

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

November 13, 2019

LEVI LINCOLN CHAMBER

Planning Board Members Present: John Vigliotti, Chair
Albert LaValley, Vice-Chair
Paul DePalo, Clerk
Eleanor Gilmore
Edward Moynihan

Planning Board Members Absent:

Staff Present: Stephen Rolle, Division of Planning & Regulatory Services
Michelle Smith, Division of Planning & Regulatory Services
Timothy Gilbert, Division of Planning & Regulatory Services
Alexandra Kalkounis, Law Department
Jody Kennedy-Valade, Inspectional Services Department
Nick Lyford, Department of Public Works

Chair Vigliotti led a moment of silence in honor of fallen Worcester firefighter Lt. Jason Menard.

Requests for Continuances, Extensions, Postponements, and Withdrawals

1. 165 Southbridge Street (PB-2019-044)

- a. Public Meeting – Parking Plan Approval

Attorney Joshua Lee Smith requested to continue the item.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to continue the Parking Plan application to the December 4, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to January 9, 2020.

2. 128, 130, 132, 134 & 136 Alvarado Avenue (PB-2019-039)

- a. Public Hearing – Definitive Subdivision Plan Amendment

3. Subdivision(s)

- a. 128 Alvarado Avenue Subdivision: Request to Extend Work Completion Date and Amend Performance Agreement

Items #2 and #3 were taken contemporaneously.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to postpone the Definitive Subdivision Plan Amendment to the January 8, 2020 Planning Board meeting and to extend the Constructive Grant Deadline January 30, 2020, and postpone the Request to Extend the Work Completion Date and Amend Performance Agreement to the January 8, 2020 Planning Board meeting.

4. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)

- a. Public Hearing – Special Permit for CCOD

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 5-0 to postpone the Special Permit application to the December 4, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to January 9, 2020.

5. 1191 Millbury Street (PB-2019-061)

- a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use

Upon a motion by Mr. LaValley and seconded by Mr. Moynihan, the Board voted 5-0 postpone the Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use to the December 4, 2019 Planning Board meeting and extend the Constructive Grant Deadline to January 9, 2020.

6. Request to make Whittla Drive a Dead-end (Public) (ST-2019-017)

Upon a motion by Mr. LaValley and seconded by Mr. Moynihan, the Board voted 5-0 to postpone the Request to make Whittla Drive a Dead-end to the December 4, 2019 Planning Board meeting.

Approval of Minutes – 7/17/19; 8/7/19; 8/28/19; 9/18/19; 10/2/19; 10/9/19 – Held

Old Business

7. Higgins Farm (fka 727 Salisbury Street) or Salisbury Hill CCRC (PB-2019-047)

- a. Public Hearing – Special Permit Amendment – To allow a Continuing Care Retirement Community (CCRC)
- b. Public Meeting – Definitive Site Plan Approval

John Cusack from Bohler Engineering and representatives from Premier Property Group, LLC appeared upon behalf of the application.

Mr. Cusack stated that, since the last meeting, they have met with staff and neighbors in the area relative to the proposal and are contemplating changes to address feedback. Mr. Cusack reviewed the areas of discussion, which included:

- Compliance with CCRC regulations. Mr. Cusack noted that they are in compliance, and further offered for the record results of a survey indicating that a majority of residents are using the services currently.
- Parking and the question of whether it is excessive. Overflow parking will be eliminated.
- Length of cul-de-sacs. Reduced the dead-end length to be in compliance.
- Location of proposed pump station. Relocate pump station to a more accessible location.
- Distance and buffering to neighbors. Adjust drive location to offset cul-de-sac, updated landscaping, relocated units and changed unit type.

Ms. Smith noted that staff is not providing comments on specific plan revisions at this time, but the intent of the discussion tonight was to gain feedback on proposed changes in advance of additional engineering and plan revisions.

Mr. Rolle asked the applicant's representative to provide an update with regard to the location of a secondary emergency access location. Mr. Cusack responded that the applicant is considering a cross parcel connection to 757 Salisbury to the benefit of both properties, in lieu of the original proposed emergency connection to Barrows Road.

Ben Bruneau presented an image that the applicant had provided at a neighborhood meeting. Mr. Bruneau expressed concern about how this project would effect his property.

