

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

June 24, 2015

WORCESTER CITY HALL – ESTHER HOWLAND ROOM

Planning Board Members Present: Andrew Truman, Chair
John Vigliotti
Satya Mitra, Vice Chair
Andrew Freilich

Planning Board Members Absent: Robert Ochoa, Clerk

Staff Present: Stephen Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Katie Donovan, Inspectional Services
John Gervais, Department of Public Works & Parks
Nicholas Lyford, Department of Public Works & Parks
Alexandra Haralambous, Law Department

BOARD SITE VISITS

CALL TO ORDER

Chair Truman called the meeting to order at 5:36 p.m.

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

1. Forest Hill Drive – Special Permit Cluster Subdivision (PB-2015-025)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to continue the item to August 5, 2015.

NEW BUSINESS

Public Meetings

2. 167 Pleasant Street – Parking Plan (PB-2015-016)

Mr. Vigliotti recused himself and left the room.

Attorney Anthony Vigliotti, representing the applicants and owners of said property, stated that this property is a 9,400 SF lot and they are proposing to construct a ~22 (15 regular, 5 compact, and 2 handicapped) space surface parking lot along with associated drainage, grading, paving, site work, and landscaping. It is part of the Crown Hill Historical District. They are not proposing any fencing or lighting for this project. There is a street light located by this lot which

illuminates the lot. This parking lot will be used by Rob Roy students and the school will provide security until 10 p.m. since classes end at 9:30 pm.

Atty. Vigliotti stated that there is a 6' wide sidewalk on the lot that will be removed and replaced with landscaping. There are existing water and sewer lines and the drainage will connect to a stormwater catchbasin; all calculations have been submitted for review.

Mr. Lyford stated that the Department of Public Works had a few comments. They were provided with a stormwater report and after reviewing it, they found it was acceptable. They also requested that the applicant move the catchbasin to the edge of the parking lot and the applicant said he is amenable to that.

Ms. Tatasciore asked if signage was proposed. Atty. Vigliotti stated that there is no signage proposed. The sign on the school parking lot across the street will state that additional parking can be found across the street.

Ms. Tatasciore asked if the snow storage area could be relocated to the north in order to allow for more landscaping and plantings fronting Pleasant Street.

Mr. Truman asked if the handicapped parking was required because they would need an 8' drop off area between the two proposed handicapped spaces. Atty. Vigliotti stated that he would comply with all requirements.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 3-0 to approve the petition with the conditions in the staff memo and that the catch basin is moved as recommended by the Department of Public Works and that the snow storage area be moved northerly to allow for an increase in the size of landscape buffer with additional plantings and that the handicapped parking be compliant with ADA regulations. The Planning Board also approved their waiver request from showing abutters and abutters thereto within 300 ft. on the plan.

List of Exhibits

- Exhibit A: Parking Plan Application; received March 9, 2015; prepared by Roy Samra of S&L Realty Trust.
- Exhibit B: Conceptual Parking for Plan of Land; dated November 1, 2014 and revised on April 14, 2015; prepared by Robert D. O'Neil, Jr.
- Exhibit C: Hydraulic Calculations; dated November 30, 2014 and revised on June 6, 2015; prepared by Malley Engineering Company, Inc.
- Exhibit D: Letter from DPW; dated April 9, 2015
- Exhibit E: Letter from Building Commissioner to applicant regarding zoning violation; dated September 4, 2014.

Mr. Vigliotti returned to the meeting.

3. 67 Heywood Street (aka Rosamond Street) – Definitive Site Plan (PB-2015-017)

Jeff Howland from JH Engineering Group, representing the owner, stated that the petition is to construct a single-family detached dwelling with two parking spaces at property located at 67 Heywood Street and accessed via Rosamond Street. On June 15, 2015, the ZBA approved a

variance for 1.11 feet of the dimensional requirement for frontage to be changed from Heywood Street to Rosamond Street. On March 23, 2015, the Conservation Commission issued an Order of Conditions.

