



The City of  
**WORCESTER**

Planning Board

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

**Wednesday, November 30, 2022**

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).

**Board Members Present:** Albert LaValley, Chair  
Edward Moynihan, Vice Chair  
Conor McCormack  
Adrian Angus (*Participated Remotely*)  
Brandon King (*Participated Remotely*)

**Board Members Absent:**

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services (DPRS)  
Pamela Harding, Division of Planning & Regulatory Services (DPRS)  
Steve Cary, Division of Planning & Regulatory Services (DPRS)  
Jodie Kennedy Valade, Inspectional Services (*Participated Remotely*)  
Sean Quinlivan, DPW

**Call to Order**

Board Vice-Chair Mr. Moynihan called the meeting to order at 5:30 pm.

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

**Leave to Withdraw without Prejudice**

Item 1: 490 Shrewsbury Street (PB-2022-018)  
Request Leave to Withdraw without Prejudice

Item 5: 149 Plantation Street & 2 LaPierre Street (PB-2022-040)  
Request Leave to Withdraw without Prejudice

**Postponements**

Item 3: 0 Meadow Lane/Pleasant Street (PB-2022-010)  
Request to Postpone the Public Meeting to January 11, 2023  
Extend the Constructive Grant Deadline to February 2, 2023

Item 4: 1073-1075 Pleasant Street (PB-2022-038)

Request to Postpone the Public Meeting to December 21, 2022  
Extend the Constructive Grant Deadline to January 12, 2023

Item 6: 1 & 7 Brattle Street (PB-2022-051)

Request to Postpone the Public Meeting to December 21, 2022  
Extend the Constructive Grant Deadline to January 12, 2023

Item 7: 25, 26, 33, 38 & 45 Arctic Street, 1, 14 (a/k/a 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (a/k/a 5 & 7 Arctic Street) & 290 Franklin Street and the Arctic Street & Plastic Street Rights-of-Way (PB-2022-063)

Request to Postpone the Public Meeting to December 21, 2022  
Extend the Constructive Grant Deadline to January 12, 2023

Item 8: 1L & 1R Honeysuckle Road (PB-2022-064)

Request to Postpone the Public Meeting to December 21, 2022  
Extend the Constructive Grant Deadline to January 12, 2023

Item 9: 32 Prescott Street (PB-2022-065)

Request to Postpone the Public Meeting to December 21, 2022  
Extend the Constructive Grant Deadline to January 12, 2023

Item 12: 50 Oriol Drive (PB-2022-069)

Request to Postpone the Public Meeting to December 21, 2022  
Extend the Constructive Grant Deadline to January 12, 2023

Item 16: 4, 5-7, 6, 8, & 9 Castle Street (ZA-2022-021)

Postponing to Amend Petition

## **Old Business**

### **2. 757 Salisbury Street (PB-2022-055)**

#### **a. Public Meeting – Definitive Site Plan**

Michelle Smith summarized staff comments on the site plan and the remaining issues to be resolved.

Jeff Smetana on behalf of the applicant provided an overview of the site plan.

No comments from Law, DPW, or ISD.

#### **Public Comment**

Kristopher Beckman, Barrows Road, asked about what was before the Board for approval; Ms. Smith clarified that the number of stories requested would be an approval of the Zoning Board of Appeals.

#### **Board Discussion**

Mr. Moynihan, Mr. McCormack, Mr. King, and Mr. Angus had no comment.

Mr. LaValley commended staff for their reviewing efforts and was comfortable with it.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the definitive site plan subject to staff-recommended conditions of approval and requested waivers.**

**New Business**

**10. Brookline Street Subdivision (PB-2022-067)**

- a. Public Hearing – Extension of Time Request - Definitive Subdivision Plan
- b. Performance Agreement Update

Donald O’Neil, attorney on behalf of applicant, summarized the request before the Board and reason for the request.

The Board and applicant settled on September 30, 2023 as a work completion date and October 31, 2023 would be the sunset date.

No comments from DPW, ISD, or Law Department.

No Board discussion.

Mr. Moynihan clarified on what is being voted on; Ms. Smith clarified.

Mr. O’Neil confirmed waivers requested.

**On a motion by Mr. Moynihan, seconded Mr. McCormack, the Board voted 5-0 to close the hearing.**

**On a motion by Mr. Moynihan, seconded Mr. McCormack, the Board voted 5-0 to set work completion date to 09/30/23 and the sunset date to 10/31/2023.**

**11. 378 Plantation Street (PB-2022-068)**

- a. Public Meeting – Definitive Site Plan

Derek Masonis, project engineer, introduced the other representatives.

Attorney Stephen Madaus provided background on the property and the recent zoning change for the property.

Chris Anderson, on behalf of UMass Memorial, described the need for the project and provided an overview.

Mr. Masonis described the existing site and proposed improvements; described changes to access off North Road; described changes to utilities and other proposed site work.

Jeff Keilman, architect at Perkins & Will, described proposed architecture.

Pamela Harding provided staff comment, including that the applicant will need to enclose loading spaces.

Attorney Madaus stated that the applicant was amenable to recommended conditions of approval.

No comments from DPW or Zoning.

No public comment.

#### Board Discussion

Mr. McCormack said he was glad DTM comments were satisfied and was in support of the project.

Mr. Moynihan ask applicant to clarify on driveway modifications; Mr. Masonis clarified; Mr. Moynihan asked about Fire concerns; Ms. Smith clarified they were satisfied; Mr. Moynihan asked about EV charging spaces and encouraged them to install more.

