

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

**September 9, 2015**

**WORCESTER CITY HALL – ESTHER HOWLAND ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra, Vice Chair (Arrived 6:03pm) (Left 7:31pm)  
Robert Ochoa, Clerk  
Andrew Freilich

**Planning Board Members Absent:** John Vigliotti

**Staff Present:** Domenica Tatasciore, Division of Planning & Regulatory Services  
Steven Rolle, Division of Planning & Regulatory Services  
Michael Antonellis, Division of Planning & Regulatory Services  
Katie Donovan, Inspectional Services  
Nicholas Lyford, Department of Public Works & Parks

**BOARD SITE VISITS**

**CALL TO ORDER**

Chair Truman called the meeting to order at 5:38 p.m.

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

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

Chair Truman stated that the board received a request to postpone the item to September 30<sup>th</sup>. Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to approve the postponement request to allow the owners additional time to formalize the sale of the property.

**List of Exhibits:**

Exhibit A: Special Permit Application; received April 2, 2015; prepared by Melissa O'Connor.

Exhibit B: Forest Hill Drive – Cluster Subdivision Special Permit Plan; dated April 2, 2015; prepared by HS&T Group, Inc.

Exhibit C: Overview of Existing Onsite Easements; received April 28, 2015; prepared by HS&T Group, Inc.

Exhibit D: Cluster Zoning Calculations; received April 28, 2015; prepared by HS&T Group, Inc.

Exhibit E: Lot Layout Plan; received April 28, 2015; prepared by HS&T Group, Inc.

Exhibit F: Letters of Opposition from Tracy Raphaelson, received April 29, 2015 & Rebecca Raphaelson, received April 29, 2015.

**2. 462 Grafton Street – Special Permit Commercial Corridors Overlay District (PB-2015-023)**

Michelle Bouffard, 2 Gambier Avenue, requested that no further continuances be granted.

Ms. Tatasciore stated that the client’s attorney stated that this should be the final postponement.

Chair Truman stated that the board received a request to postpone the item to September 30<sup>th</sup>. Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to approve the postponement request and to extend the constructive approval date to October 30, 2015.

**List of Exhibits:**

Exhibit A: 462 Grafton Street Application; received 2/2/2015, revised 4/27/2015; prepared by Kamel Kamel.

Exhibit B: 462 Grafton Street Plan; dated 4/1/2015; prepared by TASC.

Exhibit C: Worcester Fire Department Comments, undated.

**3. 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2015-032)**

Chair Truman stated that the board received a request to postpone the item to September 30<sup>th</sup>. Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to approve the postponement request and to extend the constructive approval date to October 30, 2015.

**List of Exhibits:**

Exhibit A: Definitive Subdivision Plan Application; received June 18, 2015; prepared by Howard Winter.

Exhibit B: 128 Alvarado Avenue – Definitive Subdivision Plan; dated November 13, 2006 and revised through to April 17, 2008; prepared by HS&T Group, Inc.

Exhibit C: Planning Board Certificate of Approval for 128 Alvarado Avenue Definitive Subdivision Plan; approved June 18, 2008.

Exhibit D: Various e-mail correspondence regarding stormwater calculations; dated September 14, 2009 to May 11, 2010.

Exhibit E: Comment Letter from Fire Chief Courtney; received July 27, 2015..

**4. 128 Alvarado Avenue – Definitive Site Plan (PB-2015-034)**

Chair Truman stated that the board received a request to postpone the item to September 30<sup>th</sup>. Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to approve the postponement request and to extend the constructive approval date to October 30, 2015.

**List of Exhibits:**

Exhibit A: Definitive Site Plan Application; received July 2, 2015; prepared by Howard T. Winter.

Exhibit B: 128 Alvarado – A Definitive Site Plan; dated July 2, 2015; prepared by HS&T Group, Inc.

Exhibit C: Stormwater Management Report & Drainage Calculations; dated May 12, 2008 and revised through to June 12, 2008; prepared by HS&T Group, Inc.

Exhibit D: Comment Letter from Fire Chief Courtney; received July 27, 2015.

**5. 0 & 9 Hemans Street – Definitive Site Plan & More Than One Building On A Lot (PB-2015-042)**

Chair Truman stated that the board received a request to postpone the item to September 30<sup>th</sup>. Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to approve the postponement request and to extend the constructive approval date to October 30, 2015.

**List of Exhibits:**

Exhibit A: Definitive Site Plan Decision – 19 Hemans Street; approved June 21, 2006.

Exhibit B: Definitive Site Plan – Extension of Time Decision for 19 Hemans Street to July 18, 2008.

Exhibit C: Definitive Site Plan – Extension of Time Decision for 19 Hemans Street to July 18, 2009.

