

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

June 13, 2012

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Anne O’Connor, Chair
Andrew Truman, Vice Chair
Stephen Rolle, Clerk
Satya Mitra, Member

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Luba Zhaurova, Division of Planning & Regulatory Services
Kathleen Donovan, Department of Inspectional Services
K. Russell Adams, Department of Public Works & Parks
Michael Traynor, Law Department

BOARD SITE VISITS

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Anne O’Connor called the meeting to order at 5:45 P.M.

APPROVAL OF THE MINUTES

The Board held approval of the May 23, 2012 minutes.

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

None.

NEW BUSINESS

The Board agreed to hold this item out of order per Ms. Haller’s request (Exhibit E).

Public Meeting

- 1. 26 Queen Street - Amendment to Parking Plan Approval (PB-2012-026):** Hossein Haghanizadeh of HS&T, project engineer and representative for Franklin Realty Advisors, Inc., the applicant, stated that the applicant is seeking to eliminate a 80,000 SF portion of the building and provide an additional 104 off-street parking spaces on the site in place of the removed building portion and what is currently a lawn, thus increasing the impervious surface on site. He stated that proposed stormwater drainage system will offset the increase in impervious surface in compliance with the stormwater management standards and that Conservation Commission voted to issue order of conditions for the project on Monday, June 11, 2012. He stated that the applicant is providing

interior parking landscaping in compliance with the Zoning Ordinance and with Asian Longhorned Beetle resistant tree species.

Mr. Adams submitted a revised DPW&P memo to the Board (Exhibit D) requesting that the applicant uses 8" DR-18 PVC for catch basin connections.

Mr. Fontane stated that staff recommends approving the project and that the applicant is providing compliant interior parking landscaping that appears appropriate for the location. He asked for clarification on proposed lighting. Mr. Haghanizadeh stated that the applicant is proposing lights along property line with less than half-candle light spill over the property line. He stated that a lighting consultant has been retained and a lighting plan will be submitted with final revised plans.

Barbara Haller of 34 Castle Street presented her letter to the Board (Exhibit E).

Size of the proposed parking lot: Ms Haller stated that the proposed size is excessive. Mr. Haghanizadeh stated that parking will be for uses of two now vacant floors and will be occupied by a 26 psychiatric bed facility. Ms. Haller stated that her understanding is that Family Health will also be expanding.

Smoking Area: Ms. Haller stated that Community Healthlink smokers smoke on the sidewalk adjacent to other residential areas because UMass Memorial Health Care has a policy prohibiting smoking on its grounds. She asked that UMass Memorial reconsider its policy and allow smokers to smoke in the picnic area provided in the new parking area. Chair O'Connor stated that the Board has no jurisdiction over this issue.

Entrances / Exits: Ms. Haller had no more comments on this issue stated in the letter which was clarified per Mr. Haghanizadeh's presentation.

Landscaping: Ms. Haller commended the applicant on providing compliant landscaping on site.

Lighting: Ms. Haller stated that she is confident with Mr. Fontane's review of the lighting plans to be submitted to the Division of Planning & Regulatory Services.

Sharing: Ms. Haller stated that she hopes Community Healthlink will share its parking facility with Family Health facility.

Snow Removal: Ms. Haller expressed concern with the snow plow removal noise that is disruptive of the residents in the early morning hours. She stated that she would like to research how other municipalities regulate this issue.

Ann Revicki of 3 Ely Street agreed with issues raised by Ms. Haller, particularly those concerning smoking and snow truck noise. She stated that she lives on a hill and asked how she will be affected by proposed lighting. Mr. Haghanizadeh stated that he believed abutters should not be negatively affected because the lighting structures on the poles will be shielded downward and there will cause less than half-foot candle light spillover beyond the property line.

Mr. Rolle asked why the two driveways leading to the proposed parking areas are not connected. Mr. Haghanizadeh stated that the main reason is the topography gradient and that there will be a retaining wall separating the two sections of the parking lot. Mr. Rolle asked if the topography will affect the pedestrian linkage between the two sections, to which Mr. Haghanizadeh replied no. He stated that the separation provides separate circulation from Jaques and Queen Streets which would benefit traffic flow in the neighborhood.

