Ararat Street, stated that he preferred the proposal with condos but believes that this is a good alternative. The developer has been accommodating with them and they are in support of the proposal.

Mr. Freilich stated that this is a perfect use for that property. The by-right uses for the property could be much worse for the neighborhood. This will keep the look of the building and recapturing the green space will help the area. He also suggested to the abutters and to the councilor to petition City Council for a traffic light in the area to aid in controlling the traffic.

Mr. Rodman stated that they are not asking for special considerations that exceed typical special permit criteria; this is an adaptive reuse of an existing building. They are providing sufficient parking, they are reducing the impervious surface, they are not requiring additional public services, and they are providing amenities and maintaining the historical aspect of the building.

Mr. Hill stated that during the peak rush hour in the morning and evening this project will generate one car every 4 minutes, which is less than 1% increase in traffic.

Upon a motion by Mr. Truman and seconded by Mr. Freilich, the Board voted 4-0 to close the public hearing.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to approve the findings of fact as modified by staff special permit and definitive site plan with the conditions of approval in the staff memo.

List of Exhibits

- Exhibit A: Special Permit Application & Project Impact Statement; received January 16, 2015 and revised on March 18, 2015, revised March 23, 2015; prepared by Daniel Stroe of White Picket Fence, LLC.
- Exhibit B: Special Permit Plan & Site Plan – Adaptive Re-Use of Former Indian Hill School; dated November 14, 2014, revised March 20, 2015; prepared by Land Planning, Inc.
- Exhibit C: Article IV, Section 14 of the City’s Zoning Ordinance – Adaptive Re-Use of Certain Public or Non-Profit School Buildings.
- Exhibit D: ZBA Administrative Appeal Decision; March 9, 2009.
- Exhibit E: Memorandum from the City of Worcester Fire Department; received February 6, 2015.
- Exhibit F: Request for Postponement from Daniel Stroe of White Picket Fence, LLC. to the Planning Board; received February 27, 2015.

9. 22 Valley Hill Drive - Definitive Site Plan (PB-2015-008)

Mr. Mitra rejoined the meeting.

Zachary Couture, HS&T Group, stated that they are proposing to construct a ~1,150 SF (footprint) single-family detached dwelling with 3 bedrooms and 2 off-street parking spaces (2-car garage) along with related grading, retaining wall, erosion controls, and site work. The house meets all dimensional requirements and there are no wetland resources onsite so there is no need for Zoning Board or Conservation Commission approval.

Mr. Rolle stated that the applicant provided revised plans and staff did have an opportunity to review it. It addressed all of the conditions of approval so the only condition is that it be constructed in substantial accordance to the plan on file. The applicant did request a waiver from showing all abutters within 300’.

Dawn Jordan, 28 Terrace Drive, stated that she was opposed to the proposal and her neighbor at 24 valley Hill Drive was opposed also. She asked the engineer to point out where the development will occur in relation to her house. She stated that kids in the neighborhood use a foot path next to her house and through this lot to cut through.

Mr. Truman asked for details on the proposed retaining wall.

Mr. Couture showed pictures of a property with the same type of stone retaining wall that his client will use. It will be installed along the driveway. He also stated that there will be silt fence and hay bales along the back for erosion control.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 5-0 to approve the definitive site plan with the conditions of approval in the memo and the waiver requested.

List of Exhibits

- Exhibit A: Definitive Site Plan Application; prepared by owner/applicant Biagio Romeo; received February 18, 2015.
- Exhibit B: Site Plan; prepared by HS&T Group, Inc.; dated February 17, 2015 and revised March 20, 2015; received February 18, 2015 and March 20, 2015.
- Exhibit C: Memo from City of Worcester Fire Chief; received February 25, 2015.

RECESS

Chair Truman called a recess at 7:53 p.m. The meeting was called back to order at 7:55 p.m.

10. 939, 945, 949 Main Street, 10 Grand Street, 7 Gates Street and 4, 6 & 12 Cristy Street, (Clark University Academic Building) – Amendment to Definitive Site Plan Approval (PB-2015-010)

Attorney Joshua Lee Smith, representing Clark University, reviewed the project's background.

