

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

**January 23, 2019
LEVI LINCOLN CHAMBERS**

Planning Board Members Present: Andrew Truman, Chair
John Vigliotti
Paul DePalo

Members Absent: Satya B. Mitra
Albert LaValley

Staff Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Michelle M. Smith, Division of Planning & Regulatory Services
Nick Lyford, Department of Public Works & Parks
Jodi Kennedy Valade, Department of Inspectional Services

Approval of Minutes – 12/5/18

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 3-0 to approve the minutes of December 15, 2018.

Requests for Continuances, Extensions, Postponements, and Withdrawals

Items #1 and #2 were taken contemporaneously.

1. 225 Shrewsbury Street – Special Permit for CCOD (PB-2018-056)

2. 225 Shrewsbury Street – Definitive Site Plan (PB-2018-056)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 3-0 to continue the Special Permit for CCOD & Definitive Site Plan to the February 13, 2019 Planning Board meeting and to extend the Constructive Deadline to March 14, 2019.

3. Lots 66L, 66R, 67L & 67R Honeysuckle Road – Definitive Site Plan (PB-2018-024)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 3-0 to continue the Definitive Site Plan to the February 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to March 14, 2019.

4. 210 Southwest Cutoff – Definitive Site Plan (PB-2018-079)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 3-0 to continue the Definitive Site Plan to the February 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to March 14, 2019.

5. 57 Highland Street, 33 & 35 Wachusett Street – Special Permit for CCOD (PB-2018-046)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo, the Board voted 3-0 to allow for Leave to Withdraw for the Special Permit for CCOD.

Items #6, #7, #8 and #9 were taken contemporaneously.

6. 30 & 32 (aka Lot 2) Chiltern Hill Drive – Definitive Site Plan (PB-2018-032)

7. 30 & 32 (aka Lot 3) Chiltern Hill Drive – Definitive Site Plan (PB-2018-033)

8. 30 & 32 (aka Lot 4) Chiltern Hill Drive – Definitive Site Plan (PB-2018-034)

9. 30 & 32 Chiltern Hill Drive (public) & Aylesbury Road (public) (AN-2018-024)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Definitive Site Plan applications and the ANR request to the February 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to March 14, 2019.

10. 5 & 291 Lincoln Street (aka 14 Shattuck Street) – Parking Plan (PB-2019-001)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Parking Plan application to the February 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to March 14, 2019.

11. 29 Hospital Drive Extension aka 305 Belmont Street - Preliminary Subdivision Plan (PB-2019-006)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Preliminary Subdivision Plan application to the February 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to March 14, 2019.

12. Goldthwaite Road (private & public) (aka White Birch Commons) (AN-2019-007)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo, the Board voted 3-0 to postpone the ANR application to the February 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to March 14, 2019.

New Business

Public Meetings

13. 415 Southbridge Street – Parking Plan (PB-2018-075)

Attorney Jeff Head appeared on behalf of the applicant, Semrin Brothers, Inc.

The applicant has applied for a Parking Plan Approval under the requirements of the City of Worcester Zoning Ordinance for the construction of a display lot with 75 spaces within the MG-2.0 (Manufacturing, General) zoning district.

Mr. Head stated that planning staff had requested the ADA space on the plan be relocated, which they can accommodate. With regard to snow removal, the snow will be trucked off site.

Mr. Head stated that, for drainage, there will be two catch basins along the landscape buffer that will enter into a manhole and then into a vortex separator and then into the main line on Southbridge Street.

Mr. Head stated that with regard to the on-site detention they are improving the drainage and grading for the site.

Mr. Lyford stated that with regard to sanitary sewer connection that any sanitary connection outside of the 10 foot plumbing area must be six inches rather than the usual four inches.

Mr. Rolle stated that the applicant has updated the proposed plan: previously 75 spaces, the plan has been reduced to 61 display spaces plus seven customer/employee spaces. Additionally, staff would recommend the 3 display spaces in the back of the building be removed.