Patrick Cherry asked if the applicant would be tying into existing sewer lines. Mr. Lyford stated that DPW has reviewed the plans and were comfortable with the utility configuration.

Nick Chism stated that he was a direct abutter to the project and expressed concern how the project would affect his privacy and home value.

Kristopher Beckeman stated that if the neighbor concerns are met he sees no problem with project.

Christine Bruneau expressed concern regarding how the project might affect her property.

The Board and the applicant discussed the criteria for a Continuing Care Retirement Community according to the Ordinance, as well as services provided at the site.

Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to continue the Special Permit Amendment – To allow a Continuing Care Retirement Community and Definitive Site Plan applications to the January 8, 2020 Planning Board meeting.

List of Exhibits

- Exhibit A: Amendment to Special Permit – CCRC Application; received July 7, 2019; prepared by Premier Property Group, LLC.
- Exhibit B: Site Plan; received July 7, 2019, dated July 3, 2019; prepared by Bohler Engineering.
- Exhibit C: Drainage Report; received July 7, 2019, dated July 3, 2019; prepared by Bohler Engineering.
- Exhibit D: Architectural Elevations; received July 7, 2019; prepared by Bohler Engineering.
- Exhibit E: Plan Revisions; received November 13, 2019; prepared by Bohler Engineering

8. 757 Salisbury Street (PB-2019-053)

- a. Public Hearing – Special Permit to allow a Continuing Care Retirement Community (CCRC)
- b. Public Meeting – Definitive Site Plan Approval

The applicant seeks to construct a Continuing Care Retirement Community consisting of three multi-family, low-rise buildings with a total of +/- 123 dwelling units, an associated driveway network, and related site work on +/- 17 acres.

Attorney Mark Donahue appeared upon behalf of the applicant, HP Acquisitions, LLC. Mr. Donahue provided an overview of discussions and additional information provided since the Board's prior meeting, and referred to a letter provided to the Board dated August 16, 2019. Mr. Donahue summarized the issues addressed by the letter, including traffic, sight distance on the main driveway, an emergency access connection between the site and the neighboring development at 727 Salisbury Street, and emergency access via newly proposed walkways to the rear of the proposed buildings.

Mr. Donahue noted that zoning requirements specified for CCRC's are separate and independent from those defined by the state for different program proposes. Mr. Donahue noted that the Worcester zoning requirements do not specify that medical services be provided.

Mr. Donahue reviewed proposed services and facilities to be provided for the proposed CCRC, including:

- Active social schedule.
- Ownership will reach out to third parties to provide events in common space.
- Continental breakfast.
- Valet trash service.
- Cleaning services, if desired by residents.
- Area for personal services (hair, nails, etc.).
- Fitness facility.
- Elevator from parking area.

Mr. Donahue stated that the applicant had worked out technical details with regard to waivers from design requirements. Mr. Donahue illustrated the open space of the property and noted that it complies with the ordinance's requirements.

Mr. Rolle provided staff comments. Mr. Rolle reviewed key waiver requests and noted that staff supports all waivers requested at this time. Mr. Rolle summarized other minimum ordinance requirements that the proposal meets, and suggested that the Board discuss the facilities and services in relation to their approval criteria. Mr. Rolle reported that the plan meets all applicable dimensional requirements except for height, and the applicant has applied for relief from the ZBA.

Mr. Rolle drew the Board's attention to suggested conditions in the staff review memo.

Mr. Rolle noted that details needed to be worked out for emergency access via the neighboring property, but that staff favored the proposal, provided that the necessary agreements and rights of access can be established.

Board member LaValley asked why the secondary access was limited to emergency use only. Mr. Rolle noted that the connections will link two private driveways, not public streets, and staff were satisfied with restriction to emergency access only. Attorney Donahue also noted potential liability issues and rights of existing condominium owners.

Chair Vigliotti asked for public comment.

Attorney Doug Radigan stated that he represented a group of individuals. Mr. Radigan expressed that the proposed facilities are more akin to a luxury apartment, which would not be otherwise allowed in the zoning district, building as opposed to a CCRC. Mr. Radigan noted that there are no assistive services, adult day care, or health care services are to be provided.

