

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

October 15, 2014

WORCESTER CITY HALL – LEVI LINCOLN ROOM

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

Planning Board Members Absent: Andrew Freilich

Staff Present: Domenica Tatasciore, Division of Planning & Regulatory Services
Michelle Smith, Division of Planning & Regulatory Services
Jon Gervais, Department of Public Works & Parks
Katie Donovan, Inspectional Services
Alexandra Haralambous, Law Department

BOARD SITE VISITS

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:30 P.M.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,
WITHDRAWALS**

1. 111-115 Dewey Street & 13 Parker Street – Parking Plan Approval (PB-2014-029)

Mr. Truman stated that the applicant submitted a request for continuance.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted to continue the item to November 5, 2014 and extend the decision deadline to December 6, 2014.

List of Exhibits

- Exhibit A: Parking Plan Application; prepared by Caola Equipment Co.; received August 25, 2014.
- Exhibit B: Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised August 12, 2014; received August 25, 2014.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 111-115 Dewey Street & 13 Parker Street; dated September 26, 2014, revised October 10, 2014.

- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 115 Dewey Street – Parking Plan; dated September 26, 2014.
- Exhibit E: Revised Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised October 7, 2014; received October 8, 2014.
- Exhibit F: Engineering Calculations; prepared by HS&T Group, Inc.; dated and received October 8, 2014.
- Exhibit G: Request for Continuance; prepared by John Riel; dated and received October 14, 2014.

2. 53 Rankin Street (Lots 1L, 1R, 2L and 2R) – Site Plan Approval (PB-2014-025)

Mr. Truman stated that the applicant submitted a request for postponement.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa, the Board voted 4-0 to postpone to November 19, 2014 and extend the decision deadline to December 19, 2014.

3. 304-308 Park Avenue & 45 Abbott Street (MBL 06-010-00029, 06-010-00030 & 06-010-00020) (PB-2014-032)

Mr. Truman stated that the applicant submitted a request for postponement.

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 4-0 to postpone to November 5, 2014 and extend the decision deadline to December 19, 2014.

4. Approval Not Required (ANR) Plans:

a. 78 Upland Street (public) (AN-2014-039)

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa, the Board voted 4-0 to postpone to November 5, 2014 and extend the Constructive Grant Deadline to November 20, 2014.

b. 1093-1097 West Boylston Street (public) (AN-2014-042)

Upon a motion by Mr. Ochoa and seconded by Mr. Vigliotti, the Board voted 4-0 to postpone to November 5, 2014 and extend the Constructive Grant Deadline to November 20, 2014.

UNFINISHED BUSINESS

5. Bonair Road (formerly part of 1438 Grafton Street, MBL 34-036-42-50) and presently a part of 1446 (aka 1448) Grafton Street – Parking Plan Approval (PB-2014-027)

Norman Hill, Land Planning, Inc., stated that the manager of Sonia's Auto Sales, Kelvin Calano, was present as well. Mr. Hill stated that they made several revisions to the plans and were amenable to the conditions in the DPRS & DPW staff memos.

Mr. Hill stated that the dumpster will stay in its current position, unscreened, and will not impede passage though the access along the rear of the site. He explained the discrepancy in the parking table provided on the plans submitted.

Ms. Smith stated that on June 19, 1985, the Zoning Board of Appeals approved a variance for relief of the rear yard setback requirement, to allow for construction of the structure located at 1448 Grafton Street. Therefore, staff is requesting that the applicant label the minimum yard dimensions (rear yard setback) on the plans even though a new building isn't proposed. Also, staff requested that the applicant label the dimensions of the lot (rear lot line as it abuts 1448 Grafton Street) since the applicant is requesting a waiver of the requirement to show the entire site on the plans.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 4-0 to approve the petition with the following conditions:

