

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

**March 11, 2020**

**LEVI LINCOLN CHAMBER**

**Planning Board Members Present:** Eleanor Gilmore, Clerk  
Edward Moynihan  
John Vigliotti

**Planning Board Members Absent:** Albert LaValley, Chair  
Paul DePalo, Vice-Chair

**Staff Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Gabrielle Weiss, Division of Planning & Regulatory Services  
Jody Kennedy-Valade, Department of Inspectional Services  
Nick Lyford, Department of Public Works

**Call to Order**

The meeting was called to order at 5:30 PM by Eleanor Gilmore, Acting Chair.

**Approval of Minutes**

On a motion by Mr. Moynihan and seconded by Mr. Vigliotti, the Board voted 3-0 to approve the minutes of October 2, 2019, December 4, 2019, and January 8, 2020.

**Requests for Continuances, Extensions, Postponements, and Withdrawals**

**1. Higgins Farm (fka 727 Salisbury Street) or Salisbury Hill CCRC (PB-2019-047)**

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

Testimony Date(s): 10/2/2019 & 11/13/2019

Upon a motion by Mr. Vigliotti and seconded by Ms. Gilmore, the Board voted 3-0 to continue the Special Permit Amendment – To allow a Continuing Care Retirement (CCRC) and the Definitive Site Plan applications to the May 13, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to June 4, 2020.

**2. Malden Woods Subdivision (aka 0 Whippoorwill Drive & 0 Danielle's Way, Castine Street, Danielle's Way and Whippoorwill Drive 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. Vigliotti, the Board voted 3-0 to continue the Definitive Subdivision Plan Amendment and the Definitive Site Plan applications to the April 22, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to May 14, 2020.

**3. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)**

- a. Public Hearing – Special Permit for CCOD

Upon a motion by Mr. Vigliotti and seconded by Ms. Gilmore, the Board voted 3-0 to continue the Special Permit for CCOD to the April 1, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to April 23, 2020.

**4. 333 Shrewsbury Street (PB-2020-014)**

- a. Public Hearing – Special Permit for CCOD

Upon a motion by Mr. Moynihan and seconded by Mr. Vigliotti, the Board voted 3-0 to continue the Special Permit for CCOD to the April 1, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to April 23, 2020.

## **5. Planning Board Rules & Regulations Amendment(s)**

- a. Public Hearing – To amend the requirements of all of the Planning Board’s Rules and Regulations (i.e. Site Plan, Special Permit, Subdivision, Parking Plan) to (1) require compliance with the Massachusetts Stormwater Handbook and Standards, (2) to establish related submission requirements, and (3) to require use of the most current precipitation data available (e.g. NOAA Atlas 14 or Cornell Data in lieu of TP40 data) when preparing required stormwater (hydraulic/hydrologic) calculations.

Upon a motion by Mr. Vigliotti and seconded by Mr. Moynihan, the Board voted 3-0 to continue the Planning Board Rules & Regulations Amendment (s) to the April 22, 2020 Planning Board meeting.

## **6. 34 Conway Street (Public & Private) (AN-2020-014)**

Upon a motion by Mr. Vigliotti and seconded by Mr. Moynihan, the Board voted 3-0 to allow for Leave to Withdraw for the ANR.

## **7. 128 Alvarado Avenue Definitive Subdivision – Request to Extend Work Completion Date and Amend Performance Agreement**

Upon a motion by Mr. Vigliotti and seconded by Mr. Moynihan, the Board voted 3-0 to allow for Leave to Withdraw for the Definitive Subdivision – Request to Extend Work Completion Date and Amend Performance Agreement.

## **New Business**

### **8. 0 Salisbury Street (PB-2020-013)**

- a. Public Meeting – Definitive Site Plan

Jay Finlay, project engineer, appeared on behalf of the applications. The applicant seeks to construct two single-family detached dwellings and conduct associated site work on two lots with 15% slope or more.

Mr. Finlay provided an overview of the proposal and presented revised plans to the Board.

Ms. Smith provided staff comments regarding the proposed location of parking and rendering of the proposed buildings. Mr. Finlay noted that renderings are intended to be produced when the lots are purchased by a buyer.