Mr. Truman asked if the parking lot lights will be on all night. Mr. Haghanizadeh stated that he was not sure, but believes they will be on all night.

Mr. Traynor stated that the Board's conditions of approval are superfluous to the General Revised Ordinance's noise ordinance that states that the noise should be reduced outside of the 7am-9pm time frame, Monday through Saturday, but which does not apply to snow plowing operations.

Mr. Mitra asked who is smoking off-site. Ms. Revicki stated that both people using and working at the facility smoke on the sidewalk. She stated that in response to abutter's comments, South Middlesex Opportunity Council's 'Triage Center' at 25 Queen Street will be providing a smoking area on site. Mr. Mitra stated that this issue is outside the jurisdiction of the Board.

Jo Hart stated that this project is providing too much parking for the proposed use especially given the proximity to the residential neighborhood. She asked UMass Memorial Health Care to work with the City on improving public transportation so that more parking expansion would not be needed in the future.

Mr. Rolle stated that he is sympathetic to Ms. Hart's comments but that the Zoning Ordinance has no parking maximums and therefore the Board cannot prevent parking lot expansions.

Upon a motion by Mr. Rolle and seconded by Mr. Truman, the Board voted 4-0 to approve the requested Amendment to the Parking Plan Approval with the following conditions of approval:

- That six copies of final revised Parking Plan Amendment plans are submitted to the Division of Planning & Regulatory Services prior to release of the decision with the following changes:
 - Label an 8" DR-18 PVC for catch basin connections;
 - Provide a parking summary table including number of existing, required and proposed parking spaces (specifying compact and handicapped spaces) based on the building's gross floor area and uses for 26 and 30 Queen Street;
 - Remove one parking space to the right of the proposed pedestrian walkway;
 - Provide an additional walkway in the interior parking landscaping further east toward Queen Street to provide better pedestrian access to the building;
 - Provide an outline of snow storage to ensure that it will not overlap with proposed trees.
 - Update the zoning summary by providing zoning requirements for IN-H (Institutional, Medical) zoning district;
 - Label Queen Street as a public way;
 - Label minimum yard dimensions;
 - Label the proposed and existing percentage of the lot covered by the principal and accessory buildings;
- That six copies of the Lighting Plan demonstrating no more than one-half foot candle light spillover at the property line and rendering of the light fixtures shielded on top are submitted to the Division of Planning & Regulatory Services prior to release of the decision;

- All work shall be done in accordance with the final approved Amendment to the Parking Plan and the final approved Lighting Plan on file with the Division of Planning and Regulatory Services.

Standard Conditions of Approval

- All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.
- All work shall be done in accordance with the final approved Parking Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

- Exhibit A: 26 Queen Street Parking Plan Application; received May 10, 2012, prepared by Franklin Realty Advisors, Inc.
- Exhibit B: 26 Queen Street Parking Plan; dated May 8, 2012, submitted May 10, 2012; prepared by HS&T Group, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board; re: 26 Queen Street dated June 8, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Worcester Planning Board; dated June 8, 2012, revised June 13, 2012.
- Exhibit E: Letter from Barbara Haller to the Planning Board; re: Item 4. Of 6/13/2012 Planning Board Agenda: 26 Queen Street – Parking Plan Approval (PB-2012-026).

Public Hearing

- 2. 72 Shrewsbury Street – Shrewsbury Street Parking Overlay District Special Permit (PB-2012-019):** Robert Barranca, representative for J & M Batista Family Limited Partnership, the applicant, stated that the applicant is seeking a Shrewsbury Street Parking Overlay District Special Permit in order to redevelop a former Buick Showroom with retail, restaurant, office, professional, and a drive-through uses. The petitioner is providing 81 off-street parking spaces; 114 spaces are required for all uses on site; the relief requested through the Special Permit is 29% of required parking or 33 spaces. Mr. Barranca stated that the petitioner has obtained Zoning Board of Appeals and Historical Commission approvals and that he believes the applicant meets the intent of the Shrewsbury Street Parking Overlay District.

