

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

December 6, 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

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

Absent: Barbara Carmody

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Michael Antonellis, 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. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to approve the minutes of November 15, 2017.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

1. 87L & 87R Bittersweet Boulevard - Definitive Site Plan (PB-2017-055)

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to allow for Leave to Withdraw for the Definitive Site Plan.

2. 92 Grand Street - More Than One Building On A Lot (PB-2017-054)

3. 92 Grand Street – Special Permit for Adaptive Reuse Overlay District (PB-2017-054)

4. 92 Grand Street - Definitive Site Plan (PB-2017-054)

Items #2, #3, #4 were taken contemporaneously.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to postpone the applications for More Than One Building on a Lot, Special Permit for Adaptive Reuse Overlay District and Definitive Site Plan to the January 17, 2018 Planning Board meeting and to extend the Constructive Grand deadline until February 28, 2018.

New Business

Public Meeting

5. **505 Salisbury Street - Definitive Site Plan (PB-2017-049)**

Robert O'Neil appeared upon behalf of the applicant, Joseph Goodman. Mr. O'Neil stated the applicant seeks to construct a single-family detached dwelling with a 2-car garage on a property with a slope of 15% or more. He stated that the petition had appeared previously before the Planning Board but the approval had lapsed.

Mr. Antonellis asked if the applicant had considered a walkway from Salisbury Street to the residence. Mr. O'Neil stated that they have looked at that but the applicant was looking to limit the amount trees that he had to taken down.

Mark Dionis, abutter to the project, asked for more specifics on where the paved driveway would be located. Mr. O'Neil pointed out on the plan where it would be located. Mr. Dionis questioned whether the driveway was private and could be accessed by the applicant. Mr. O'Neil stated that the property has an easement and gives the applicant right to access.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to approve the waiver request to not show abutters to abutters on the plan and of the provision to not show trees larger than 9" in diameter on the plan.

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

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received August 24, 3017; prepared by Jonathan Finkelstein on behalf of Joseph Goodman.
- Exhibit B: Definitive Site Plan; dated August 21, 2017 and revised on November 16, 2017; prepared by Robert O'Neil.
- Exhibit C: Quitclaim Deed for 505 Salisbury Street; description of easement for lot 1 and lot A; Book 32393 Page 231
- Exhibit D: Approval Not Required Plan; Endorsed August 27, 2003; prepared by Thompson Liston Associates, Inc.; Plan Book 800, Page 91.
- Exhibit E: DPW Comments; dated September 27, 2017.

6. **19 Hemans Street – Definitive Site Plan Extension of Time (PB-2017-051)**

Andrew Liston, applicant's engineer, gave an overview of the petition for an Extension of Time.

The applicant is currently seeking an Extension of Time for a Definitive Site Plan for a period of 1 year; the application indicates that while the property is listed for sale, there is no purchase and sale agreement in place at this time. The current approval will expire on September 29, 2017 and the applicant is seeking an extension until September 29, 2018. This application was filed on September 5, 2017.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to approve the Site Plan Extension of Time with conditions outlined in staff's memo as well as all previously approved conditions and the final revised plan submitted to staff on file.

List of Exhibits:

- Exhibit A: Extension of Time Application for 19 Hemans Street; received September 5, 2017.
- Exhibit B: Definitive Site Plan – 19 Hemans Street; dated May 16, 2006 and revised through December 27, 2017; received September 5, 2017
- Exhibit C: Definitive Site Plan Decision; 19 Hemans Street; Signed September 29, 2016 (included in application materials).
- Exhibit D: DPW Comments; dated October 19, 2017.

7. 25, 38 & 45 Arctic St., 1, 14 & 23 Hygeia St. and 274, 284 & 290 Franklin St. - Definitive Site Plan Extension of Time (PB-2017-056)

Larry Escobar appeared upon behalf of the applicant and stated they are seeking an Extension of Time for Definitive Site Plan for a period of 1 year in order to allow the applicant additional time to secure financing for the project. The current approval will expire on December 13, 2017 and the applicant is seeking an extension until December 13, 2018.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti that the Definitive Site Plan Extension of Time for 25, 38, & 45 Arctic, 14 & 23 Hygeia Street and 274, 284 & 290 Franklin Street be approved with conditions that the prior conditions remain in effect.

List of Exhibits:

- Exhibit A: Extension of Time Application for 25, 38 & 45 Arctic St.; 1, 14 & 23 Hygeia St.; & 274, 284 & 290 Franklin St; received October 17, 2017.
- Exhibit B: Definitive Site Plan - 6 Norfolk Court; dated October 16, 2014; received October 17, 2017.
- Exhibit C: Definitive Site Plan Decision; 25, 38 & 45 Arctic St.; 1, 14 & 23 Hygeia St.; & 274, 284 & 290 Franklin St; Signed December 13, 2016 (included in application materials).

8. 6 Norfolk Court - Definitive Site Plan Extension of Time (PB-2017-057)

Kevin Quinn, applicant's Engineer, present to be heard. Mr. Quinn gave an overview of the petition for an Extension of Time and stated that the applicant is currently seeking an Extension of Time for Definitive Site Plan for a period of 1 year because the owner is awaiting the 1 year right for any interested party (property owner, lender, or other lien holder) to file a motion to vacate the foreclosure in Land Court. The current approval will expire on December 9, 2017 and the applicant is seeking an extension until December 13, 2018.

