

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

October 25, 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: John Vigliotti, Vice Chair
Satya Mitra
Barbara Carmody

Absent: Andrew Truman, Chair

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Jody Kennedy Valade, Department of Inspectional Services
Nick Lyford, Department of Public Works
Alexandra Kalkounis, Law Department

Call to Order – 5:30 pm

Approval of Minutes: Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the minutes for October 4, 2017.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

1. Saint Mark’s Road – Street Petition for Discontinuance & Removal a Portion of Private Way from Official Map (ST-2017-019)

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to allow for Leave to Withdraw Prejudice for the Saint Mark’s Street Petition.

2. Zoning Map Amendment – 1 Tiverton Parkway (ZM-2017-008)

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to postpone the Zoning Map Amendment request to the November 15, 2017 Planning Board meeting and to extend the decision deadline to December 30, 2017.

3. Zoning Map Amendment – 1097 Pleasant Street (ZM-2017-009)

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to postpone the Zoning Map Amendment request to the November 15, 2017 Planning Board meeting and to extend the decision deadline until December 30, 2017.

4. Zoning Ordinance Amendment – Accessory Apartments (ZM-2017-003)

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to postpone the Zoning Ordinance Amendment request to the November 15, 2017 Planning Board meeting and to extend the decision deadline to December 30, 2017.

5. 261 Clover Street (aka 175 James Street) - Definitive Site Plan (PB-2017-052)

6. 261 Clover Street (aka 175 James Street) – 81-G Street Opening (PB-2017-052)

7. 261 Clover Street (aka 175 James Street) – More Than One Building On A Lot (PB-2017-052)

Items #5, #6, #7 were taken contemporaneously.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to postpone the Definitive Site Plan, 81-G Street Opening and More than One Building on a Lot applications to the November 15, 2017 Planning Board meeting and to extend the decision deadline until December 30, 2017.

8. 19 Hemans Street – Definitive Site Plan Extension of Time (PB-2017-051)

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to postpone the Definitive Site Plan Extension of Time to the November 15, 2017 Planning Board meeting and to extend the decision deadline until December 30, 2017.

New Business

Public Meeting

9. 287 Grove Street - Definitive Site Plan (PB-2017-041)

Patrick Doherty from Mid-Point Engineering appeared upon behalf of the applicant, Galaxy Grove LLC. Mr. Doherty stated that the site was formerly used as the WRTA bus office, maintenance and storage facility and the parcel is currently vacant as all former structures have been demolished or are in the process of demolition.

Mr. Doherty stated that Galaxy Grove LLC would like to redevelop the site to include the following:

- A total of 4 new buildings totaling 66,477 SF, specifically:
 - Building A: A 1-story 9,485 SF mixed use building (retail, restaurant and personal service uses) along Park Avenue which also includes a fast-food restaurant with 240-foot drive-thru & escape lane.
 - Building B: A 1-story 10,160 SF mixed use building (food service & retail uses) along Grove Street;
 - Building C: A 1-story 6,832 SF mixed use building (retail & restaurant uses) at the corner of Park Ave. & Sagamore Rd.
 - Building D: A 2-story 40,000 SF medical office building at the corner of Grove Street & Sagamore Road.
- A total of 318 proposed parking spaces.

Mr. Doherty stated that prior to the last Planning Board meeting, staff requested changes to the plans and they have submitted revised plans to address concerns identified following review of the original submittal which include:

- The drive-through use has been relocated to a less prominent location with a more centrally located entrance;
- Buildings B and C have been rotated 90 degrees so that the rear of the buildings are not prominently sited on Park Avenue, and these buildings are better connected and integrated with the external sidewalk network;
- An expanded plaza and enhanced landscaped area has been incorporated near Building B to establish a pedestrian gateway to the site;
- Active façade (windows, doors, architectural treatments) has been incorporated onto all buildings, most notably Building D;
- Internal pedestrian walkways have been incorporated

Mr. Doherty stated that they have incorporated landscaping and pedestrian walkways due to the number of residences in the area and stated they will install a new stormwater treatment system and will be locating catch basins at the site.

Mr. Lyford stated that all DPW comments have been addressed for the site.

Mr. Rolle reviewed the design changes made for the site including where the drive thru would be located.

Joe Toomey, abutter to the property, expressed concern that the building is close to Park Avenue and ten feet taller than his building and feels this development is cutting off the view to his property and he recommends that Building A be moved back 25 feet so does not obstruct the view.

Stu Loosemore, Chamber of Commerce, spoke in support of the project and brought two letters of support; one from the Chamber and one from TJ Woods Insurance Agency, Inc., a business located at 20 Park Avenue.

Jim Crowley stated that he would also agree with Mr. Toomey that if something could be done to move Building A back and also expressed concern about increased traffic in the area and requested that a new traffic study be done which incorporates the entire Park Avenue area.

Mark Deshaies expressed concern about what would be the size of the signs on the site and also an increase in traffic the development would bring to the area.

Jeanice Sherman, expressed concern that the faux windows on the front and that the material used on the building as she does not believe the material will stand up in the winter. Ms. Sherman also expressed concern that there was no planned landscaping near the drive thru and suggested that the drive thru be located on Grove Street side so the façade would be better on the Park Avenue side.

Paul Vitello expressed concern about increased traffic in the area, the façade of the building and the drive thru.

George Cole expressed concern about increased traffic and the esthetic of the building.

Maureen Cleary stated that traffic is a big concern as well as the esthetic of the building.

