

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

June 8, 2016

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
John Vigliotti
Andrew Freilich

Planning Board Member Absent: Satya Mitra

Staff Present: Stephen Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
Nicholas Lyford, Department of Public Works & Parks
Katie Donovan, Inspectional Services
Alexandra Kalkounis, Law Department

BOARD SITE VISITS

Call to Order – 5:35 pm

Requests for Continuances, Extensions of Time, Postponements & Withdrawals

1. 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2015-032)

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to postpone the hearing to June 29, 2016 and to extend the constructive grant deadline to July 30, 2016.

2. 128 Alvarado Avenue – Definitive Site Plan (PB-2015-034)

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to postpone the meeting to June 29, 2016 and to extend the constructive grant deadline to July 30, 2016.

3. Sarah Drive - Arboretum Phase I – Amendment to Definitive Subdivision (PB-2015-055)

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to postpone the hearing to June 29, 2016 and to extend the constructive grant deadline to July 30, 2016.

New Business

Public Hearing

4. 35 Colton Street – Definitive Frontage Subdivision (PB-2016-013)

The Planning Board opened the public hearing.

Attorney Donald O’Neil presented the application and stated that this is for a zero lot line and will not require any additional roadwork or work of any kind.

The following waivers were requested:

- A waiver from all requirements of the Subdivision Regulations, with the exception of those that apply to an Approval Not Required (ANR) plan.
- A waiver of Sections IX and X of the Subdivision Regulations, because no new street is being constructed and no improvements to the existing way is required.
- A waiver of the minimum frontage requirements for each lot otherwise mandated by the Worcester Zoning Ordinance.
- A waiver from labeling all abutters and abutters thereto within 300 ft. on the plan or provide additional references to abutters on the plan.

Upon a motion a motion by Mr. Vigliotti, and seconded by Mr. Freilich, the board voted 3-0 to grant the requested waivers.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to close the public hearing.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the board voted 3-0 to approve the Definitive Frontage Subdivision with conditions of approval as noted in the staff review memo.

List of Exhibits:

Exhibit A: Definitive Frontage Subdivision Plan Application; received May 19, 2016; prepared by Applicant’s Representative, Attorney Don O’Neil.

Exhibit B: Definitive Frontage Subdivision Plan; dated May 12, 2016; prepared by B&R Survey, Inc.

Exhibit C: Variance Decision from Zoning Board of Appeals; dated December 14, 2015.

Exhibit D: DPW Comment Letter; dated June 2, 2016.

Public Meetings

5. 9 & 37 Piedmont Street – Definitive Site Plan (PB-2016-008)

Attorney Wayne Leblanc presented the application and stated that there will be an addition to the second floor and an addition to the front of the building towards the street. The site plan review is required due to proximity to a property on the National Register of Historic Places. There was an application in 2014 for a parking plan to add 20 parking spaces at the westerly portion of the site. Under the new proposal, there will be a net reduction of 4 spaces totally 56 spaces on site. The applicant has obtained a parking lease agreement with the YMCA for 30 parking spaces which are located less than 1,000 feet from the site.

Attorney LeBlanc stated that a portion of the property is located in the BG-3 zone and a portion is located in the RG-5 zone; additionally, a portion of the property is located within the CCOD-E district which also provides for a reduction of parking by 25% which would bring the total proposed parking spaces to be in compliance. A portion of the building will be built toward Piedmont Street whereby the ZBA approved a reduction to the front yard setback. The petitioner contends that the religious use of the property exempts them from these requirements.

Attorney LeBlanc stated that the southerly curb cut is for 2-way traffic, and the lane around the building is one-way and the northerly curb cut is for exit only and as recommended by staff signage will be posted as such. There are three exits proposed for the structure as suggested by staff. Mr. Lyford stated that one way traffic patterns have been addressed.

Mr. Freilich asked if the YMCA already has waivers for parking in another lot for not meeting requirements themselves. Mr. Rolle stated that an investigation into the YMCA parking revealed that the YMCA had an excess of 30 spaces.

Mr. Freilich asked if the number of parking spaces is enough to serve the uses of the church. Attorney LeBlanc stated that as the church operates today and with the anticipation of future parishioners and the number of services are such that enough parking is provided. Furthermore, many people carpool in and vans are used for mass transit of elderly and disables patrons.

Mr. Truman opened the meeting to public comment.

Jo Hart was present to be heard. Ms. Hart stated that this is the site that was subject to serious regrading and hill excavation. Ms. Hart expressed interest to have Planning Board to enact bylaws to issue penalties for those who violate the ordinance in such a way. Ms. Hart also suggested sharing parking between uses across the city.

Mr. Vigliotti asked why use per day is not considered in calculations for traffic. Mr. Rolle stated that it would be the determination of the building commissioner to determine parking per occupancy. Ms. Donovan stated that services operate by set schedules and events such as funerals are likely to not be as high as those services.

Upon a motion by Mr. Vigliotti, and seconded Freilich, the board voted to 3-0 to approve a waiver of the requirement to list abutters and abutters to abutters within 300 feet of the property on the plan.

Upon a motion by Mr. Vigliotti, and seconded by Mr. Freilich, the board voted 3-0 to approve the definitive site plan with conditions of approval as noted in the staff memo.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received 4/7/16; prepared by Wayne M LeBlanc.
- Exhibit B: Definitive Site Plan; dated 4/5/16; prepared by Tetra Tech.
- Exhibit C: MACRIS Listings - 4-32 Castle Street.
- Exhibit D: Memorandum from the City of Worcester Fire Department to the Planning Board; dated 4/18/16.
- Exhibit E: Planning Board Parking Plan Decision; dated October 30, 2013.
- Exhibit F: DPW Comments; dated May 12, 2016.