Mr. Fontane recommended approval of the petition and adoption of the applicant’s proposed Special Permit findings of fact as modified by staff with the condition that 8 copies of final landscaping plan dated May 8, 2012 be submitted to the Div. of Planning & Regulatory Services with an additional label that includes the Zoning Board of Appeals relief /approvals granted, date granted and conditions of said approval. He stated that he believed the petitioner proposed good shared parking

arrangement and that the requested relief is reasonable in comparison to other uses in the Overlay District.

Mr. Rolle stated that he supports the petition because the proposed uses have different peaking hours of parking need.

Chair O'Connor stated that she believed the proposed business uses will fit well with each other.

Upon a motion by Mr. Rolle and seconded by Mr. Truman, the Board voted 4-0 to close the Public Hearing.

Upon a motion by Mr. Rolle and seconded by Mr. Truman, the Board voted 4-0 to adopt the applicant's proposed Special Permit findings of fact as modified by staff and to approve the Shrewsbury Street Parking Overlay District Special Permit for 72 Shrewsbury Street with a condition that 8 copies of final landscaping plan dated May 8, 2012 be submitted to the Div. of Planning & Regulatory Services with an additional label that includes the Zoning Board of Appeals relief /approvals granted, date granted and conditions of said approval.

List of Exhibits.

- Exhibit A: 72 Shrewsbury Street - Special Permit Application; received April 9, 2012; prepared by Matthew Doyle.
- Exhibit B: Special Permit/Parking Plan; dated March 20, 2012, prepared by Finlay Engineering.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board; re: 72 Shrewsbury St Special Permit-FPOD; dated May 18, 2012, revised June 8, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks – to the Worcester Planning Board dated May 18, 2012
- Exhibit E: Revised Landscaping Plan, received May 15, 2012, prepared by Finlay Engineering.
- Exhibit F: 72 Shrewsbury St. Lighting Plan, received May 15, 2012, prepared by RAB Lighting.

Public Meeting

3. **500 Lincoln Street – Definitive Site Plan Amendment (PB-2012-024):** Joshua Swerling of Bohler Engineering, project engineer and representative for Realty Financial Partners, the applicant, stated that the applicant is seeking a Definitive Site Plan Amendment in order to provide a concrete surround around “outlot” building in Phase B, approximately 570 SF in size, to replace previously approved hydro-seeded lawn (2011 amendment) for the ease of maintenance and marketability for prospective tenants.

Mr. Fontane recommended approval of the amendment, but asked that the owner improves upon the look and maintenance of the sloped wall next to ALDI store which is covered in crushed stone and appears unkempt and littered with trash. Mr. Swerling stated that he will pass this request to the owner and that the Zoning Board of Appeals' condition of approval requested a minimum semi-annual maintenance of the landscaping on the site (Phase A, 2010).

Upon a motion by Mr. Truman and seconded by Mr. Mitra, the Board voted 4-0 to approve Definitive Site Plan Amendment for 500 Lincoln Street provided the project is constructed in accordance with the plans on file with the Division of Planning & Regulatory Services.

List of Exhibits.

- Exhibit A: Definitive Site Plan Amendment Application; received May 10, 2012; prepared by RFP.
- Exhibit B: Definitive Site Plan Amendment – Phase B; dated 05/03/2012; prepared by Bohler Engineering.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 500 Lincoln Street - Amendment to Definitive Site Plan; dated June 8, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 500 Lincoln Street; dated June 8, 2012.

4. **321 Greenwood Street – Parking Plan Approval (PB-2012-025):** John Grenier of J.M. Grenier Associates, project engineer and representative for Shadow Brook Acres Nominee Trust, the applicant, stated that the applicant is seeking a Parking Plan Approval for 35 off-street parking spaces associated with construction of a 7,440 SF building to be used for retail/food service with a drive-thru service. He stated that minimum 34 off-street parking spaces are required and that the owner has not yet decided on the tenants, but wants to create a site with maximum flexibility for a mix of uses. He stated that the site will have a one-way access and that he will comply with the DPRS's recommended conditions of approval with respect to provision of trees along the side yard setback along residential use.

