

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

**Wednesday July 28, 2021**

Worcester City Hall - Levi Lincoln Chamber, with remote participation options available via Webex online at <https://cow.webex.com/meet/planningboardwebex> and call-in number 415-655-0001 (Access Code: 1601714991).

**Planning Board Members Participating:** Albert LaValley, Chair  
Edward Moynihan, Vice Chair  
Eleanor Gilmore  
Conor McCormack

**Planning Board Members Participating Remotely:** None

**Planning Board Members Absent:** Kevin Aguirre, Clerk

**Staff present:** Michelle Smith, Division of Planning & Regulatory Services  
Marisa Lau, Division of Planning & Regulatory Services  
Steve Rolle, Division of Planning & Regulatory Services  
Steve Cary, Division of Planning & Regulatory Services

**Staff Participating Remotely:** None

**Call to Order** – Mr. LaValley called the meeting to order at 5:30 pm

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

**Item 1: 1103 Millbury Street (PB-2020-076) – Definitive Site Plan**  
Request to Postpone the Public Meeting & Hearing to September 8, 2021  
Extend the Constructive Grant Deadline to September 30, 2021

**Item 2: The former Kendig Street ROW (between Attleboro Street and Clay Street); part of 11 Attleboro Street; Attleboro Street (from Glade Street +/- 700ft to Coonan Street); Coonan Street (from Attleboro Street west 75ft and east 75ft); Glade Street (from Attleboro Street west 50ft); Kendig Street (from Attleboro Street west 50ft); and Clay Street (at the intersection with the former Kendig Street ROW) (PB-2021-012) – 81-G Street Opening & G.R.O. Chapter 12 Section 12 Private Street Improvements, and Definitive Site Plan**  
Request to Postpone the Public Meeting to August 18, 2021  
Extend the Constructive Grant Deadline to September 9, 2021

**Item 3: 5, 7 & 9 Richards Street (PB-2021-014) – Amendment to Definitive Site Plan**  
Request to Postpone the Public Meeting to August 18, 2021  
Extend the Constructive Grant Deadline to September 9, 2021

**Item 4: 573 Grafton Street (PB-2021-020) – Definitive Site Plan**

Request to Postpone the Public Meeting to August 18, 2021  
Extend the Constructive Grant Deadline to September 9, 2021

**Item 5: 28-36 Moreland Green Drive (PB-2021-047) – Definitive Site Plan**

Request to Postpone the Public Meeting to August 18, 2021  
Extend the Constructive Grant Deadline to September 9, 2021

**Item 6: 153 Green Street (aka 120 Washington Street) (PB-2021-052) – Definitive Site Plan**

Request to Postpone the Public Meeting to September 8, 2021  
Extend the Constructive Grant Deadline to September 30, 2021

**Item 7: 0 & 305 Belmont Street (aka 0 or Lots 1, 8, & 10 Reactory (fka Hospital) Drive) (PB-2021-043) – Amendment to Definitive Site Plan**

Request to Postpone the Public Meeting to August 11, 2021  
Extend the Constructive Grant Deadline to September 9, 2021

**Item 8: 50 & 62 Richland Street and 22 Dorchester Street (PB-2021-051) – Parking Plan**

Request to Postpone the Public Meeting to August 11, 2021  
Extend the Constructive Grant Deadline to September 9, 2021

**Item 9c: 36 Stoneham Road & Somerville Road (AN-2021-042) – ANR Plan**

Request Leave to Withdraw without Prejudice and a waiver (with refund) of the application fee requirement

On a motion by Ms. Gilmore, seconded by Mr. Moynihan, the Board voted 4-0 (Aguirre absent) to grant the requested postponements and withdrawal.

**Other Business**

**9. Approval Not Required (ANR) Plan(s)**

- a. 35 Natural History Drive (Private) (AN-2021-039)
- b. 46 Valley View Lane (Public) (AN-2021-040)
- c. ~~36 Stoneham Road (Private) & Somerville Road (Private) (AN-2021-042)~~
- d. 454 (aka 452) Sunderland Road (Public) & Westdale Street (Private) (AN-2021-043)
- e. 1089A & B Millbury Street (Public) (AN-2021-044)
- f. 0 Kiara Drive (Developer's) (AN-2021-045)
- g. 1 Tallawanda Drive (Public) & Gates Lane (Public) (AN-2021-046)
- h. 225 Mountain Street West (Public) & Maravista Road (Public) (AN-2021-047)
- i. 6 Perrot Street (Public) (AN-2021-048)

On a motion by Ms. Gilmore, seconded by Mr. Moynihan, the Board voted 4-0 (Aguirre absent) to endorse items 9a,b,d,e,f,g,h, and i.

## **10. Subdivisions**

- a. Kiara Drive – Extension of performance agreement work completion date

Ms. Smith recommended the Board table this item until the 8/11 meeting, in order to vote on modifications to the performance agreement and an extension concurrently.

On a motion by Ms. Gilmore, seconded by Mr. Moynihan, the Board voted 4-0 (Aguirre absent) to table this item until the next board meeting.

## **11. Citywide Master Plan Update**

Mr. Rolle stated the City has completed evaluation of proposals and selected a consultant for the master plan. The consultant will be announced shortly following execution of the contract. Through a separate process, a consultant for the Complete Streets Prioritization Plan has also been selected.

Mr. LaValley about the timeline for the master plan.

Mr. Rolle stated the planning process will hopefully begin in late August, and the first public presence for the plan will be on a website. He added that the consultant will likely have an initial (public) meeting with the Planning Board before community outreach begins.

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

### **13. Approval of Minutes – 7/7/2021**

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 3-0 (Aguirre absent, Moynihan abstained) to approve the minutes.

Mr. LaValley and other members and staff thanked Ms. Gilmore for her important contributions to the Planning Board and the City through her service.

## **Adjournment**

The Board voted unanimously to adjourn at 5:53 pm.