Mr. Angus had no comment.

Mr. King stated his support.

Mr. LaValley stated he was glad to see improvements to pedestrian amenities and was glad to support.

Mr. Moynihan asked applicant to confirm waivers; applicant confirmed.

**On a motion by Mr. Moynihan, seconded Mr. McCormack, the Board voted 5-0 to approve the definitive site plan, subject to staff-recommended condition of approval and waivers.**

### **13. Onandaga Street (ST-2022-010)**

#### a. Public Hearing – Private Street Removal

Attorney Boynton described the portion of ROW as it exists now.

Mr. Cary provided staff comments.

No comments from ISD or DPW.

#### Public Comment

Richard Glasberg, resident of 86 Pocasset described that the land is currently used for dumping of clippings and is against the removal.

Kevin Hutchins, resident 95 Pocasset, stated that dumping could still occur roadside and stated his support for the removal.

#### Board Discussion

Mr. McCormack and Ms. Smith discussed private streets and rights to use the ROW.

Mr. LaValley asked Mr. Glasberg whether he was formally objecting; Mr. Glasberg stated yes.

Ms. Smith suggested continuance to investigate whether he has standing to object.

**On a motion by Mr. Moynihan, seconded Mr. McCormack, the Board voted 5-0 to continue the hearing to January 11, 2023.**

### **14. Adult Use Marijuana (ZA-2022-018)**

a. Public Hearing – Zoning Ordinance Amendment

Ms. Smith summarized the proposed change to the ordinance, concerning definitions of marijuana delivery uses, with the intention to reconcile the city ordinance with state regulations.

ISD and DPW had no comment.

No public comment.

Board Discussion

Mr. Moynihan asked about hours of operation as stated in the ordinance; Ms. Smith explained that there would be no change and the special permit process would allow for further regulation of hours.

Mr. McCormack, Mr. Angus, and Mr. King had no comment.

Mr. LaValley stated his support.

**On a motion by Mr. Moynihan, seconded Mr. McCormack, the Board voted 5-0 to close hearing.**

**On a motion by Mr. Moynihan, seconded Mr. McCormack, the Board voted 5-0 to favorably recommend the ordinance back to Council.**

**15. May Street, Mayfield Street, Parker Street, and Winfield Street (ZA-2022-019)**

a. Public Hearing – Zoning Map Amendment

Natalie Turner introduced her mother, Gertrude Turner, who is the property owner.

Gertrude Turner stated that Natalie Turner would present on her behalf.

Ms. Turner provided a history of the block proposed to be rezoned and its prior zoning designations; described her intention for the rezoning from BG-4 to RL-7, which is to maintain a residential character and discourage impactful commercial uses.

Mr. Cary provided staff comments on the proposed rezoning.

No comments from ISD or DPW.

Public Comment

Steven Shakir, 94 Winfield Street, stated his support for the change and stated frustration with commercial trucks using the street.

Board Discussion

Mr. McCormack stated he was inclined to support, citing that the history of residential use and that RL-7 was a more appropriate zone.

Mr. Moynihan asked for clarification on the difference between RG-5 and RL-7; Mr. Cary explained; Mr. Moynihan stated his support.

Mr. Angus and Mr. King stated their support, citing the existing residential character of the block.

Mr. LaValley stated that he thought RG-5 was maybe more appropriate but that it would create an island of RG-5; Mr. Moynihan stated his agreement.

Ms. Smith provided additional information about RG-5 versus RL-7.

#### Public Comment

Diana Biancheria stated concern for restrictions that would be put on existing businesses in the area by the re-zoning.

Mr. McCormack asked for clarification about home occupations in residential districts; Ms. Smith clarified.

Mr. Valade provided input on home occupations.

Ms. Biancheria clarified on the business she was inquiring about; Ms. Smith clarified that the zone change would only affect the properties within the block.

Mr. LaValley suggested that Ms. Biancheria provide information to Planning staff and that the Planning Board continue the hearing.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 continue to December 21, 2022.**

#### Other Business

##### **17. Approval Not Required (ANR) Plans(s)**

- a. 1059 Grafton Street (Public) (AN-2022-050)
- b. 277 Airport Drive (Public) (AN-2022-051)
- c. Green Island Boulevard (Public) (AN-2022-052)
- d. 113 Randolph Street (Public) (AN-2022-053)
- e. ~~49 Dana Avenue (Public) (AN-2022-054)~~
- f. 21 Butternut Hill Drive (Private) (AN-2022-055)
- g. 49 Chilmark Street (Public) (AN-2022-056)

Mr. Cary and Ms. Harding described the ANR plan before the Board for endorsement.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to endorse Items 17a, 17b, 17c, 17d, 17f, and 17g.**

##### **18. Communications**

No discussion

**19. Board Policy and Procedures**

a. Registry of Deeds – Authorizing Staff Signatures

Ms. Smith stated that authorizing staff signatures should wait until the following meeting.

Mr. Cary asked that the Board discuss their availability for a special meeting the first week of January; the Board discussed.

**20. Approval of Minutes – 6/29/2022; ~~8/17/2022 (Special); 9/21/2022; 9/28/2022 (Special); 10/12/2022; 11/02/2022; 11/09/2022 (Special)~~**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 (Angus abstain) to approve the minutes from 6/29/2022.**

**Adjournment**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to adjourn at 7:32pm.**