Board members provided comments on the application. Mr. LaValley asked Attorney Kalkounis whether the proposal fulfilled CCRC requirements. Ms. Kalkounis replied that the Building Commissioner had ultimate responsibility for ruling on zoning compliance and directed the Board to the specific criteria outlined in the ordinance. Mr. LaValley expressed concern about a lack of pedestrian connections to Salisbury Street.

Chair Vigliotti expressed concerns about whether the proposal adequately provided services geared for an aging population, and noted he did not see what differentiated the property from a luxury apartment community. He expressed concerns over the size and density of the buildings relative to the surrounding neighborhood and what would otherwise be allowed in the zoning district.

Mr. DePalo questioned whether the services provided adequately addressed the zoning requirements for CCRCs.

Mr. Monyihan noted that he liked the project, and that there are facilities with similar physical size and density elsewhere in the broader neighborhood. Mr. Monyihan acknowledged a need to create additional housing for seniors to age in place, but expressed concern that seniors need a more comprehensive array of services than what is proposed.

Attorney Donahue acknowledged that medical services are not proposed as part of the CCRC, but instead asserted that the proposed CCRC intends to provide services to support senior residents living an independent lifestyle.

Ms. Gilmore noted that were it not for the CCRC provisions, this type of dense development would not be allowed in this zoning district. Ms. Gilmore questioned whether this is an appropriate location for a CCRC in general, noting that it was not located close to services and activities seniors might seek.

Mr. LaValley asked if the secondary means of access relies on both developments moving forward. Attorney Donahue acknowledged that details are still be worked out. Mr. LaValley expressed concerns with the CCRC ordinance in general, but thought the proposal likely met the ordinance requirements.

Chair Vigliotti characterized the facilities as amenities, rather than services aimed at aging populations. Mr. Vigliotti requested additional information on services and what differentiates them from typical amenities associated with apartment communities.

Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to continue the Special Permit to allow a Continuing Care Retirement Community and Definitive Site Plan applications to the December 4, 2019 Planning Board meeting.

9. 1023 & 1029 (aka 1025) Southbridge Street (PB-2019-054)

a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use

Patrick Healy appeared upon behalf of the applicant, Cultivate Holdings, LLC.

The petitioner seeks to allow an Adult Use Marijuana Establishment – Storefront Retailer Use on the property, to construct a +/- 52 space parking lot, and to conduct site work related to the construction of a +/- 9,550 SF multi-tenant building.

Mr. Healy stated that since the last meeting a traffic study had been prepared by VHB.

Greg Russell of VHB reviewed the findings of the study, noting no significant issues regarding traffic operations. Mr. Lyford stated that DPW had reviewed the study and did not have outstanding concerns with the proposed project.

The Board and Mr. Healy reviewed the details of the traffic study.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the following waiver:

1. Labeling Distances from adjacent buildings.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to approve the Special Permit Adult Use Marijuana Establishment – Storefront Retailer Use with conditions outlined in staff’s memo.

List of Exhibits

Exhibit A: Special Permit Application for Adult Use Marijuana; submitted July 25, 2019; prepared by Cultivate Holdings LLC.

Exhibit B: Site Development Plans; dated July 15, 2019, revised September 12, 2019; prepared by Thompson-Liston Associates.

New Business

10. 287 (aka 301) Grove Street and 49 & 41 Park Avenue (PB-2019-060):

- a. Public Meeting – Definitive Site Plan Amendment

Patrick Doherty from Mid-Point Engineering appeared upon behalf of the applicant, Galaxy Grove LLC.

The applicant seeks to modify the existing approval to include a drive-up ATM and to reconfigure Building D and the proposed parking layout.

Mr. Doherty reviewed the proposed amendments to the plan.

The Board and the applicant discussed sidewalk configurations for the site to better accommodate pedestrian movements, and whether charging stations could be provided for electric vehicles.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to approve the following waiver:

1. Providing information regarding soil types.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to approve the Definitive site Plan Amendment with conditions outlined in staff’s memo as well as the following added conditions:

1. Reflect the installation of electrical conduit to enable future Electric Vehicle charging spaces along Grove Street.
2. Reflect the installation of a walkway between the sidewalk along the north side of Building D and the first (southerly most) row of parking to the north of Building D.