1. That the site be operated in substantial accordance with the final approved parking plan submitted on file with the Division of Planning and Regulatory Services;
2. That eight (8) copies of revised plans be submitted to the Division of Planning and Regulatory Services prior to November 5, 2014 addressing and/or showing the following items:

Circulation, and Signage

- a) Demarcate site in accordance with the labeled circulation and install signage as shown on the plan:
 - i. Provide a one-way sign on the southwestern corner of the existing building, where the "additional parking in rear" sign is proposed, indicating that circulation through the 12 ft. passage, located along the southwestern side of the structure at 1448 Grafton Street, is one way;

Parking:

- b) Revise the parking table provided to ensure it accurately reflects required parking, both existing and proposed number of spaces, by use requirement by updating the following:
 - i. The number of total required spaces in the "Proposed" parking section to that required which is 39 spaces;
 - ii. The SF of auto-bay use to reflect the increase, due to the two added bays, to be provided (~9,566 SF) in the "Proposed" section of the parking table;
- c) Provide the number of compact spaces provided (and the percentage of total number of parking spaces thereof) in the parking table provided on the plan;

Lighting and Landscaping:

- d) Provide landscaping and landscaping islands in compliance with the landscaping provisions of the Ordinance (Article V, Section 5.1.a. & Article IV, Section 7, Table 4.4, Note 6, respectively) and update the landscaping table in accordance therewith and label such on the plan;
 - i. Presently only one tree is shown in the interior landscaping islands on the plan while the Ordinance requires a minimum of 3 trees be planted therein;

General:

- e) Amend Plan Note 4 to indicate relief was granted to allow an 11 ft. rear-yard setback;
- f) Amend Plan Note 6 to indicate that the Zoning Board granted a Special Permit to allow said uses and not to allow extension of existing non-conforming uses;
- g) Delete Plan Note 7 – the Zoning Board did not grant any waivers on 9/22/14.
- h) Combine Plan Notes 3 & 8 to be one note referencing the requirements of Article IV, Section 7.B.8. relief;
- i) That the applicant screen the existing dumpster at 1446 (aka 1448) Grafton Street from the street with a 5-6 ft. stockade style fence;
- j) Label the minimum yard dimensions (rear yard setback);
- k) Label the dimensions of the lot (rear lot line as it abuts 1448 Grafton Street);
- l) Label the size (height) of the proposed lighting; and
- m) Indicate the limits of paving where the sites adjoin (nearest the 12 ft. access drive).

Per Department of Public Works Memorandum:

- 3. That all proposed catch basins and drainage man holes and all other associated drainage structures shall be to City standard specifications;

Standard Conditions of Approval

- 4. 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.
- 5. 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 Commissioner of Inspectional Services.
- 6. All work shall be done in accordance with the final approved Parking Plan on file with the Division of Planning and Regulatory Services.

Waivers:

The Board approved a waiver of the requirement to show the entire site on the plans and waiving said requirement for the applicant to comply with Article IV, Section 7.B.8. of the Ordinance.

List of Exhibits:

- Exhibit A: Bonair Road Application; received 7/25/2014; prepared by Sonia Realty, LLC.
- Exhibit B: Bonair Road Plan; dated 6/27/2014, revised 9/10/2014; revised 10/6/2014; prepared by Land Planning, Inc.

- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Bonair Road (formerly part of 1438 Grafton Street) & 1448 Grafton Street – Parking Plan; dated 9/26/2014; revised 10/10/2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: Bonair Road (formerly part of 1438 Grafton Street) & 1448 Grafton Street – Parking Plan; dated 9/26/2014.
- Exhibit E: Request for Postponement to 10/1/2014 from Land Planning, Inc. to the Planning Board; dated 9/5/2014.
- Exhibit F: Memorandum from Land Planning, Inc. to Planning Board members; re: Bonair Road (formerly part of 1438 Grafton Street); dated 9/5/2014; revised 10/6/2014.
- Exhibit G: 1438 Grafton Street ANR plan, endorsed by the Planning Board on 4/30/2014 and recorded on 5/6/2014 at the Registry of Deeds (Book 906, Plan 122).