Daniel Cleary expressed concern about the increased traffic coming from the site.

Dean Aleandro expressed concern about increased traffic in the area and the esthetic of the building.

Jo Hart, city resident, stated that since the applicant is calling the site the Trolley Yard that a trolley be added to go around the building.

Kevin Nylen expressed concern that the drive thru would be on the residential side and speaker box could be heard and the residents and would prefer drive thru be located on the commercial area.

Ms. Carmody asked if Building A could be moved, if the exterior material could be changed, and if there was any way to make a more attractive streetscape. The developer discussed the concerns expressed by the neighbors and stated that they feel where Building A is planned is an appropriate location.

Mr. Mitra stated that he knows a traffic study has been presented and would like that address and what changes could be made to the esthetic of the building.

Mr. Vigliotti asked the developer to review the signage for the project and whether real windows could be placed on the buildings. A brief discussion was held regarding signage for the property and possibility of adding real windows.

Mr. Vigliotti stated that this item also needs to be heard at the Zoning Board of Appeals meeting to discuss the drive thru.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to continue the Definitive Site Plan application to the November 15, 2017 Planning Board meeting.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received July 26, 2017; prepared by Michael C. O'Brien of Galaxy Grove LLC.
- Exhibit B: Site Plans – The Trolley Yard, 287 Grove Street; dated July 17, 2017 and revised on October 16, 2017; prepared by MidPoint Engineering + Consulting.
- Exhibit C: Renderings with elevations; dated July 7, 2017 and revised October 13, 2017; prepared by Phase Zero Design.
- Exhibit D: Technical Memorandum - Stormwater Report; dated July 17, 2017; prepared by MidPoint Engineering + Consulting.
- Exhibit E: Traffic Impact and Access Study; dated May 2017; prepared by Green International Affiliates, Inc.
- Exhibit F: Fire Department Comments; dated October 18, 2017.
- Exhibit G: DPW Comments & Review of Traffic Impact and Access Study; dated September 6, 2017.
- Exhibit H: Letter of Support from Worcester Regional Chamber of Commerce; dated Oct. 25, 2017.
- Exhibit I: Letter of Support from TJ Woods Insurance Agency, Inc.; dated Oct. 25, 2017.

Board took a five minute recess.

10. 2 Rice Street – Amendment to Definitive Site Plan (PB-2017-050)

Mike Andre from Graves Engineering appeared upon behalf of the applicant, Worcester Country Club. Mr. Graves stated that the applicant seeks to amend their previous approval by reducing the project scope by proposing a single maintenance building as well as a bulk material storage enclosure and a portable chemical storage building.

Upon a motion by Ms. Carmody, and seconded by Mr. Mitra the Board voted 3-0 to approve the waiver to not show abutters to abutters on the plan.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the Amendment to the Definitive Site Plan.

List of Exhibits:

- Exhibit A: Definitive Site Plan Amendment Application; received September 5, 2017; prepared by Graves Engineering, Inc.
- Exhibit B: Definitive Site Plan Amendment – Maintenance Facility Improvements; dated September 5, 2017; prepared by Graves Engineering, Inc.
- Exhibit C: Fire Comments; dated September 20, 2017.

11. 1, 3, & 5 Aurora Street - Definitive Site Plan (PB-2017-053)

Dan Berthiaume stated that he is seeking to construct 3 single-family detached dwellings on properties with 15% or more slope located at 1, 3, & 5 Aurora Street. He stated that he is seeking retroactive approval as building permits were already issued by Inspectional Services. Mr. Berthiaume stated that he did go before the Conservation Commission and did receive that Board's approval.

Mr. Lyford stated that there are some concerns with the water connections to the proposed site and whether the water connections are adequate and recommended that the applicant meet with the water department to make sure connections are adequate as DPW will not issue permit until they are satisfied.

Mr. Berthiaume reviewed on the plans where the retaining walls for the site would be located.

Mr. Vigliotti stated that based on what he is hearing there seems to be some serious concerns about the water line.

Tom, an abutter to the property, expressed concern with water runoff from proposed property that could potentially run onto his property.

Mr. Berthiaume stated that he had talked to water department and they said there was enough water for the additional homes proposed.

Mr. Vigliotti asked if the applicant would be okay that approval was subject to a condition that it subject to the water department approval. Mr. Berthiaume stated that he would be fine with that.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to approve the waiver to show abutters to abutters on the plan within 300 feet and waiver to not label trees 9" in diameter.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to approve the Definitive Site Plan with conditions outlined in staff's memo as well as condition that the applicant meet with the water department to comply with DPW's recommendations relative to the water connection.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received October 4, 2017; completed by D&I Properties, Inc.
- Exhibit B: Definitive Site Plan; Received October 4, 2017; dated June 13, 2017; prepared by Clear Water Environmental.

Other Business

12. Street Petitions

- a. Saint Mark's Road – Private Street Conversion, portion of (ST-2017-018)

Mr. Lyford stated that he would recommend a Priority #1.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

13. Approval Not Required Plans (ANR)

- a. 160R & 160L Houghton Street (public) (AN-2017-62)

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

- b. 5 Orrison Street (public) (AN-2017-063)

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

- c. McKeon Road (fka Millbury Street) (public) (AN-2017-064)

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to approve the ANR.

14. Communication

15. Signing of Decisions from prior meetings

Adjournment

Upon a motion the Board voted to adjourn the meeting at 7:45 p.m.