List of Exhibits

Exhibit A: Definitive Site Plan Amendment Application; received August 29, 2019; prepared by Galaxy Grove LLC.

Exhibit B: Amended Site Plans; dated September 18, 2017 and revised on August 28, 2019; prepared by MidPoint Engineering + Consulting.

Exhibit F: Fire Department Comments

Exhibit G: DPW Comments

The Board took a ten minute recess.

11. 732 West Boylston Street (PB-2019-068)

a. Public Meeting – Parking Plan Approval

Alton Stone of Alton Engineering appeared upon behalf of the application.

711 West Boylston Street LLC seeks to create a new +/- 20 space parking lot and to conduct related site work on property located off of Roycroft Road (private).

Mr. Stone reviewed the plans for the site prepared by David Sadowski.

Attorney Paul Novak stated that he represents an abutter who owns the apartment building next to the property. Mr. Novak stated that his client is not against the project, but wants to ensure that the project meets all City regulations and reviewed what his client was looking for relative to conditions.

Gene Novak stated that he helps with the upkeep of the neighboring property, and that there have been on-going issues regarding trash. Mr. Novak expressed concern that the customers of Quinn's are parking in tenant spaces.

Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to continue the Parking Plan application to the December 4, 2019 Planning Board meeting.

List of Exhibits

Exhibit A: Parking Plan Application; submitted September 3, 2019; prepared by 7-11 West Boylston Street LLC.

Exhibit B: Parking Plan; dated February 21, 2019 and revised September 30, 2019; prepared by D.J. and Associates.

Exhibit C: Hydro Report; dated August 20, 2019; prepared by Alton Engineering.

12. 1 College Street (PB-2019-069)

a. Public Meeting – Parking Plan Approval

Attorney Joshua Lee Smith appeared upon behalf of the applicant, Trustees of the College Holy Cross.

Trustees of the College of Holy Cross have applied for Parking Plan Approval seeking to create a new +/- 103 space parking lot.

Mr. Smith provided an overview of the proposed parking plan, and discussed pedestrian accommodations with the Board.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 5-0 to approve the following waiver:

1. Distances from adjacent buildings.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to approve the Parking Plan application with conditions outlined in staff's memo as well as the following condition;

1. That a walkway shall be installed between the proposed parking lot and the existing parking lot to the northwest, servicing the Hart Center.

List of Exhibits

Exhibit A: Parking Plan Application; submitted September 18, 2019; prepared by Bowditch & Dewey.

Exhibit B: Parking Plan; dated September 18, 2019; prepared by Waterfield Design Group.

Exhibit C: Stormwater Report; dated September 2019; prepared by Waterfield Design Group.

13. Hemans Street (PB-2019-070):

a. Public Meeting – Extension of Time for Definitive Site Plan Approval

Patrick Healey from Thompson Liston Associates appeared upon behalf of the applicant, Estate of John Murduck.

The applicant is currently seeking an Extension of Time for a Definitive Site Plan for a period of 2 years; the application indicates that the property is currently listed for sale but there is no purchase and sale agreement in

place at this time. The current approval, involving the construction of a multi-family high-rise building with 72-units and 147 parking spaces, would have otherwise expired on September 29, 2019; this application was filed on September 19, 2019, prior to the expiration.

Mr. Vigliotti stated that he would prefer to only extend for one year as this proposal has been around a long time. Other members of the Board concurred.

Upon a motion by Mr. Moynihan and seconded by Mr. DePalo, the Board voted 5-0 to approve the Extension of Time for the Definitive Site Plan application for one year with conditions outline in staff's memo.

List Exhibits

- Exhibit A: Extension of Time Application for 19 Hemans Street; received September 19, 2019.
- Exhibit B: Definitive Site Plan – 19 Hemans Street; dated May 16, 2006 and revised through December 27, 2016; prepared by Thompson-Liston Associates, Inc.
- Exhibit C: Definitive Site Plan Decision; 19 Hemans Street; Signed December 13, 2018 (included in application materials).

14. 143 Wildwood Avenue (PB-2019-071):

- a. Public Meeting – Definitive Site Plan Approval

Ron Thunberg appeared upon behalf of the applicant, SNG Homes, LLC.

The applicant seeks to construct a single-family semi-detached dwelling with a total of two dwelling units and to conduct associated site work.

