



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

Wednesday, December 13, 2023

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 1-844-621-3956 (Access Code: 2633 685 5101).

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

Board Members Absent: Albert LaValley, Chair

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS)
Victor Panak, Division of Planning & Regulatory Services (DPRS)
Rose Russell, Division of Planning & Regulatory Services (DPRS)
Todd Miller, Inspectional Services (*Participated Remotely*)

Call to Order

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

Item 3: 4 Brandt Lane & 0 Grafton Street (PB-2023-094) – Definitive Subdivision Plan

Request to Postpone the Public Hearing to January 3, 2024
Extend the Constructive Grant Deadline to January 25, 2024

Item 4: Burnside Court Extension (12 & 30 Federal Street and 30 Myrtle Street) (PB-2023-095) – Definitive Subdivision Plan

Request to Postpone the Public Hearing to January 3, 2024
Extend the Constructive Grant Deadline to January 25, 2024

Item 5: 24 Simone Street (aka 70-72, 74-76 Valmor Street & 21-23, 25-27 Maranda Street) (PB-2023-096) – Definitive Site Plan

Request to Postpone the Public Hearing to January 3, 2024
Extend the Constructive Grant Deadline to January 25, 2024

Item 6: Brookline Street Subdivision aka 175 & 177-192 Brookline Street (PB-2023-097) – Definitive Subdivision Amendment Plan - Extension of Time

Request to Postpone the Public Hearing to January 3, 2024
Extend the Constructive Grant Deadline to January 25, 2024

Item 7: 15-17 Mountain Street East (PB-2023-098) – Special Permit Amendment – Adult Use Marijuana

Request to Postpone the Public Hearing to January 3, 2024
Extend the Constructive Grant Deadline to January 25, 2024

Item 9: Portion of 3 Oriol Drive, 0 Benson Avenue Extension (PB-2023-100) – Definitive Site Plan - Extension of Time

Request to Postpone the Public Hearing to January 3, 2024
Extend the Constructive Grant Deadline to January 25, 2024

Item 10: 16 Laurel Street (PB-2023-101) – Definitive Site Plan - Extension of Time

Request to Postpone the Public Hearing to January 3, 2024
Extend the Constructive Grant Deadline to January 25, 2024

Item 12: Powers Court ±260 feet South (ST-2023-011) – Discontinue & Remove a Private Way from the Official Map

Request to Postpone the Public Hearing to January 3, 2024
Extend the Constructive Grant Deadline to January 25, 2024

On a motion by Mr. Angus seconded by Mr. King, the Board voted 4-0 to grant the postponements.

Old Business:

1. 912-914, 918-924, 926-928, 930 & 932-934 Main Street, 157 Woodland Street and 1 & 3 Hawthorne Street and part of 151 Woodland Street (PB-2023-087)

a. Public Meeting – Definitive Site Plan

Dennis Lynch, on behalf of the architect firm recapped the project before the Planning Board. He described the layout of the buildings, how students would access the dorms, the courtyard and the retail component.

Brian Zimolka, on behalf of Nitch Engineering described the parking analysis that had been performed; he described the current and future parking demand; and the existing parking arrangement.

Joshua Lee Smith, attorney on behalf of the applicant introduced himself to the Board.

Ms. Michelle Smith gave a brief description of staff comments and recommended conditions of approval to the Board and asked the applicant to respond to their questions regarding a mural, easements and potential inconsistent grading on the plan.; Mr. Lynch clarified.

Mr. Angus asked the applicant to respond to Ms. Smith’s question regarding the easement; Mr. Smith stated they are in agreement with the condition as written. Mr. Moynihan asked the applicant to respond to the question regarding utilities; Mr. Lynch answered.

Todd Miller confirmed Inspectional Services has no comments or questions.

