

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

October 23, 2019

ESTHER HOWLAND CHAMBERS

Planning Board Members Present: John Vigliotti, Chair
Paul DePalo, Clerk
Eleanor Gilmore

Planning Board Members Absent: Albert LaValley, Vice-Chair
Edward Moynihan

Staff Present: Michelle Smith, Division of Planning & Regulatory Services
Timothy Gilbert, Division of Planning & Regulatory Services
Nick Lyford, Department of Public Works

Call to Order – 5:30 pm

Approval of Minutes – 7/17/19; 8/7/19; 8/28/19; 9/18/19; 10/2/19; 10/9/19 – Held

Requests for Continuances, Extensions, Postponements, and Withdrawals

1. 51 & 53 Windsor Street (PB-2019-056)

- a. Public Hearing – Definitive Plan – More Than One Building on a Lot Approval
- b. Public Meeting – Definitive Site Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to allow for Leave to Withdraw for the Definitive Site Plan More than One Building on a Lot and the Definitive Site Plan.

2. 757 Salisbury Street (PB-2019-053)

- a. Public Hearing – Special Permit to allow a Continuing Care Retirement Community (CCRC)
- b. Public Meeting – Definitive Site Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to Continue the Special Permit to allow a Continuing Care Retirement Community (CCRC) and the Definitive Site Plan approval application to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

3. 1023 & 1029 (aka 1025) Southbridge Street (PB-2019-054)

- a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to continue the Special Permit for Adult Use Marijuana Establishment-Storefront Retailer Use to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

4. Malden Woods (aka 0 Whippoorwill Drive & 0 Danielle’s Way, Whippoorwill Drive and Castine Street Right of Ways) (PB-2018-026)

- a. Public Hearing – Definitive Subdivision Plan Amendment
- b. Public Meeting – Definitive Site Plan

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Definitive Subdivision Amendment and the Definitive Site Plan application to the December 4, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to January 9, 2020.

5. 128, 130, 132, 134 & 136 Alvarado Avenue (PB-2019-039)

- a. Public Hearing – Definitive Subdivision Plan Amendment

- b. 128 Alvarado Avenue Subdivision: Request to Extend Work Completion Date and Amend Performance Agreement

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Definitive Subdivision Plan Amendment and the Request to Extend Work Completion Date and Amend Performance Agreement to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019

6. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)

- a. Public Hearing – Special Permit for CCOD

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Special Permit for CCOD to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

7. 287 (aka 301) Grove Street and 49 & 41 Park Avenue (PB-2019-060):

- a. Public Meeting – Definitive Site Plan Amendment

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Definitive Site Plan Amendment to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

8. 1191 Millbury Street (PB-2019-061)

- a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Special Permit for Adult Use Marijuana Establishment to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

9. 732 West Boylston Street (PB-2019-068)

- a. Public Meeting – Parking Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Parking Plan Approval to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

10. 1 College Street (PB-2019-069)

- a. Public Meeting – Parking Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Parking Plan approval to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

11. 19 Hemans Street (PB-2019-070):

- a. Public Meeting – Extension of Time for Definitive Site Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Definitive Site Plan application to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

12. 143 Wildwood Avenue (PB-2019-071):

- a. Public Meeting – Definitive Site Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Definitive Site Plan Approval to the November 13, 2010 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

13. Planning Board Rules & Regulations Amendment

- a. Public Hearing – To require the use of the most current precipitation data (i.e. NOAA Atlas 14 or Cornell Data, in lieu of TP40 data) when preparing required stormwater (i.e. hydraulic/hydrologic) calculations

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to postpone the Planning Board Rules & Regulations Amendment to the November 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to December 5, 2019.

Other Business

14. Approval Not Required (ANR) Plan(s)

- a. 3 Maranda Street (Public) (AN-2019-059)

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

- b. 13 Yukon Ave (Public) (AN-2019-060)

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

- c. 12-14 Lady Bank Street (Public) (AN-2019-061)

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

15. Subdivision(s)

- a. Hospital Drive (aka 305 Belmont Street) Definitive Subdivision
 - i. Request to Accept Restrictive Covenant as form of Security
 - ii. Endorsement of Plan

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to Accept the Restrictive Covenant as form of Security.

16. Request for Acceptance of (Open Space) Restrictive Covenant(s)

- a. Worcester Country Club Acres (CCRC) (PB-2018-042)
- b. 407 Cambridge Street (Cluster Special Permit) (PB-2018-021)

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to continue Items a and b to the November 13, 2019 Planning Board meeting.

17. Communication(s)

- a. Notice of Community Outreach Meeting (10/25/2019) for a proposed Adult Use Marijuana Establishment at 45-61 Fremont Street.

18. Discussion of Board Policies and Procedures

- a. Public Accessibility of Applications/Information

19. Signing of Decisions

Adjournment

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 3-0 to adjourn the meeting at 5:46 p.m.