Mr. Adams provided a revised DPW&P memo (Exhibit D) which asked that an 8" DR-18 PVC for catch basin connections be used.

Mr. Fontane stated that staff recommends approval of the application with conditions as outlined in DPRS memo (Exhibit C).

Ms. Petrella of 245 Greenwood Street, an abutter, stated opposition to the project. She stated that there was a house on the site that burnt down, that the site was unkempt and the vegetation infringed on the sidewalk. She asked who the future tenants on the site will be. Mr. Grenier stated that the petitioner wants to provide leasable spaces, but is not yet sure who the tenants will be. He stated that the proposal will clean-up the property and will make it usable.

George Rebidue of 396 Greenwood Street, an abutter, was concerned with early morning noise levels if Dunkin Donuts occupies the building. Mr. Fontane stated that hours of operation can be discussed at the Zoning Board of Appeals hearing for the Special Permit for the proposed use on June 25th, and that this issue is not within jurisdiction of the Planning Board.

Mr. Rolle stated that as a general comment, there is no continuous sidewalk along Greenwood Street and that this issue will need to be addressed by the City in the long-term.

Mr. Grenier stated that the applicant will provide both lane markings and signs for one-way and do not enter signs. He was amenable to the staff's proposed condition of approval of installing a fence, but stated that there is already a 4-ft high chain-linked fence on the neighbor's property.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to approve Parking Plan with a condition that six copies of final revised plan are submitted to the Division of Planning & Regulatory Service prior to release of the decision with the following changes:

- Provide 8-inch DR-18 PVC for catch basin connections;
- Label the percentage of the lot covered by the principal and accessory buildings, proposed and existing;
- Provide circulation arrows (pavement markings);
- Provide one-way/no entrance signs next to the entrance to and exit from the site;
- Update the legend to include the handicap parking sign symbol, lighting and any other signs to be installed;
- Provide stockade or simulated stockade fencing between the property and N/F Guertin residential parcel. Indicate proposed fence height and materials on the Layout Plan;
- Provide landscaping compliant with the Zoning Ordinance where parking abuts Greenwood Street and residential property (N/F Guertin) – minimum 14 trees (per Zoning Ordinance, Article V, Section 4, C. Landscaping Design Standards);
- Provide minimum 3 tree species per lot in order to increase diversity of tree species;
- Label materials to be used for parking spaces;
- Provide a note on the Layout Plan with relief sought and date granted, if any, by the Zoning Board of Appeals and Conservation Commission.

Standard Conditions of Approval

- All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.
- All work shall be done in accordance with the final approved Parking Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

- Exhibit A: 321 Greenwood Street Parking Plan Application; received May 10, 2012, prepared by Shadow Brook Acres Nominee Trust.
- Exhibit B: 321 Greenwood Street Parking Plan; dated May 8, 2012, submitted May 10, 2012; prepared by J.M. Grenier Associates, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board; re: 321 Greenwood Street dated June 8, 2012, revised June 13, 2012.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Worcester Planning Board; dated June 8, 2012.

5. **195-197 Vernon Street and 7 Svea Street - Definitive Site Plan Amendment (PB-2012-027):** Nicholas Antanavica of Coyle Engineering, project engineer and representative of Michael O'Rourke, the applicant, stated that the applicant is seeking to construct a 10-dwelling unit multi-family low-rise residential dwelling with 29 off-street parking spaces, some of which will be located under the proposed dwelling units. He stated that three proposed parking spaces have been reconfigured in response to staff's comments in order to provide a turn-around area and not to allow cars to back out onto a street. He stated that additional trees were provided in revised plan along Svea Street to comply with the Zoning Ordinance.