Public Comment:

Kate McGrath, Worcester, stated she is a long-term resident of South Worcester and an Alumni of Clark University. Ms. McGrath stated she is deeply upset by the proposal. She described the prior removal of Downing Street by Clark University and stated they have an objective to take over Main South. She stated that Clark had demolished other buildings in the area. She requested the Planning Board to stop Clark from taking over the Main South neighborhood, and to protect historic buildings. She stated Clark is not offering enough money to the existing retailers to move locations and how upsetting this is for tenants that have been there for decades. She stated Clark taught her to be a change maker and she is

here fighting for her neighborhood and stated she will return in the future when Clark returns to take over another block in the Main South neighborhood.

Mr. Moynihan asked the applicant to discuss any conditions of approval they would like to either modify or strike.

David Churco, Vice President, asked Mr. Smith to describe the conditions of approval they would like to discuss. Mr. Smith stated he wanted to discuss item a, aa, and u. Mr. Smith asked Mr. Churco if they are willing to accept these conditions. Mr. Churco stated they would be okay to look into the condition. Mr. Smith stated the charging station, referenced in condition u., would need to be moved during construction but it is planned to be re-installed post construction but ultimately it's the property of National Grid. Mr. Churco stated they had discussed with National Grid and would be able to replace it or take ownership of the EV space. Ms. Smith stated that this is acceptable and would like to see a plan and confirmation the applicant will remain in ownership. Mr. Smith requested the condition be moved to the category "prior to issuance of a building permit"; Ms. Smith stated staff is in amenable.

Mr. Smith stated they are not in favor of interior bike storage and stated empirical evidence does not support bike rack installation and would like to maintain that area for the retail users; asked the Board to strike condition AA. Ms. Smith asked the applicant to describe if there is interior bike storage for the students; Mr. Lynch stated there is no bicycle storage. Ms. Smith stated, in the eyes of DTM, staff would like to push for interior bicycle storage and that Clark should be able to find a way. Mr. Lynch stated as long as they could provide a small number of interior storage spaces, they are amenable to.

Mr. Angus provided a suggested condition for AA. Mr. McCormack stated he is in agreement, Mr. Moynihan seconded the endorsement.

Board Discussion:

Mr. McCormack stated he feels it has been adequately reviewed and is in support; Mr. King agreed. Mr. Angus stated that the Board is limited in its purview given the determination the project falls under the Dover Amendment. Mr. Moynihan stated that the project falls under the Dover Amendment and staff has worked with the Board to make the changes they are enabled to.

On a motion by Mr. Angus, seconded by Mr. King; the Board voted 4-0 to approve the site plan with DPRS, DTM and DPW recommended conditions of approval with the following changes: move condition U. to "prior to issuance of a building permit" and alter language to condition AA now read "the project be required to include covered courtyard or corridor bike storage for front use"

New Business

11. 2 Ionic Avenue and 661 Main Street (PB-2023-102) Item taken second, out of order

a. Public Meeting – Definitive Site Plan

Mr. Smith, Sean Brenner, Caroline Clark and Leslie Fanger introduced themselves on behalf of the project. Mr. Smith described the location of the site, the surrounding zoning districts, existing conditions and the proposed site use and improvements.

Ms. Fanger described the proposed site conditions today and the improvement proposed. Ms. Fanger stated the northern property at 660 Main Street may be sold in the future.

Ms. Clark described the utilities proposed for the site, stormwater proposed on site. Ms. Fanger stated they are providing covered bicycle parking spaces and will be making the entrance ADA compliant.

Rose Russell described the conditions of the site, nature of the proposal and asked the applicant to respond to staff questions regarding overflow parking. Mr. Smith stated that if the neighboring lot is sold in the future, the current owner will organize an agreement for continued use of the parking. Ms. Fanger described the placement of the EV spaces.

No public comment.

Board Discussion

Mr. McCormack stated he is happy to support the project, Mr. King and Mr. Angus agreed. Mr. Moynihan asked the applicant to request the waivers.

Mr. Smith asked staff to confirm if the DTM condition H would require the project to install new curbing along the entire property line. Ms. Smith stated that this has come up before and understands DTM's intention to for the applicant to install curbing only where it is being disturbed and can clarify it in the condition. Mr. Angus asked Mr. Smith if this is acceptable; Mr. Smith confirmed.