Mr. Lyford stated that the revised plans meet DPW standards.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to approve the following waivers:

1. Providing information regarding trees over 9 inches in diameter.
2. Labeling the exterior materials of the proposed structure.

Upon a motion by Mr. LaValley and seconded by Mr. Moynihan, the Board voted 5-0 to approve the Definitive Site Plan application with conditions outlined in staff's memo.

List of Exhibits

- Exhibit A: Site Plan Application; received September 23, 2019; SNG Homes, Inc.
- Exhibit B: Site Plan; dated September 11, 2019, revised October 21, 2019; prepared by Finlay Engineering Services.
- Exhibit C: Renderings; prepared by The Drawing Board, Inc.

15. 225 (aka 231 & 233) Shrewsbury Street (PB-2019-072)

- a. Public Hearing – Special Permit for CCOD

Attorney Mark Donahue appeared upon behalf of the applicant, 225 Shrewsbury Street LLC.

The petitioner seeks to use a vacant tenant space within the existing structure as a proposed internet gaming café (with alcohol) with a proposed occupancy of 200 patrons.

Mr. Donahue stated that a proposal for this property relative to building an office building had come before the Board in the fall, but that the approved project is not going forward at this time.

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. LaValley and seconded by Mr. Moynihan, the Board voted 5-0 to approve the Special Permit for CCOD with conditions outlined in staff's memo.

List of Exhibits

- Exhibit A: Special Permit – CCOD Application; received October 10, 2019; prepared by Fletcher Tilton PC.

Exhibit B: Plan of Land; dated August 8, 2018; prepared by Highpoint Engineering, Inc.

16. 305 Belmont Street (PB-2019-073)

a. Public Meeting – Definitive Site Plan Approval

Sean Fitzpatrick and other representatives from WuXi Biologics USA, LLC appeared upon behalf of the application.

The applicant seeks to construct a 2-story (+/- 107,700 GFA) research and manufacturing bio-pharmaceutical facility with associated parking (+/- 187 spaces), and to conduct associated site work on property with 15% slope or more and which is a lot within a Subdivision.

Gloria Caprioli stated that she lives across the street from the proposed parking lot and expressed her concerns about drainage coming from the site.

The Board and the applicant reviewed the plans included the drainage for the site.

Craig Blais from Worcester Business Development Corporation stated that they will not be disturbing any of the area the neighborhood had any concern with.

The Board asked if electric charging stations could be incorporated into the plan. Representatives from WuXi Biologics stated they could look into that.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board, voted 5-0 to continue the Definitive Site Plan application to the December 4, 2019 Planning Board meeting.

List of Exhibits

Exhibit A: Definitive Site Plan Application; filed October 10, 2019; prepared by New Garden Park, Inc.

Exhibit B: Definitive Site Plan; dated October 10, 2019; prepared by Pare Corporation.

17. 306 & 308 Belmont Street, 13 & 15 & Natick Street & 350 Plantation Street (PB-2019-074)

a. Public Meeting – Definitive Site Plan Approval

Attorney Stephen Madaus appeared upon behalf of the applicant, 306 Belmont LLC.

The applicant seeks to demolish the existing structures located off Natick Street and construct a two-story parking garage with +/- 139 spaces and conduct related site work to be used in association with the existing structures within the site campus.

Mr. Madaus gave an overview of the proposed garage.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to approve the following waiver:

1. Soil types

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Definitive Site Plan application with conditions outlined in staff's memo.

List of Exhibits

Exhibit A: Definitive Site Plan Application; filed October 10, 2019, revised November 12, 2019; prepared by VHB.

Exhibit B: Definitive Site Plan; dated October 10, 2019; prepared by VHB.

18. 261 Clover Street (aka 175 James Street) & 219 James Street, and a portion of Clover Street (from James Street to South Ludlow Street) (PB-2019-075)

a. Public Hearing – Definitive Plan - More than One Building on a Lot

b. Public Meeting – Definitive Site Plan

c. Public Meeting – Amendment to an 81-G Street Opening Approval

Carl Hultgren from Quinn Engineering appeared upon behalf of the applicant, Botany Bay Construction.