Mr. Fontane recommended approval of the petition granted that the revised plans show that the proposed parking configuration is reasonable and avoids backing out. He stated that the applicant has concurrently applied for an Amendment to the More Than One Building on a Lot and that staff made an error in not advertising for this petition, which will need to be heard at the upcoming July 11, 2012 Board meeting. Mr. Fontane stated that staff is amenable to the requested \$660 fee waiver excluding a \$50 legal advertising cost incurred by the office.

Robert O'Connor of 25 Vernon Street, an abutter, asked about designated play area and asked that a fence is installed between his property and the applicant's. Mr. Antanavica stated that the applicant would be amenable to installing the fence and showed three designated open space areas on the plan. Mr. Fontane stated that the applicant appears to meet the Board's policy for requiring provision of 40-60 SF of open space per dwelling unit for multi-family dwelling uses.

Mr. Traynor recommended the Board to continue the meeting so that the public hearing for More Than One Building on a Lot can be heard contemporaneously in order to avoid unnecessary amendments to the Definitive Site Plan. Mr. Antanavica was amenable to the continuation.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to continue the meeting to July 11, 2012.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received May 10, 2012; prepared by AT O'Rourke, LLC dba Michael O'Rourke.
- Exhibit B: More Than One Building on a Lot Application; received May 10, 2012; prepared by AT O'Rourke, LLC dba Michael O'Rourke.
- Exhibit C: Definitive Site Plan and More Than One Building on a Lot Plan; last dated May 10, 2012; prepared by Coyle Engineering, Inc.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 195-197 Vernon Street and 7 Svea Street - Definitive Site Plan Amendment (PB-2012-027); dated June 8, 2012.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 195 VERNON STREET, Definitive Site Plan Amendment—PB-2012- 028; dated June 8, 2012, revised June 13, 2012.

Exhibit F: Request for a Planning Board's fee waiver by Coyle Engineering, Inc. on behalf of the applicant; dated May 21, 2012.

- 6. 425B Salisbury Street (aka Lane) - Definitive Site Plan Amendment (PB-2012-029):** Attorney Robert Longden of Bowditch & Dewey, representative for Notre Dame Academy, the applicant, stated that the applicant has purchased the building with a purpose of expanding its campus and that building's uses will include classrooms, a language lab, and a laboratory. He stated that the building used to be part of Knollwood Estates and served as garage; that it served as a single-family residential dwelling during 1951-2010 and was purchased by the Sisters of Notre Dame in 2010 and transferred to the Notre Dame Academy in 2011. He stated that Department of Inspectional Services issued a memorandum regarding Dover Amendment protection with respect to parking requirements (Exhibit F). He stated that the applicant is providing 20 parking spaces which he believes is a reasonable number for the proposed use. He stated that a new pavement cut-out in front of the building will provide space for school buses pulling over.

Ms. Donovan confirmed that Department of Inspectional Services considered the proposed 20 off-street parking spaces a reasonable amount for the proposed use.

Mr. Fontane recommended approval of the application with a condition that 6 final revised plans are submitted to the Division of Planning and Regulatory Services with revisions per staff's memo (Exhibit D). He asked for clarification on provision of interior landscaping. Chris Keenan, project engineer, stated that the applicant is proposing to provide 3 additional trees, in response to staff's comment, and showed their locations. Mr. Fontane was amenable to that. Mr. Keenan clarified that the applicant is not proposing a sidewalk between the proposed and existing parking areas but landscaped areas with shrubs and grasses.

Irving Pilson of 9 Salisbury Lane was concerned with increase in lighting and traffic. Mr. Longden stated that the submitted lighting plans (Exhibit G) show light spill-over of zero along Salisbury Lane. He showed traffic flow to Mr. Pilson stating that there will be no significant increase in traffic along Salisbury Lane.

Mr. Truman asked if lighting will be on timer. Mr. Longden stated that he was not sure. Mr. Keenan stated that it was a standard business practice of schools to turn off lights at night.

