

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

**AUGUST 1, 2007
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

Planning Board Members Present: John Shea, Chair
Scott Cashman, Vice-Chair
Anne O'Connor, Clerk
Margaret Guzman
Nicole Xifaras Parella

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Lara Bold, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
Kwabena Owusu-Ansah, Division of Planning & Regulatory Services
Michael Traynor, Law Department
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Department of Code Enforcement

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:30 PM.

APPROVAL OF THE MINUTES

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 (John Shea abstained because he was not present at the July 18, 2007 meeting) to approve the July 18, 2007 minutes.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **Pocasset Street/Sachem Avenue/Lavin Street (PB-07-83) – Definitive Subdivision Plan (Pocasset Estates):** Attorney Samuel DeSimone requested the hearing be continued to August 22, 2007 to allow time for the applicant to address concerns of the Department of Public Works. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the hearing to August 22, 2007.
2. **722 Plantation Street (PB-07-86) – Amendment to Definitive Site Plan:** Kevin Quinn, representative of the applicant, requested a continuance to August 22, 2007 when an application for a Special Permit will also be on the agenda. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to continue the site plan to August 22, 2007.

3. **781 Grove Street (PB-07-85) – Definitive Site Plan:** Michael Keating, representative for the applicant, requested a continuance to September 5, 2007 in order to prepare a site plan that meets Board requirements. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to continue the site plan to September 5, 2007.

UNFINISHED BUSINESS

PUBLIC HEARINGS

4. **101 Barry Road (PB-07-78A) – Amendment to Special Permit:** Anne O'Connor recused herself. An Amendment to Definitive Site Plan Approval (PB-07-78) was taken contemporaneously. Samuel DeSimone, Katherine English, Andrew Liston and Charles Griffin presented the plan. Mr. DeSimone stated that the previously approved Special Permit and Definitive Site Plan, which were approved on December 20, 2006, were for the construction of 151 independent living apartments, 12 attached cottages, 28 detached cottages, an underground garage and surface parking area and the existing 28-bed rest home. He said the applicant is now proposing to amend the Special Permit and Definitive Site Plan. He explained that because of grading issues that would require a 25-foot retaining wall at the proposed entrance to one of the new buildings, the applicant is proposing to lower a portion of the building into a portion of the proposed underground garage parking area. He further explained that this would result in a 12-foot reduction of the retaining wall and in a proposed reduction of 58 parking spaces leaving a total of 200 proposed parking spaces for the project. He said the site would still meet the off-street parking requirement and the open space areas would remain the same. Mohammed Nabulsi submitted a letter dated July 30, 2007 stating his opposition to the proposed project because of potential adverse effects on the neighborhood, particularly unsafe site distances on Barry Road Extension and the reduction in parking spaces. Susan Bausch was concerned about the reduction in the number of parking spaces as well. Mr. Cashman asked why they were not replacing the parking spaces from the underground garage with surface parking. Mr. DeSimone responded that they wanted to keep the open space areas from the previously approved plan. Mr. Cashman expressed his concern about reducing parking spaces for the project. Mr. DeSimone said there was a long winding driveway that is 24 feet in width and could easily handle any overflow parking should an event arise where it would be needed. Mr. Cashman asked staff for clarification regarding the number of spaces required and how the off-street parking requirement for Continuing Care Retirement Communities was calculated. Ms. Valade indicated that the site would need 201 parking spaces to be in compliance with zoning requirements. Mr. Fontane said an industry standard was most likely used to set the parking requirements in the Zoning Ordinance and that industry standards usually assume an 85% utilization of the total number of spaces. Ms. Bausch said she was afraid that if the applicant were to find later that more parking was necessary, it would have to be surface parking which would create light spillover for the neighbors. Chair Shea said that would require another amendment and the Board could set conditions relative to lighting at that time. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, it was voted 4-0 by John Shea, Scott Cashman, Margaret Guzman and Nicole Xifaras Parella to close the hearing. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, it was voted 4-0 by John Shea, Scott Cashman, Margaret

