

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

July 15, 2015

WORCESTER CITY HALL – ESTHER HOWLAND ROOM

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

Planning Board Members Absent: Robert Ochoa, Clerk

Staff Present: Domenica Tatasciore, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
John Gervais, Department of Public Works & Parks
Nicholas Lyford, Department of Public Works & Parks

BOARD SITE VISITS

CALL TO ORDER

Chair Truman called the meeting to order at 5:30 p.m.

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

NEW BUSINESS

Public Meetings

1. 19 Hemans Street – Definitive Site Plan Extension of Time (PB-2015-030)

Andrew Liston, representing the owner, John Murdock, stated that this is a request for an extension of time for a 72 unit multi-family project at 19 Hemans Street. The project has had several extensions. The owner is still in the process of trying to sell the property and is asking for a two-year extension at this time.

Ms. Tatasciore stated that this project was approved in 2006 and has had numerous extensions. If the two-year extension request is approved, it will extend the project's expiration date to July 21, 2017. She recommended a new condition that all proposed trees shall be Asian Long-horned Beetle resistant and shall comply with the City of Worcester's landscape ordinance amendment and that all the previous conditions of approval would still remain in effect.

Mr. Liston stated that the applicant is amenable to that additional condition.

Vincent Alicandro, representing Maria Hernandez of 1 Hemans Street, asked why this project needed additional time and asked how it would benefit the existing neighbors. He stated that property valuations will go down due to this project, traffic will increase tremendously, and Ms. Hernandez did not want a Plumley Village built in her neighborhood.

Mr. Truman stated that these are questions and concerns that should have been addressed at the time the project was approved in 2006. The only consideration before the Planning Board at this time is whether or not to extend the approval that was previously granted.

Mr. Mitra stated that the application before them is a request for an extension of time and not a discussion of the approved plans.

Mr. Alicandro asked if he would have to tell the neighbors that home valuations will go down and why the petitioner needed another two years.

Mr. Vigliotti stated that the Board cannot give legal advice as to home valuations.

Mr. Freilich asked how long this property had been on the market and why the owner needed two years because the Board typically grants one year extensions.

Mr. Liston stated that the parcel had been put up for sale since it was approved but that they are requesting a two year extension because when the application was originally approved in 2006, the Zoning Ordinance allowed for up to 50% of parking spaces to be compact (8' x 16'). The Definitive Site Plan was approved with 28% compact parking spaces (42 of the 150). Since that time, the Zoning Ordinance has been amended which decreased the by-right compact parking spaces from 50% to 25%. The applicant needs to request a Special Permit from the Zoning Board of Appeals to allow 28% of the total off-street parking spaces to be compact. An extension of time allows them additional time to market the property since it will take a few months to clear the Zoning Board issue first.

Mr. Freilich stated that he was in favor of a one year extension.

Mr. Vigliotti stated that he supported a one year extension instead of the two year request because it has been 10 years since the application was initially approved. He asked Mr. Liston to let his client know that the Board will not be prone to approving any more extensions on this project.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 4-0 to approve a one year extension for 19 Hemans Street with the conditions listed in the staff memo. The approval will expire July 21, 2016.

OTHER BUSINESS

2. Street Request to Discontinue, Abandon and remove from Official Map a portion of Franklin Street (ST-2015-012)

Mr. Lyford stated that DPW recommends a Priority 1 designation for this request.

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

3. Approval Not Required (ANR) Plans: None

4. Communication

- a. Notice of Project Change – Greenwood Street Landfill Solar Project – No Comment**

5. Signing of Decisions from prior meetings

The decisions for 167 Pleasant St PPA, 100 Wall St EOT, 67 Heywood (aka Rosamond Street) DSP, Botany Bay Road & Norton Ave were signed.

ADJOURNMENT

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 4-0 to adjourn the meeting at 5:50 p.m.