Mr. Rolle commended the applicant on preserving important architectural features of the building and stated that he supports the location of the 3 trees to compensate for the interior landscaping requirement. Mr. Mitra commended the project.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to grant an interior landscaping waiver of 2 trees and to approve the Definitive Site Plan Amendment with the following conditions of approval:

- That six copies of final revised plan are submitted to the Division of Planning & Regulatory Service prior to release of the decision with the following changes:
 - Provide existing conditions plan;
 - Provide existing and proposed height of the building;
 - Provide area and show location of pervious and impervious areas on site;
 - Provide 3 additional trees on site as approved by the Board at the meeting on June 13, 2012;

- Clarify the location and type of fencing to be used;
- Provide a letter from the applicant (Notre Dame Academy) authorizing representation by Bowditch & Dewey LLP.

Standard Conditions of Approval

- All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

- Exhibit A: Definitive Site Plan Amendment Application; received May 11, 2012; prepared by Notre Dame Academy at Worcester, Inc.
- Exhibit B: Definitive Site Plan Amendment; dated April 25, 2012; prepared by Quinn Engineering, Inc.
- Exhibit C: Rendering of Notre Dame Academy at 425B Salisbury Street; dated April 25, 2012; prepared by Jordan O’Connor & Associates Architecture and Lauring Construction Company, Inc.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 425B Salisbury Street (aka Lane) - Definitive Site Plan Amendment (PB-2012-029); dated June 8, 2012.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 425B SALISBURY STREET, Definitive Site Plan Amendment– PB-2012- 029; dated June 8, 2012.
- Exhibit F: Determination of Department of Inspectional Services Commissioner to Robert Longden; re: Notre Dame Academy at Worcester, Inc. Proposed Renovations to 425B Salisbury Street; dated June 7, 2012.
- Exhibit G: Photometric Lighting Plan by Reflex Lighting, Favuli Electric, dated April 19, 2012; received June 13, 2012.

OTHER BUSINESS

7. **Work Completion Extension Request for Ellie Way / 185 College Street Subdivision to July 21, 2013:** Mr. Adams stated that he has not observed ongoing work on this subdivision for some time. Mr. Traynor recommended approving a work extension for an earlier date than the one requested by the petitioner to monitor work progress. Mr. Adams recommended that the Board approved a work extension to September 1, 2012 to see the progress being done on the subdivision. Upon a motion by Mr. Truman and seconded by Mr. Mitra, the Board voted 4-0 to approve a work completion extension for Ellie Way / 185 College Street Subdivision to September 1, 2012.

List of Exhibits.

Exhibit A: Request for a Work Completion Extension Request for Ellie Way / 185 College Street Subdivision to July 21, 2013; from Atty. Joe Boynton to the Planning Board; dated May 25, 2012.

8. Approval Not Required Plans

- a. **Winco Road (private) (AN-2012-016):** Ms. Zhaurova stated that this ANR was held at the previous meeting because there was an outstanding legal issue, that has been now resolved after consulting with the Law Department and receiving revised ANR plans addressing staff comments with respect to plan modifications and annotations. Upon a motion by Mr. Mitra and seconded by Mr. Rolle, the Board voted 4-0 to endorse the ANR.
- b. **118 Indian Hill Road (public) (AN-2012-017):** Upon a motion by Mr. Rolle and seconded by Mr. Truman, the Board voted 4-0 to endorse the ANR.
- c. **15 Commonwealth Avenue (public) (AN-2012-018):** Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to endorse the ANR.
- d. **7A & 7B Simone Street (private) (AN-2012-019):** Upon a motion by Mr. Mitra and seconded by Mr. Rolle, the Board voted 4-0 to endorse the ANR.

9. **Board Appointment:** Mr. Fontane stated that City Manager appointed a new member to the Board and that Chair O'Connor's last meeting will be on July 11, 2012. Mr. Traynor stated that the Board can elect a new chair at its subsequent August 1, 2012 meeting.

ADJOURNMENT:

Upon a motion by Mr. Rolle and seconded by Mr. Truman the Board voted 4-0 to adjourn the meeting at 7:34 P.M.