Exhibit D: Definitive Site Plan – Extension of Time Decision for 19 Hemans Street to July 18, 2010.

Exhibit E: Definitive Site Plan – Extension of Time Decision for 19 Hemans Street to July 18, 2011.

Exhibit F: Fire Chief Comments; received June 18, 2015.

**NEW BUSINESS**

**Public Hearing**

**6. Amendment of the City of Worcester Zoning ordinance (ZO-2015-001)**

The petitioner, Councilor George J. Russell, seeks to amend the City of Worcester Zoning Ordinance Table of Uses to include solar farms or similar facilities. Mr. Rolle explained the proposed zone change: The petition proposes that the Zoning Ordinance Table of Uses be amended to include a new category for Solar Farms (e.g. – Non-accessory solar energy systems), which would be prohibited in all residential zones, allowed by special permit in all BL, ML and BO zones, and allowed by right in all other B and M zones. The petition does not specify whether the proposed use would be allowed in IP 0.33, IN S, IN H, or A 1 zones.

Mr. Rolle explained that the petition, as proposed, would not regulate accessory solar energy installations (i.e. – those that are secondary to a primary use, such as solar panels installed on the roof of a home), nor would it establish any additional related zoning regulations such as dimensional controls, setbacks, or review procedures.

Staff recommends that a comprehensive zoning proposal be developed to fully address the siting and design of solar facilities of all types. With regard to the petition before the Board, staff therefore respectfully recommends that the Planning Board hold the public hearing, and after the hearing is closed, table the item without making a recommendation in order to allow for preparation of a complementary comprehensive solar energy ordinance.

Mr. Freilich asked what defines a solar farm currently; specifically does it include a threshold of wattage obtained on site?

Mr. Rolle stated that Mr. Freilich's question is an example of what needs to be improved in the revision of the proposed ordinance.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to close the public hearing and to table the item without making a recommendation in order to allow for Staff to prepare a comprehensive solar energy ordinance.

### **List of Exhibits**

Exhibit A: Petition to Amend Zoning Ordinance

## **7. 5 & 7 Forbes Street – Definitive Site Plan (PB-2015-036)**

Satya Mitra, Vice Chair, enters (6:03pm).

Kevin Quinn of Quinn Engineering, Donna Warshaw & Stephanie Booker of Worcester East Side Economic Development Corporation & Ed Nunes, Architect, were present. Kevin Quinn presented the application.

The applicant proposes to construct a ~5,040 SF single-family attached structure on two levels (a total of eight dwelling) with eight accessory off-street parking spaces. Also proposed are related utility, grading and site work on the properties which have 15% or greater slope, more than five dwelling units and are located in the RG-5 (Residence, General) zoning district.

Mr. Quinn stated the slope of the site provides challenges to development. Historically, the site has been occupied by 2 triple-deckers, and the proposed use will reduce the density of the use. The majority of the residents do not own automobiles and this will limit the need for parking and thus not create demand for on-street parking.

Mr. Lyford stated that the DPW would like the proposed catch basin to be relocated away from the Forbes Street public way to the edge of the driveway, the catch basin connection be changed to DR-18, the drainage main connection be reinforced concrete, and revised stormwater report to reflect 25 year storm.

Ms. Tatasciore stated that in late 2014, this plan was submitted and withdrawn due to an abutter's dissent. Now the abutter has written a letter of support for this proposal. Ms. Tatasciore asked Mr. Quinn to address questions and comments from her review memo.

Mr. Quinn stated that those items are not a problem and are annotative in nature. Ms. Tatasciore asked if there was any consideration given to improving the plain building façade to be more aesthetically pleasing considering the neighborhood's existing character. Ms. Tatasciore also asked about the building materials. Mr. Nunes responded by stating that the materials will consist of hardy panels and that the façade will also be screened from the street by proposed landscaping.

Ms. Tatasciore asked how snow and waste removal will be handled. Mr. Quinn stated that a private hauler will be used. For amenities there will be picnic tables and each dwelling has a private fenced yard.

Ms. Tatasciore recommended that if approved, that conditions of approval from the review memo be conditioned and as well as all DPW comments.

Mr. Freilich stated that his impression with development, given his former experience on the ZBA, was that homes were no longer to be placed perpendicular on lots and asked if conditions can be placed to make the façade be more appealing and residential in nature. Ms. Tatasciore recommended that the architect comment on treatments that can be used.

Satya Mitra, Vice Chair recommendations on page 2 of 4 of memo by Domenica Tatasciore

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 with the addition that there be further enhancements to the treatment of the building façade that fronts onto Forbes Street and the conditions listed in DPW's memo.