Engineer Matt Brassard stated that this second Amendment to Definitive Site Plan Approval proposes the following changes:

- The reduction in size of the pedestrian plaza and addition of steps;
- The reconfiguration of stairs by 90 degrees to face the proposed building;
- The addition of a sidewalk/island ramp to provide a more direct access between the parking lot and the rear building entrance, thus reducing the number of parking spaces from 125 to 124 spaces;
- The repositioning of accessible parking spaces to better correspond with building entrance;
- The addition of 3 fuel efficient parking designations, located along the building entrance;
- Minor alterations to widths and lengths of concrete walkways, thus increasing open space;
- Minor alterations of site grades to accommodate an accessible sidewalk connection to Gates Street; and
- The reconfiguration of the utility pads.

Mr. Rolle stated that there were some labeling issues that staff identified as conditions of approval in the staff memo. He asked that the attorney address the comments from the fire department.

Mr. Smith stated that there will not be a dumpster located onsite and the fire department's other comment was regarding the fire department connection valve. They asked that it be moved and the University will move it.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 5-0 to approve the amendment to definitive site plan.

List of Exhibits

- Exhibit A: Definitive Site Plan Amendment Application for Proposed Academic Building at Property off Main Street, Grand Street, Gates Street and Cristy Street; received February 19, 2015 and prepared by Robert E. Longden, Esquire, Owner's Authorized Representative
- Exhibit B: Clark University Main Street Development Site Plan; dated December 15, 2014 and revised through to February 17, 2015; prepared by Architerra of 68 Long Wharf, Boston, MA.
- Exhibit C: Letter from Building Commissioner John R. Kelly to Attorney Robert E. Longden of Bowditch & Dewey, LLP; re: Trustees of Clark University – Proposed Academic Building at Property off Main Street, Grand Street and Cristy Street.
- Exhibit D: Definitive Site Plan Decision; approved July 16, 2014.
- Exhibit E: Amendment to Definitive Site Plan Decision; approved October 15, 2014.
- Exhibit F: Memorandum from the City of Worcester Fire Department to the Planning Board; received February 24, 2015.

11. 779 Main Street - Amendment to Definitive Site Plan (PB-2015-011)

Matt Brassard introduced the applicant, Arthur Mooradian, and stated that seeks to amend the Definitive Site Plan approval they received on April 11, 2012 by the Planning Board for a restaurant with a drive-through and an associated 45 space surface parking lot, on the northwestern portion of the site, and a 27 space surface parking lot, for the uses located at 785 Main Street, at the southeastern portion of the site. The applicant proposes to instead continue to operate a prior permitted motor vehicle service, repair, garage, & display and motor vehicle sales uses. The applicant seeks to amend the plan by:

1. Reverting back to the previous historic uses as a public garage, repair shop and auto dealership.
2. Retaining the existing building at 779 Main Street, with no changes proposed to property at 785 Main Street.
3. Eliminating the proposed drive-through and re-configuring the parking layout and traffic circulation on the northwestern portion of the site (nearest Main Street) along with related grading, drainage, and site work.

Mr. Rolle stated that the proposal is within the Commercial Corridors Overlay District and typically these types of auto mobile uses would not be allowed. But because they existed previously on the site and the site never completed its conversion to its other use then it has been determined that it was still allowed. The proposal is reverting back to what was in place originally. He asked about how many curb cuts are going to be onsite and how much parking is proposed.

Mr. Brassard stated that there are two existing curb cuts and they will keep both. He also stated that because of the use of the building Mr. Mooradian preferred not to stripe the lot to provide the user flexibility on how to use the lot. They can fit 18-20 vehicles in that space.

Mr. Rolle stated that they would require that the required number of parking spaces be striped but the rest of the lot can remain unstriped to allow for that flexibility. Eight parking spaces are

required for that use in the Commercial Corridors Overlay District. He also asked the applicant if an area has been identified for snow storage and if there was lighting or landscaping proposed.