Upon a motion by Mr. Vigliotti and seconded by Mr. Vigliotti the Board voted 3-0 to approve the Definitive Site Plan Extension of Time for 6 Norfolk Court with conditions outlined in staff's memo and that all previous conditions remain in effective.

List of Exhibits:

- Exhibit A: Extension of Time Application for 6 Norfolk Court; received October 17, 2017.
- Exhibit B: Definitive Site Plan - 6 Norfolk Court; dated August 14, 2015; received October 13, 2016.

- Exhibit C: Definitive Site Plan Decision; 6 Norfolk Court; Signed December 9, 2015 (included in application materials).
- Exhibit D: Definitive Site Plan Decision; 6 Norfolk Court; Signed December 13, 2016 (included in application materials).

9. 2 Main Street – Parking Plan (PB-2017-058)

Attorney Bob Longden appeared upon behalf of the applicant, Trinity Worcester Development LLC along with representatives from Worcester Development LLC. Attorney Longden stated that the applicant seeks to construct a 130 space parking lot for a proposed multi-family residential use with associated grading and site work located at 2 Main Street. Attorney Longden gave an overview of the proposal and presented a rendering of the proposal.

Stuart Loosemore, Chamber of Commerce, spoke in support of the project and presented a letter of support.

Mr. Vigliotti expressed concern about the exit from the Highland Street side of the building and asked if any consideration had been made to making it a right-turn only exit. Attorney Longden stated that when the previous courthouse was open, the exit allowed for both ways and this is a different use than the courthouse and does not think there would be lot of left turns coming out of the site. Mr. Truman stated that he agreed with Mr. Vigliotti.

Mr. Rolle stated that they have discussed with the applicant and the traffic use would be much less as this will be a residential use and it is same user group day after day so residents will learn when it reasonable to take a left out of the premises.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to approve the waiver from showing abutters to abutters on the plan.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to approve the Parking Plan with conditions outlined in DPRS's memo as well as DPW conditions.

List of Exhibits:

- Exhibit A: Parking Plan Application with related Statement of Support; received October 26, 2017; prepared by Attorney Joshua Lee Smith on behalf of Trinity Worcester Development, LLC.
- Exhibit B: Parking Plan; dated October 25, 2017 and specific sheet revisions on November 6, 2017; prepared by Bohler Engineering. Also part of plan set – Rendering with Elevations & Floorplans; dated October 5, 2017; prepared by tat – the architectural team.
- Exhibit C: MACRIS Listing for Subject Property.
- Exhibit D: Historic Building Demolition Delay Waiver Determination; signed October 13, 2017.
- Exhibit E: Fire Department Comments; dated November 3, 2017
- Exhibit F: Letter of support from the Worcester Chamber of Commerce.

10. 206 May Street - Definitive Site Plan (-PB-2017-59)

Y.Z.Tet from H.S.&T. Group appeared upon behalf of the applicant, Adam Gaval, and stated that the applicant seeks to utilize the premises as a 5-unit multi-family low-rise residence on a lot with 15% slope or greater with associated parking and gave an overview of the proposal and presented a revised plan to the Board. Mr. Tet stated that they will have lighting on the face of the building and it will not shadow onto neighboring properties.

Mr. Rolle and Mr. Tet reviewed the stormwater plans for the site and what conditions may need to be placed on the site.

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

Upon a motion by Mr. Vigliotti 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 applicant increase the amount of stone to 12 inches around the discharge pipe.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received October 26, 2017; prepared by Monroe Management, LLC.
- Exhibit B: Definitive Site Plan; dated October 26, 2017; Prepared by H S & T Group, Inc.
- Exhibit C: Rendering with Floorplans; dated September 15, 2017; provided by Adam A. Gaval.

Other Business

11. Street Petition – Chino Avenue & Boylston Street – abandon and discontinue portion (ST-2017-020)

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to amend the previous Planning Board approval from June and to approve the new street petition to abandoned and discontinue a portion of Chino Avenue & Boylston Street.

12. Subdivision Bonding - Request to Set Performance Bond Amount – The Village at Burncoat Heights Definitive Subdivision

Mr. Lyford stated that DPW recommends that Bond amount be set at \$165,000.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to set the Bond amount at \$165,000.

13. Subdivision Bonding - Request to Set Performance Bond Amount – 128 Alvarado Avenue Definitive Subdivision

Mr. Lyford stated that DPW recommends that the Bond amount be set at \$125,000.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to set the Bond amount at \$125,000.

14. Plan Endorsement of Definitive Subdivision Amendment mylar for 128 Alvarado Avenue

The Planning Board endorsed said mylars.

15. Approval Not Required Plans (ANR)

- a. 13 Prentice Street (public) (AN-2017-073)

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

- b. 57 Aylesbury Road (public) & Chiltern Hill Drive North (public) (AN-2017-074)

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

- c. 110 & 124 (aka 118) Highland Street (public) (AN-2017-075)

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

- d. 7 Brookfield Street (public) & 0 Milton Street (private) (AN-2017-076)

Mr. Lyford stated that 0 Milton Street is open and passable.

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

16. Communication

17. Signing of Decisions from prior meetings

Adjournment - Upon a motion the Board voted 3-0 to adjourn the meeting at 6:45p.m.