Mr. Howland stated that the Fire Department requested that the building be given a Rosamond Street address to prevent confusion amongst first responders due to the lot layout. He explained the recommendations from DPW in connection to the Conservation Commission filing; the plan before the board reflects those changes.

Ms. Tatasciore asked who the owner of the deck that straddles the side yard lot line is. Plan Sheet 1 indicates the intention to either remove the deck or to remove only the part that encroaches over the property line. A more definitive notation regarding the intended plan of action needs to be labeled on the plan and to verify compliance with side yard setbacks. Mr. Howland stated that the deck belongs to the abutter and it will be removed from the subject property of 67 Heywood Street.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 4-0 to approve the site plan with the conditions of approval in the memo and to approve their waiver request from showing abutters and abutters thereto within 300 ft. on the plan.

List of Exhibits

Exhibit A: Definitive Site Plan Application; prepared by owner/applicant Pino Ritacco of RPM Realty LLC; received March 11, 2015.

Exhibit B: Definitive Site Plan; prepared by JH Engineering Group LLC; dated January 30, 2015 and revised through to June 15, 2015; received March 11, 2015.

Exhibit C: Letter from DPW; dated April 9, 2015.

Exhibit D: Memo from Fire Chief; received March 30, 2014

Exhibit E: Request for Postponement; received April 15, 2015.

4. 100 Wall Street – Definitive Site Plan Extension of Time (PB-2015-029)

Robert Branca, Brandon Realty Group, stated they have this property under agreement and are doing their due diligence before they commit to buying it. The Planning Board granted Site Plan approval to construct a three-story, multi-family low-rise residential dwelling with 59 dwelling units and 119 associated off-street parking spaces. The sale is conditioned upon getting an extension for the approval. No changes from what was previously approved will occur.

Ms. Tatasciore stated that they are looking to extend their approval for a year to June 25, 2016. She also recommended the inclusion of another condition which is that any tree previously approved be ALB-resistant because at the time this application was approved that was not a condition.

Marshal Farmelant, representing the Fraternal Order of Eagles located at 53-55 Norfolk Street, stated that the site has been a security risk and 11 months ago someone died there.

Mr. Branca stated that once they buy the property they will demolish the building right away and make the lot visible from the street so that people cannot hide there.

Nasar Nasrah, 9 Shale Street, stated that he was concerned something would happen at that location since they hear yelling at all hours of the night.

Mr. Freilich asked why they needed a year extension of time. Mr. Branca stated that they have a 90 day due diligence period to decide if they will purchase the property. If the approvals expire then they cannot build right away and that will cost them money. Ms. Tatasciore stated that the approval ends in two days.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to approve the extension of time to June 25, 2016 and subject to the condition that all proposed trees be Asian Longhorned Beetle resistant.

OTHER BUSINESS

5. Street Petition Convert to Public – Botany Bay Road (ST-2015-010)

Mr. Lyford stated that DPW recommends a Priority Level 1 for Botany Bay Road.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 4-0 to recommend a Priority Level 1 for Botany Bay Road.

6. Street Petition Convert to Public – Norton Street (ST-2015-011)

Mr. Lyford stated that DPW recommends a Priority Level 1 for Norton Street.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to recommend a Priority Level 1 for Norton Street.

7. Approval Not Required (ANR) Plans:

a. 232 Burncoat Street (public) (AN-2015-021)

Ms. Tatasciore stated that the applicant is seeking to convey a sliver of the lot to their abutters due to the nature of the slope and inability to maintain the property.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to endorse the ANR.

8. Communication

a. Letter from CMRPC, dated June 5, 2015, regarding the City of Worcester's assessment bill for the fiscal year commencing July 1, 2015 and ending June 30, 2016

Ms. Tatasciore stated that no action is required. It is only informational. The Board had no comments.

9. Approval of the Proposed Draft Meeting Schedule for 2016

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to approve the meeting schedule.

10. Signing of Decisions from prior meetings – the decisions were signed.

ADJOURNMENT

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to adjourn the meeting at 6:02 p.m.