Mr. Finlay stated that, due to an overall reduction in impervious area, roof runoff recharge is not required.

Lisa Carrow, abutter, expressed her concerns regarding wetlands and drainage, the proposed location of the driveway, and managing traffic during construction.

Attorney Robert Lombardi asked for clarification as to where the front doors are to be located, and expressed concern that the additional homes and driveways may cause a hazard at the busy intersection.

Robyn Golden, abutter, expressed concerns about traffic on Salisbury Street, particularly at this intersection.

A resident of Willowbrook Lane inquired about the owner of the property and raised concerns about street plowing, suggesting that the property may be better suited to one home instead of two.

Andrew Freedom expressed concern about flooding from the stream, as well as concerns about traffic volume and speed.

Mr. Finlay reviewed construction phasing, noting that a silt fence will be installed initially, and then the existing chain link fence and tennis court are to be removed.

Member Moynihan expressed concern about southbound traffic on Salisbury Street, and that he would oppose approval of the site plan accordingly.

Mr. Vigliotti noted that the trouble is with traffic, which is the City’s responsibility to address, not that of the developer. Mr. Vigliotti noted that the proposal is permitted by right except for the 15% slope, and that single family homes will not increase traffic, and would, therefore, be in favor of approval.

Ms. Gilmore suggested that neighbors should raise traffic concerns in other venues, and inquired about additional plantings. Mr. Finlay described that the site will be cleared except for the maintaining of the pine trees on the corner of Salisbury Street, noting that one tree per lot is proposed.

Mr. Vigliotti suggested conditions of approval to provide elevations and maintain only one driveway on each road.

Mr. Xenos, property developer, requested that the item be continued.

Upon a motion by Mr. Vigliotti and seconded by Ms. Gilmore, the Board voted 3-0 to continue the Public Meeting for the Definitive Site Plan application to the April 1, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to April 23, 2020.

## **Other Business**

### **9. Street Petition(s)**

- a. Requests to modify the layout of public ways on the Official Map (ST-2020-002):
  - i. Discontinue, and incorporate into Summit Street, a portion of Gold Street & Plymouth Street
  - ii. Layout a new street called Canal Street Extension
  - iii. Widen Summit Street & Canal Street

Mr. Rolle described the proposed street changes outlined in the petition.

Upon a motion by Mr. Moynihan and seconded by Mr. Vigliotti, the Board voted 3-0 to recommend approval of the petition.

### **10. Approval Not Required (ANR) Plan(s)**

- a. 32-34 Cliveden Street (Public) (AN-2020-013)

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

- b. 33 Scenic Drive (Public & Private) (AN-2020-015)

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

- c. 0 Salisbury Street (Public) & Willowbrook Lane (Private) (AN-2020-016)

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

### **11. Subdivision(s)**

- a. 20 Sherer Trail Definitive (Frontage) Subdivision – Request for Endorsement

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

### **12. 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)

Held until the April 1, 2020 Planning Board meeting.

### **13. Communication(s)**

- a. Correspondence Regarding Appeal of Special Permit (CCRC) Decision for property at 757 Salisbury Street.
- b. Save the date for the 2020 State of the Lakes (3/4/2020) from the City of Worcester DPW&P.
- c. Notice of Community Outreach Meeting (3/5/2020) for a proposed Adult Use Marijuana Microbusiness Establishment at 165 Chandler Street.
- d. Green Worcester Strategic Plan Open House (3/10/2020) Flyer from the Green Worcester Working Group.
- e. Invitation to the Worcester Preservation Awards (3/30/2020) from the City of Worcester Historical Commission & Preservation Worcester.

The Board made no comment.

### **14. Discussion of Board Policies and Procedures**

### **15. Review & Approval of Draft 2021 Schedule of Meeting Dates and Filing Deadlines**

Upon a motion by Mr. Vigliotti and seconded by Mr. Moynihan, the Board voted 3-0 to approve the 2021 Schedule of Meeting Dates and Filing Deadlines.

### **16. Signing of Decisions**

#### **Adjournment**

Upon a motion by Mr. Moynihan and seconded by Mr. Vigliotti, the Board voted 3-0 to adjourn the meeting at 6:53 PM.