On a motion by Mr. Angus, seconded by Mr. McCormack; the Board voted 4-0 to approve the site plan with DPRS, DTM and DPW recommended conditions of approval with modification to condition 1h to refer to areas the sidewalk is disturbed.

Mr. King left the meeting.

2. **Lot 2A or 34 (aka 52 & 54 Circuit Avenue South) Lakeside Avenue and Lot 2B or 2 Circuit Avenue South (aka part of 17 Garland Street) (PB-2023-091)**
 - a. Public Meeting – Definitive Site Plan
 - b. Pubic Hearing – More Than One Building on a lot

Mr. Borenstein introduced himself and the team to the Board. He described the previous approvals the site has gotten with Phase One and a rezoning petition both recently before the Board. He described Lot 2A of the project, the affordable and accessible units, the home ownership, and parking on site. Matt Murda introduced himself and described the grading on site. Cliff Boehmer stated they re excited to be able to provide home ownership units.

Mr. Borenstein described the existing conditions on Lot 2B, work in future phases. Mr. Murda stated he had no additional comments. Mr. Boehmer briefly described the architecture.

Mr. Borenstein asked for revisions to staff conditions regarding t3, 1d, and 1t.

Ms. Smith stated staff is amenable to the changes proposed by the applicant, described greater staff comments and conditions. She asked the applicant to describe and provide detail regarding the staircase being removed. Mr. Borenstein confirmed.

Mr. Moynihan asked the applicant if they requested the waivers as listed; Mr. Borenstein requested the waivers.

No public comments.

Board Discussion

Mr. McCormack stated he is in favor and appears that staff has thoroughly reviewed the project.

On a motion by Mr. Angus seconded by Mr. McCormack; the Board voted 3-0 to close the public hearing.

On a motion by Mr. Angus seconded by Mr. McCormack; the Board voted 3-0 to approve the site plan with DPRS, DTM and DPW recommended conditions of approval, and alterations as proposed.

8. 11 Sever Street & 73 Merrick Street (PB-2023-099)

a. Public Meeting – Definitive Site Plan Extension of Time

Mr. Smith described the project, reason for extension of time and prior approvals.

Ms. Smith stated staff have no comments.

No public comments.

No board discussion

On a motion by Mr. Angus seconded by Mr. McCormack; the Board voted 3-0 to approve the extension of time

Other Business

13. Approval Not Required (ANR) Plans

- a. AN-2023-047 – 24 Second Street (Public/Private) & Third Street (Private)
- b. AN-2023-055 – 272 & 262 Mill Street (Public)
- c. AN-2023-056 – 57 Mount Avenue (Public)
- d. AN-2023-057 – 36 Standish Street (Public)
- e. AN-2023-068 – 16-18 Taunton Street (Public)

Ms. Russell described the ANRs before the Board.

On a motion Mr. Angus, seconded by Mr. McCormack, the Board voted 3-0 to endorse the ANR A, B, D, and E.

12. Board Policy and Procedures – *no discussion*

13. Communications:

- a. Request to Amend/Accept Open Space Restrictions – Salisbury Hill CCRC

Ms. Smith described the request to Amend/Accept Open Space Restrictions for the Salisbury Hill CCRC.

On a motion Mr. Angus, seconded by Mr. McCormack, the Board voted 3-0 to approve and accept the proposed amendment to the declaration of restriction covenant and conservation restriction for open space purposes finding that they satisfy the C, Section 4.2.a of the Zoning Ordinance and Condition #9 of the CCRC Special Permit, subject to recordation of the same by, and at the cost of, the developer.

14. Approval of Minutes - ~~7/26/2023, 8/23/2023; 8/30/2023~~ - *No discussion*

Adjournment

On a motion by Mr. Angus, seconded by Mr. Moynihan, the Board voted unanimously to adjourn at 7:06pm.