The applicant seeks to demolish the existing vacant structure and site improvements, construct 11 multi-family low-rise buildings (with a total of +/- 90 dwelling units) with associated parking (+/-131 spaces), grading, and site work, and to improve a private portion of Clover Street (from James Street to South Ludlow Street).

Patty Murphy stated that this proposed development is going to impact her quality of life.

Esther Mwangi expressed concern about her health during construction.

Michael Sullivan expressed concerns about traffic impacts.

The Board asked if electric vehicle charging would be proposed. Mr. Hultgren stated that would be up to the client.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to close the public hearing.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Definitive Site Plan-More than One Building on a Lot with conditions outline in staff's memo.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Definitive Site Plan with conditions outline in staff's memo.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Amendment to an 81-G Street Opening application.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to waive all the fees associates with this application.

List of Exhibits

Exhibit A: Cover Letter; prepared by Carl Hultgren, PE, Quinn Engineering, dated October 8, 2019 and corresponding applications for Definitive Site Plan, More Than One Building on a Lot, and 81G Street Opening.

Exhibit B: Definitive Site Plan; dated September 5, 2017 and revised through to September 20, 2019; prepared by Quinn Engineering, Inc.

19. Planning Board Rules & Regulations Amendment

- a. Public Hearing – To require the use of the most current precipitation data (i.e. NOAA Atlas 14 or Cornell Data, in lieu of TP40 data) when preparing required stormwater (i.e. hydraulic/hydrologic) calculations
- b. Public Hearing – To modify the requirements for sealing all plans prepared by licensed professional engineers and/or surveyors and amend the Rules and Regulations for Parking Plan Approvals to require that parking plans be prepared by licensed professional engineers and/or surveyors

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to continue the item to the December 4, 2019 Planning Board meeting.

Other Business

20. Street Petitions

- a. Request to annex a portion of Rice Lane (Private, not on the Official Map) (ST-2019-016)

Upon a motion by Mr. Moynihan and seconded by Mr. LaValley the Board voted 5-0 to annex a portion of Rice Lane.

21. Approval Not Required (ANR) Plan(s)

- a. 0 (aka 3-5) Andy Road (Public) (AN-2019-062)

Upon a motion by Ms. Gilmore and seconded by Mr. LaValley, the Board voted 5-0 to endorse the ANR.

- b. 30 Southold Road (Public) (AN-2019-063)

Upon a motion by Mr. Moynihan and seconded by Mr. LaValley, the Board voted 5-0 to endorse the ANR.

- c. 338 Brooks Street (Public) (AN-2019-064)

Upon a motion by Ms. Gilmore and seconded by Mr. LaValley, the Board voted 5-0 to endorse the ANR.

- d. 668 Burncoat Street (Public) (AN-2019-065)

Upon a motion by Mr. LaValley and seconded by Mr. Moynihan, the Board voted 5-0 to endorse the ANR.

- e. 96 Squantum Street (Public) & 111 Sachem Avenue (Public) (AN-2019-066)

Upon a motion by Mr. LaValley and seconded by Mr. Moynihan, the Board voted 5-0 to endorse the ANR.

- f. 305 Belmont Street (Public) & Hospital Drive (Public) (AN-2019-067)

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to endorse the ANR.

22. Request for Acceptance of (Open Space) Restrictive Covenant(s)

- a. Worcester Country Club Acres (CCRC) (PB-2018-042)

- b. 407 Cambridge Street (Cluster Special Permit) (PB-2018-021)

The items were held to December 5, 2019 Planning Board meeting.

Communication(s)

- c. Notice of Community Outreach Meeting (11/4/2019) for a proposed Adult Use Marijuana Establishment at 5 Jacques Street – No comment.

- d. Notice of Community Outreach Meeting (11/20/2019) for a proposed Adult Use Marijuana Establishment at 1451 Grafton Street – No comment.

- e. Worcester Community Choice Electricity Aggregation Program Flyer – No comment.

- f. Worcester Open Space and Recreation Plan (2020 Update) Flyer – No comment.

Discussion of Board Policies and Procedures

- g. Public Accessibility of Applications/Information – Held

Signing of Decisions

Adjournment

Upon a motion by Ms. Gilmore and seconded by Mr. LaValley the Board voted 5-0 to adjourn the meeting at 10:31 p.m.