Mr. Brassard stated that the snow would be pushed to the unstriped portion of the parking that is not in use. Mr. Mooradian stated that they will comply with the landscaping plan that had been approved previously. New lighting will be installed on the building and will be shielded or reflected downwards.

Mr. Rolle stated that if approved they recommend conditions of approval in the memo that have to do with some minor labeling issues as well as striping the 8 required parking spaces and that the landscaping be compliant with what was previously approved.

Jo Hart, Worcester resident, stated that she could not recall the last time that building was used as a garage and asked how long ago the site has to have been in operation as the previous use so that it can be allowed to continue even though it is no longer an approved use in the new overlay district.

Mr. Mooradian stated that the site was built by Sunoco as a full service gas station and repair shop in the 1960s. This is the original building but extensive environmental work had to be done to the exterior and the interior of the building to remediate contaminated soil.

Mr. Rolle stated that if the use of the property had been converted to another use then the proposed would not be allowed. Therefore, the use is grandfathered.

Ms. Hart stated that she is opposed to the neighbor that will be using the site; they are poor neighbors.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 5-0 to approve the petition with the conditions in the memo and that the original landscaping plan be implemented, that eight parking spaces are striped, and that the lighting be attached to the building shielded downwards. They also approved the waiver to show abutters within 300 feet.

List of Exhibits

- Exhibit A: Definitive Site Plan Amendment Application; received March 10, 2015; prepared by Owner/Applicant Arthur J. Mooradian.
- Exhibit B: Definitive Site Plan; dated August 11, 2011; prepared by Alton Engineering.
- Exhibit C: Definitive Site Plan; dated February 18, 2015; prepared by Brassard Design & Engineering.
- Exhibit D: MACRIS Inventory Sheet for 15 Oread Street.
- Exhibit E: Historical Commission decision – HC-2012-034; approved July 26, 2012.
- Exhibit F: Planning Board Site Plan decision – PB-2012-009; approved April 11, 2012.
- Exhibit G: Zoning Board of Appeals decision – ZB-2011-041; approved October 17, 2011.
- Exhibit H: Comments from Fire Department; received March 13, 2015.
- Exhibit I: Drainage Conditions; dated March 20, 2015; prepared by Matthew Brassard, PE.

OTHER BUSINESS

12. West Chester Street (from 101 Barry Road to Barry Road Extension) – Street Petition, Convert to Public (ST-2015-001)

Mr. Freilich recused himself and left the room.

Mr. Gervais stated that DPW recommends a Priority Level 1.

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 4-0 to recommend a Priority Level 1 to City Council.

13. Approval Not Required (ANR) Plans:

a. 35 Nelson Place (public) (AN-2015-011)

Mr. Rolle stated that this item was not properly before the Board so they cannot act on it.

b. 24 Rockdale Street (public) (AN-2015-012)

Mr. Rolle stated that they are subdividing a lot and both lots meet frontage requirements.

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

c. 137A, 137B, 137C, 137D Commonwealth Avenue and 19A & 19B Jennings Street (public) (AN-2015-013)

Mr. Rolle stated that these are 3 existing duplexes and the purpose is to divide each dwelling unit into its own lot. All the lots meet the required minimum frontage.

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

d. 25 Electric Street (public) (AN-2015-014)

Mr. Rolle stated that the plan is creating Lot A and Lot B and both have sufficient frontage.

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

e. 128-132 Malden Street (public) (AN-2015-015)

Mr. Rolle stated that the purpose is to redraw the lot line to convey additional area to 128 Malden Street.

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

Mr. Freilich returned to the meeting.

14. Review and adoption of draft Special Permit Application for Commercial Corridor Overlay District

Mr. Rolle asked the Board to postpone the item.

15. Election of Officers

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 that Andrew Truman continue as Chair.

Upon a motion by Mr. Ochoa and seconded by Mr. Truman, the Board voted 4-0 that Satya Mitra continue as Vice-Chair.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 4-0 that Robert Ochoa continue as Clerk.

16. Signing of Decisions from prior meetings – the decisions for 5-7 Forbes Street, 117 Stafford Street, and Great Post Rd were signed.

ADJOURNMENT

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 5-0 to adjourn at 8:38 p.m.