Guzman and Nicole Xifaras Parella to approve the Amendment to Special Permit. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, it was voted 4-0 by John Shea, Scott Cashman, Margaret Guzman and Nicole Xifaras Parella to approve the Amendment to Definitive Site Plan with the following conditions:

- **Plan must show 201 parking spaces as required by the Zoning Ordinance.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

PUBLIC MEETINGS

5. **101 Barry Road (PB-07-78) – Amendment to Definitive Site Plan:** See #4 above.
6. **Lot 6, Rustic Drive Extension (PB-07-80) – Definitive Site Plan:** Seth Toch, representative for the applicant, presented the plan for construction of a single-family detached dwelling on property with 15% or more slope. Since some of the proposed grading appears to be on abutting property, Mr. Traynor determined that a temporary easement should be recorded prior to issuance of a Building Permit. Mr. Adams said additional remediation for erosion control is necessary. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:
 - **Enhanced erosion controls, subject to approval by the Department of Public Works, must be shown on the plan.**
 - **A temporary easement for grading on abutting property must be recorded prior to issuance of a Building Permit.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

7. **28 Beechmont Street – (PB-07-82) – Definitive Site Plan:** Seth Toch, representative for the applicant, presented the plan for construction of a single-family detached dwelling on property with 15% or more slope. Ms. Bold informed Mr. Toch that Eleanor Kachadoorian must sign the application. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **Eleanor Kachadoorian must sign the application.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the signed application must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR 6516:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to deny endorsement of ANR # 6516, Kenberma Road because the structure does not meet the definition of a single-family semi-detached dwelling and therefore does not have sufficient frontage.
2. **ANR 6553:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR # 6553, Corrine Street.
3. **ANR 6554:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR # 6554, Austin/Chandler Streets.
4. **ANR 6555:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR # 6555, Lot 24, Sophia Drive.
5. **ANR 6556:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR # 6556, Cotuit Street/Deepdale Road.
6. **ANR 6558:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse #6558, Hancock Hill Drive/Wiltshire Drive.

OTHER BUSINESS

Carriage House Estates – Accept Covenant: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to accept a covenant pursuant to M.G.L. c.41, s.81U to obtain the Planning Board's endorsement of its approval of the Definitive Subdivision Plan.

Zoning Ordinance Amendments: Mr. Fontane presented three amendments to the Board for consideration. The first one would correct an inadvertent omission in Article XVII, Adaptive Re-use Overlay District. The second would delete the reference to single-family, semi-detached dwellings in RS-10 and RS-7 districts in Article IV, Table 4.2 – Permitted Dimensions by District. The third one would delete the last sentence regarding illuminated or motion signs in Article IV, Section 6(4). Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 4-1 (Margaret Guzman voted no) to authorize the Chair to forward the amendment to Article IV, Table 4.2 to the City Council as a petition of the Board. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 5-0 to authorize the Chair to forward the amendment to Article IV, Section 6(4) to the City Council as a petition of the Board. Upon a motion by Nicole Xifaras Parella and seconded by Margaret Guzman, the Board voted 5-0 to authorize the Chair to forward to the City Council the amendment to Article XV to correct an omission relative to Adaptive Re-use Overlay Districts as a petition of the Board.

Holy Name – Proposed Site for Photo Simulation: Joel Fontane informed the Board that Holy Name has chosen three sites for photo simulation in conjunction with its proposed wind energy conversion facility. Staff recommended including an additional location photo simulation at the nearest residential abutting property. The Board accepted the recommendation.

Pedestrian Access Discussion: Mr. Fontane distributed to the Board some policy discussion information related to Pedestrian Access. Chair Shea asked that the discussion be held on August 22, 2007 when the Board has had time to review the material.

ADJOURNMENT

Chair Shea adjourned the meeting at 7:05 PM.