

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

August 23 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Satya Mitra
John Vigliotti
Barbara Carmody

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Jody Kennedy Valade, Department of Inspectional Services
Nicholas Lyford, Department of Public Works
Alexandra Kalkounis, Law Department

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

1. 323 (aka 327) West Boylston Street - Parking Plan (PB-2017-036)

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to postpone the item to the August 31, 2017 Planning Board Meeting.

2. 649 Plantation Street – Water Resource Protection Overlay District Special Permit (PB-2017-012)

3. 649 Plantation Street – Definitive Site Plan (PB-2017-012)

Items #2, #3 were taken contemporaneously.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to postpone the items to the October 4, 2017 Planning Board meeting and to extend the decision deadline to November 30, 2017.

4. Zoning Map Amendment – 452 Southwest Cutoff (ZM-2017-007)

Amendment to rezone the portion of 452 Southwest Cutoff, which is currently zoned RS-7 (Residence, Single Family) to ML-0.5 (Manufacturing, Limited) zoning district.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to postpone the item to the September 13, 2017 Planning Board meeting.

5. **47R Fourth Street - Definitive Site Plan (PB-2017-035)**
6. **47R Fourth Street - Special Permit for Cluster Zoning (PB-2017-035)**

Items #5 and #6 were taken contemporaneously.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to postpone the items to the September 13, 2017 Planning Board meeting and to extend the decision deadline until October 30, 2017.

New Business

Public Meeting

7. **11 Hawthorne Street - Definitive Site Plan (PB-2017-019)**

Andrew Liston from Thompson Liston appeared upon behalf of the applicant Clark University. Mr. Liston stated that they are seeking to construct a ~2,400 SF academic use building, for the proposed Colin Flug Graduate Study Wing, consisting of the following:

- Five (5) graduate student offices;
- Book storage for the Strassler Center's library collection;
- Function space to host special events;
- Parking layout and reconfiguration resulting in a net loss of 31 spaces.

Mr. Lyford stated that the applicant had provided revised plans and DPW is satisfied with the revisions.

Mr. Liston stated that with regard to some of staff's concerns that the driveway location will be the same as existing and will slow traffic and that there will be an increase in green space. He stated relative to snow storage there is space and the college has plan to truck snow off premises when there is excess amount. Also, that no additional signs are proposed and the public areas will be seeded.

Mr. Rolle stated that there is no interior landscaping showed and applicant may want to ask for a waiver of that. Mr. Liston stated that he did submit two waiver requests.

Mr. Liston stated that with regard the adequacy of parking that the 31 spaces that are being loss are covered by the full amount of parking at the campus and the number of students who use public transportation.

Cheryl Turner, abutter to the property, and employee of Clark University stated that she excited and frustrated with this proposal. Ms. Turner stated that when this project was postponed the university did not notify the neighbors and this is a very busy street and does not agree that the loss of 31 spaces will not have an impact on the neighborhood and university. Ms. Turner also requested that additional landscaping be provided by the University and stated that with regard to snow removal that the university is not pro-active during big storms and does not remove the snow until staff complains that there are no spaces available and has concern that the university has not worked with the neighbors.

Attorney Wayne LeBlanc, representing Joe Boynton, an abutter to the property, stated that Mr. Boynton stated that he has no objections to the project but would like two conditions be placed on site: 1. Alleviate the ingress and egress on Hawthorne Street; 2. That two trees maple or other type of tress be installed in the sidewalk area on Hawthorne Street.

Mr. Rolle stated that he would have concern with just having one entrance/exit and would need to confer with DPW and the Fire Department before recommending it.

Mr. Liston stated that it not a good idea to remove access points that people are already used to.

Ms. Turner suggested that maybe bollards could be used. Mr. Liston stated that may create a problem when snow needs to be plowed.

Mr. Truman asked if the applicant would consider closing the curb cut. Lianne from Clark University stated that they could not provide that answer tonight.

Ms. Carmody requested clarification on how many proposed trees were going to be removed.

Mr. Truman and Ms. Carmody both stated that they would like additional tress added to offset the ones being removed. Mr. Liston stated they could do that.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 4-0 to approve two waivers: 1. Showing abutters to abutters 500 feet on the plan; 2. Showing interior landscaping.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 4-0 to approve the Definitive Site Plan for 11 Hawthorne Street with conditions outlined in staff's memo and that six Asian Long Horn Beetle resistant trees be planted.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; received June 22, 2017; prepared by Lea Ann O'Neill of Trustees of Clark University.

Exhibit B: Site Plan; dated March 1, 2017 and revised on July 28, 2017; prepared by Thompson-Liston Associates, Inc.

Exhibit C: Renderings and floorplans; dated February 24, 2017; prepared by ACTWO Architects.

Exhibit D: Letter from ISD to Applicant's Attorney; dated February 28, 2017.

Exhibit E: MACRIS listing sheet for subject property.

Exhibit F: Fire Department Comments; dated April 7, 2017

8. 12 Crillon Road - Definitive Site Plan (PB-2017-039)

Patrick Burke from H.S.&T Group appeared upon behalf of the applicant. He stated that the client is looking to construct a 3-bedroom single family detached dwelling. Mr. Burke stated that no trees will be cut and that they will be placing fencing upon top of the proposed walls

Mr. Burke reviewed the plans for the site and how the retaining wall and the grading on the site would be handled.

Mr. Vigliotti asked to address one of staff's concerns he would like to know the width between the house and edge of driveway. Mr. Burke stated five feet and that they have done this with other homes that are tighter and smaller than one proposed.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 4-0 to allow for a waiver for not showing abutters to abutters on the plan.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo as well as crash-rated fencing above the driveway retaining wall.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; received June 22, 2017; prepared by Richard Black, Jr.

Exhibit B: Site Plan; dated June 22, 2017 and revised on August 8, 2017; prepared by HS&T Group, Inc.

Other Business

9. Street Petitions

a. Church Street, portion of – Decree a Way Public (ST-2017-014)

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to approve the street petition.

b. Millbury Street ROW – discontinue portion of (ST-2017-015)

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to approve the street petition.

10. Policy Discussion regarding application submittal completeness and establishing hard deadlines for revised and supplemental information and maximum number of requested postponements and continuances

The Planning Board postponed this item to the September 13, 2017 meeting.

11. Brookline Street Extension – Covenant & Mylar Endorsement

The Board voted 4-0 to endorse both the mylar and the covenant.

12. Approval Not Required Plans (ANR)

a. 1259 Grafton Street (public) & Haskins Street (private) (AN-2017-051)

Mr. Lyford stated that Haskins Street is passable. Upon a motion by Mr. Mitra and seconded by Vigliotti the Board voted 4-0 to endorse the ANR.

b. 12 Crillon Road (private) (AN-2017-048)

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

c. Franklin Street (public) & Trumbull Street (public) (AN-2017-050)

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

d. 2L & 2R Balmoral Street (private) (AN-2017-052)

Mr. Lyford stated that the street is passable. Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to endorse the ANR.

13. Communication

14. Signing of Decisions from prior meetings

Adjournment - Upon a motion the Board voted 4-0 to adjourn the meeting at 6:30 p.m.