NEW BUSINESS

6. 939, 945, 949 Main Street, 10 Grand Street, 7 Gates Street and 4, 6 & 12 Cristy Street, (Clark University Academic Building) – Amendment to Definitive Site Plan Approval (PB-2014-031)

Attorney Joshua Lee Smith, Bowditch & Dewey, stated that he represents Clark University. The Planning Board approved a Definitive Site Plan on July 16, 2014 for the construction of a four-story ~36,000 SF footprint building, a surface parking lot and a 2-level detached parking deck containing a total of ~121 parking spaces for this site.

Mr. Smith stated that the proposal seeks to amend the original plan by making the following changes:

- The project will now include two additional properties, located at 6 Cristy Street & 7 Gates Street, that will be used for the expanded surface parking lot;
- The elimination of the 2-level parking deck in favor of surface parking only;
- An increase in parking from ~121 spaces to ~125 spaces;
- The addition of a 14 ft. x 28 ft. delivery zone;
- An increase in the landscaping buffer along adjacent residential properties.

Mr. Gervais stated that the Department of Public Works comments are:

1. Catch basin connections shall be 8" DR-18 pipe.
2. Structure TC-3 should be connected to an on-site manhole prior to being connected to the existing DMH-D with 12 inch concrete pipe.
3. The sewer connection S-3 shall be connected to the existing 12 inch sewer line in Main Street and not the manhole structure.
4. DPW recommends installing a cleanout in place of DMH-3 with a direct connection to the existing drain line in Main Street rather than the proposed 12 inch main to the manhole.

Ms. Tatasciore asked if the applicant contacted the owner of #11 Gates Street regarding extending the wood fence along the property line. Mr. Smith stated that they had not.

Ms. Tatasciore stated that staff recommends approval of the Amendment to Definitive Site Plan upon resolution of the cited issues to the Board's satisfaction, provided that six (6) copies of final revised Definitive Site Plan are submitted to the Division of Planning & Regulatory Services prior to the release of the decision addressing the conditions outlined in the staff memos.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa, the Board voted 4-0 to approve with the conditions that:

1. That six (6) copies of final revised Definitive Site Plan are submitted to the Division of Planning & Regulatory Services prior to the release of the decision with the following items included:
2. That the proposed generator is tested on a monthly basis for a maximum of 30 minutes during normal business hours (M-F, 9 a.m. to 5 p.m.);
3. That the applicant submit 6 copies of a revised Photometric Site Plan, superimposed on the site plan (to show parking and pedestrian areas), to the Division of Planning and Regulatory Services, to allow staff to ensure the adequacy and safety of proposed lighting levels wherever there is movement onsite, prior to the release of the decision;
4. That the structure be constructed in substantial accordance with the final approved amendment to the definitive site plan;
5. Label the plans to reflect "Amendment to Definitive Site Plan";
6. Provide a design detail for the proposed boulder retaining wall;
7. Provide the location of and specifications for proposed onsite signage, if any;
8. Remove Note #2 on plan sheet C2.01;
9. Label the location of the proposed bicycle racks on the amended plan;
10. Label circulation for any travel aisles or drives that are one-way, if any;

Per Department of Public Works Memorandum:

11. That the batch basin connections shall be 8" DR-18 pipe;
12. That the Structure TC-3 should be connected to an on-site manhole prior to being connected to the existing DMH-D with 12 inch concrete pipe;
13. That the sewer connection S-3 shall be connected to the existing 12 inch sewer line in Main Street and not the manhole structure; and
14. That a cleanout be installed in place of DMH-3 with a direct connection to the existing drain line in Main Street rather than the proposed 12 inch main to the manhole;

Standard Conditions of Approval

15. 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;
16. 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 Commissioner of Inspectional Services; and