Mr. Rolle asked if the chain link fence would be retained as it is currently in disrepair. Mr. Head stated that the applicant will repair the chain link fence. Mr. Rolle stated that staff would request that the fence be removed entirely or replaced with black vinyl fence. Mr. Head stated that the applicant would replace the fence.

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 3-0 to approve the waiver from showing abutters to abutters within 300 feet on the plan.

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 3-0 to approve the Parking Plan application with conditions outlined in staff's memo including condition that existing fence be replaced with black vinyl fence and DPW comment that any sanitary connection outside of the 10-foot plumbing area must be six inches.

List of Exhibits:

Exhibit A: Parking Plan Amendment Application; received October 26, 2018; prepared by Ziyad Semrin.

Exhibit B: Parking Plan; dated September 11, 2018, prepared by A.S. Engineering.

14. 31 (fka 39) Caroline Street – Definitive Site Plan Amendment (PB-2019-007)

Carl Hultgren from Quinn Engineering appeared upon behalf of the applicant, 31 Caroline Street, LLC.

The scope of the project consists of the following:

In May 2015, the Planning Board approved a Definitive Site Plan, a More than One Building on a Lot for 31 (fka 39) Caroline Street, and an 81G for improvement to Caroline Street. The project has been largely constructed, except for completion of minor site work. The applicant has separately applied for relief from the ZBA to reduce the number of parking spaces and increase the share of compact spaces, and seeks to amend the approved site plan accordingly.

Specific changes relative to the original site plan approval include relocation of the proposed dumpster to accommodate a required transformer, and elimination of a row of parking in the western lot, which will be replaced by landscaping.

Mr. Hultgren stated that the 60 parking spaces will be reduced to 54 spaces and will increase the compact spaces on site from 15 to 18 spaces and this will allow for better snow storage and additional green space.

Mr. Rolle stated that staff had received some concerns from neighbors that residents at the property are exiting the easterly parking lot in the wrong direction and staff would recommend that two additional arrows be added to the parking lot to help identify the circulation pattern and would also suggest other pavement markings so it's apparent that the driveway entrance is for one way travel.

Mr. Rolle asked Mr. Hultgren to address how they intend to stabilize the steep slopes on the easterly side of the parking area. Mr. Hultgren stated that there is vegetation growing on that slope right now and if there are any bare spots they can hydro-mulch it.

Mr. Rolle stated that they are asking the applicant to stripe the parking lot as soon as possible and that proof of installation of the sedimentation forebays within the detention basins be provided prior to the certificate of occupancy being issued.

Upon a motion by Mr. DePalo and seconded by Mr. Vigliotti the Board voted 3-0 to approve the waiver from labelling abutters to abutters thereto within 300 feet on the plan.

Upon a motion by Mr. DePalo and seconded by Mr. Vigliotti the Board voted 3-0 to approve the Definitive Site Plan Amendment with conditions outlined in staff's memo, excluding condition 1.e. and an additional condition that entrance onto Caroline Street include striping to narrow the lane to 16 feet.

List of Exhibits:

Exhibit A: Cover Letter and Site Plan Amendment Application; dated December 17, 2018; prepared by Quinn Engineering, Inc.

Exhibit B: Site Plan; dated March 11, 2015 and revised December 10, 2018, prepared by Quinn Engineering, Inc.

Other Business

15. Approval Not Required (ANR) Plans

a. **57 & 59 Tatman Street (private) (AN-2019-004)**

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

b. **47 Gates Lane (public) & Brookline Street (public) (AN-2019-005)**

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

c. **727 Salisbury Street (public) & Barrows Road (public) (aka Salisbury Hill) (AN-2019-006)**

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

16. Communication(s)

- a. City of Worcester Annual Conflict of Interest and Ethics Training mandates and City of Worcester Policy Acknowledgements. – No comment

17. Signing of Decisions from Prior Meetings

- a. Restrictive Covenant for 35 Modoc Street (aka Anthony's Circle Subdivision)

18. Mylar Endorsement – Subdivision Plan for 35 Modoc Street (aka Anthony's Circle Subdivision) (PB-2018-035)

Adjournment

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo, the Board voted 3-0 to adjourn the meeting at 6:05 P.M.