6. 516 (aka 518) Plantation Street – Definitive Site Plan (PB-2016-011)

Carl Hultgren of Quinn Engineering presented the application and stated the zoning requirements of the property and how the proposal complies. The applicant proposes to construct a duplex and there will be approximately 1700 SF of living area per dwelling unit and 3 bedrooms. Access is proposed by an existing common driveway. DPW described to the applicant that access is not available from Plantation Street. And that a stormwater mitigation unit is also proposed. Mr. Hultgren submitted a rendering as Exhibit G.

Mr. Hultgren stated that there are 2 trees proposed and some area that will not be disturbed by the construction. There are no objections to comments from staff.

Mr. Lyford stated the following comments from DPW:

- Provide additional information on plans that identify location of existing sewer and drain mains.
- Show and protect catch basin located in grass swale at base of slope on Plantation Street.
- Provide details on how slopes greater than 2:1 will be stabilized.

Ms. Tatasciore stated that the site plan trigger is the 15% or greater slope and that these parcels were created in 1987 by ANR process. Staff noted that notations were desired on the plan regarding the location of proposed parking spaces and also asked that the petitioner address screening. Mr. Hultgren stated that screening by a fence is possible but asked that the fencing start at the end of the driveway and end at the rear of the home.

Mr. Truman opened the meeting to the public.

Laurie Bailey, 504 Plantation Street, stated that she believed that when the last parcel was to be developed that the street was to be finished. The street is in disrepair and it is difficult to raise funds to pay for road repairs. The top and middle of the road is the worst part of the road.

Mr. Freilich stated that the frontage is on Plantation Street and that the access road is crowded and he expressed concerns over the placement of snow and construction. Mr. Freilich also suggested that the neighborhood contact their city councilor to remedy the concerns over the street.

Mr. Hultgren stated that there is an easement associated with the common driveway as well with access to utilities. With the easement, the homeowners and lessees must meet annually to address roadway concerns. Also, that there is a highpoint proposed on the driveway to deter water from going onto the property.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to approve the site plan with conditions as noted in the staff review memo with modification to #10 to state that a fence be built starting at the end of the driveway to the back of the building.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received April 27, 2016; prepared by William Cowin of Tallage Adams, LLC.
- Exhibit B: Definitive Site Plan; dated April 18, 2016; prepared by Quinn Engineering, Inc.
- Exhibit C: Fire Comments; received May 3, 2016.
- Exhibit D: Planning Board ANR approval, endorsed on October 2, 1987.
- Exhibit E: Planning Board ANR approval, endorsed on July 31, 1989.
- Exhibit F: DPW Comments; dated June 2, 2016.
- Exhibit G: Rendering of the proposed structure; undated.

7. 267 Shrewsbury Street – Parking Plan (PB-2016-012)

Attorney Brian Beaton presented the application and stated that DaVita currently operates a clinic of Gold Star Boulevard. The current gravel lot in association with the building is unimproved and the applicant has proposed 16 parking spaces in compliance. A stormwater treatment is proposed and the stormwater rate will be no greater than what currently exists on the location. Attorney Beaton stated that the Zoning Board has granted two Special permits, one for the use and one for the reduction of one required loading space.

Attorney Beaton stated that the space consists of one large treatment room with a few supplemental smaller offices for further services. Also, that the petitioner is amenable to comments regarding moving of the sign, ALB resistant plantings, snow storage, and erecting a fence around the lot.

Mr. Truman opened the meeting to public comment.

Denise Jolicoeur, has concerns over parking especially considering the already dense nature of the area. She requested that the board consider asking the applicant to seek leased parking elsewhere in the neighborhood to alleviate concerns. Attorney Beaton stated that many patients are dropped off by family members, mass transit, or shuttles of some kind.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to approve requested waiver of condition to label abutters an abutters to abutters within 300 feet of the property.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to approve the parking plan with conditions of approval as noted in the staff review memo and with the inclusion that snow be trucked off site as needed.

List of Exhibits:

- Exhibit A: Parking Plan Application; received April 28, 2016; prepared by Summit Engineering & Survey, Inc.
- Exhibit B: Site Plan; dated April 28, 2016; prepared by In Site Engineering Services, LLC.
- Exhibit C: Stormwater Management Report; dated April 28, 2016; prepared by In Site Engineering Services, LLC.
- Exhibit D: DPW Comments; dated June 2, 2016.

8. Bergin Lane - Street Petition Discontinuance a Portion of the Public Way (ST-2016-007)

Mr. Lyford stated that Bergin Lane, which was constructed in 2013, is a private street and was approved for conversion in 2014 to be made a public way but not constructed the full length due to physical restraints. Three lots did not benefit from the public way so construction was stopped. It is the recommendation by DPW to discontinue a portion of the public way.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to recommend the discontinuance of a portion of the public way.

Other Business

9. Bangor Street - Street Petition to make Public (ST-2016-008)

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to recommend that Bangor Street be made a public street as priority level number 1.

10. Request to Release Performance Bond - Arboretum Definitive Subdivision – Phase III (Holly Terrace)

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to postpone the item to June 29, 2016.

11. Approval Not Required (ANR) Plans

- a. 103 & 105 Commonwealth Avenue (Public) (AN-2016-026)

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to endorse the plan.

12. Communication

13. Signing of Decisions from prior meetings

Adjournment

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to adjourn the meeting at 6:48pm.