17. All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits

- Exhibit A: Definitive Site Plan Amendment Application & Response to Item 15 to Definitive Site Plan Amendment Application for Proposed Academic Building at Property off Main Street, Grand Street, Gates Street and Cristy Street; received September 11, 2014 and prepared by Robert E. Longden, Esquire, Owner's Authorized Representative
- Exhibit B: Clark University Main Street Development Site Plan; dated September 11, 2014; prepared by Architerra of 68 Long Wharf, Boston, MA.
- Exhibit C: Letter from Building Commissioner John R. Kelly to Attorney Robert E. Longden of Bowditch & Dewey, LLP; re: Trustees of Clark University – Proposed Academic Building at Property off Main Street, Grand Street and Cristy Street.
- Exhibit D: Renderings; received September 11, 2014.
- Exhibit E: Approved Definitive Site Plan site layout; issued June 12, 2014.
- Exhibit F: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Trustees of Clark University Proposed Academic Building (Main, Cristy & Grand Streets) Amendment to Definitive Site Plan, dated October 10, 2014.
- Exhibit G: Memorandum from the City of Worcester Fire Department to the Planning Board; received September 29, 2014.

OTHER BUSINESS

7. **Navasota Avenue – Street Petition, Convert to Public (ST-2014-009)**
Mr. Gervais stated that the Department of Public Works & Parks recommends a Priority #1 Designation.
Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to recommend Priority #1 to City Council for the private street conversion of Navasota Avenue.
8. **Albany Street (from Casco Street to Muskeego Street) - Street Petition, Recommend to Council on taking and conversion of Albany Street (Extended) to a public street (ST-2014-010)**
Mr. Gervais stated that the Department of Public Works & Parks gives a favorable recommendation to converting Albany Street to a public street.
Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to recommend the taking of, and to make public, Albany Street (from Casco Street to Muskeego Street).
9. **Approval Not Required (ANR) Plans:**
- a. **73 Westborough Street (public) (AN-2014-040)**
Ms. Smith stated that this lot is in an RS-7 zone with an existing single family dwelling onsite. The applicant seeks to divide the lot into two; both lots comply with the frontage requirement of 65 feet.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa, the Board voted 4-0 to endorse the ANR for 73 Westborough Street.

b. **28 Bullard Avenue** (public) (AN-2014-041)

Ms. Smith stated that the property is in an RS-7 zone with a single family dwelling onsite. The applicant seeks to divide it into four, of which one lot would be unbuildable and is labeled as such. The remaining lots comply with the frontage requirement of 65 feet.

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 4-0 to endorse the ANR for 28 Bullard Avenue.

c. **270 Moreland Street** (public) & Woodhaven Lane (private) (AN-2014-043)

Ms. Smith stated that the property is in an RS-10 zone; the required frontage is 80 feet which is provided for both proposed lots. The new lot would have frontage on Woodhaven Lane, which is a private street, while the existing lot would keep its frontage on Moreland Street.

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 4-0 to endorse the ANR for 270 Moreland Street (public) & Woodhaven Lane (private).

10. Review of Draft Special Permit Application for Adaptive Re-Use of Public or Nonprofit School Buildings

Ms. Tatasciore stated that this was the special permit application to allow applicants to apply under the new ordinance adopted for adaptive reuse of public or non-profit school buildings.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa, the Board voted 4-0 to approve the draft presented without edits.

11. Scrivener's Error re: Governors Street – Remove Portion of a Private Street from Official Map - Approved May 12, 2010

Ms. Smith stated that there was an error in the original decision that mentioned the wrong street name. Staff received a request to correct the decision so that the petitioner can record it at the registry of deeds.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to sign the revised decision.

12. Signing of Decisions from prior meetings

The Board signed the Parking Plan Amendment for 224 SW Cutoff and the Scrivener's Error Decision for Governors Street.

ADJOURNMENT

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to adjourn the meeting at 6:12 p.m.