#### **List of Exhibits:**

Exhibit A: Definitive Site Plan Application; received July 14, 2015; prepared by Stephanie Booker of the Worcester East Side CDC.

Exhibit B: Definitive Site Plan in Worcester, MA – 5 & 7 Forbes Street; dated March 18, 2013 and revised through to May 22, 2015; prepared by Quinn Engineering, Inc.

Exhibit C: Rendering; dated December 9, 2014, prepared by Nunes Trabucco Architects.

Exhibit D: Stormwater Information; received December 8, 2014; prepared by prepared by Quinn Engineering, Inc.

Exhibit E: Letter from abutter George Haddad; dated June 4, 2015.

Exhibit F: Definitive Site Plan Decision & Conditions of Approval; signed March 25, 2015.

#### **8. 414 Massasoit Road - Definitive Site Plan (PB-2015-038)**

Chair Truman recused himself.

The petitioner, Massachusetts Audubon Society, seeks to add a ~1,000 SF porch to an existing structure, to relocate a shed, and to re-configure the layout of the accessory off-street parking spaces, along with associated drainage improvements and site work, on property with 15% or more slope located within a RS-7 (Residence, Single-Family) zone.

Presenting this application were Stu Weintrub, Director of Capital Assets and Planning for Mass Audubon, Doug Sakra, Architect, and Steve Garvin, Engineer.

Mr. Weintrub stated that the project will allow for important new program space to be used for education and summer camp activities. Mr. Weintrub emphasized the reuse of the residential structure to help preserve the neighborhood character. The building is planned to be an increased energy efficient building.

Doug Sakra of Maple Hill Architects explained that similar materials will be used to build compared to what is currently at the site and it is largely residential in character. They are proposing to add ~900 square feet on the back of the existing structure, thus increasing its square footage from 3,300 SF to 5,000 SF. The second floor has been enlarged as well as the dormers.

Mr. Garvin stated that the entry has been relocated and will provide for bus drop offs and other vehicle usage. The low impact development will utilize rain gardens which will provide a learning experience for students. Mr. Garvin stated that they will be adding parking spaces and meet zoning requirements.

Mr. Lyford states that DPW would like to see a manhole noted on the plan. Mr. Garvin stated this has been addressed.

Ms. Tatasciore asked if additional signage will be added to help make the circulation pattern clear and unambiguous. Mr. Garvin stated that yes, this will be added. Ms. Tatasciore asked about possibly including more lighting and a better description of what is shown on the plan for what seems to be low-level lighting. Mr. Sakra stated that this low-level lighting is intentional to preserve the ability to use the nature sanctuary at night in order to not create adverse effects for night time bird siting and other recreational type uses.

Ms. Tatasciore asked that all proposed tree species are Asian Longhorned Beetle resistant. Mr. Sakra stated yes, they are. Ms. Tatasciore also asked if any on-site amenities are provided or considered. Mr. Sakra stated that some of those amenities currently exist and if and when they are removed they will be replaced.

Mr. Sakra requested waivers for showing trees greater which are 9 inches in diameter beyond the work limits, for showing abutters 300 feet beyond the locus, and for waiving the requirement of showing the entire property on the plan due to the size of the subject property.

Mr. Mitra asked if the public had comments. No one in the public had comments.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to approve the site plan with the conditions of approval in the memo and to install a manhole at the proposed storm water connection to drainage main and all three waivers that were requested in the applicant's September 3<sup>rd</sup> letter to the Planning Board.

#### **List of Exhibits:**

Exhibit A: Definitive Site Plan Application; received July 30, 2015; prepared by Bancroft Poor.

Exhibit B: Definitive Site Plan – Broad Meadow Brook Nature Center; dated July 21, 2015; prepared by Samiotes Consultants, Inc.

## 9. 212 Summer Street – Definitive Site Plan (PB-2015-037)

The petitioner seeks to demolish the existing structures on-site and construct a ~91,753 SF, six story, hotel with associated off-street parking, along with associated site work, grading, and paving located in an area zoned BG-6.0 (Business, General) and located within the Union Station View Corridor Sign Overlay District (USOD), the Commercial Corridors Overlay District – Downtown Parking Subarea (CCOD), and the Downtown/ Blackstone Canal Sign Overlay District (DSOD).

The following represented the petitioner: Attorney Donald O’Neil; Jim and Jeff Karem, President of First Bristol Corporation; Jon Cusak and Steve Matarano from Bohler Engineering.

Attorney O’Neil stated that the existing structures on the property are to be demolished. They propose to combine a second parcel of land to accommodate a 6 story hotel with associated parking and amenities.

Mr. Jim Karem provided a brochure about First Bristol Corporation and discussed the corporation’s tract record and experience. Mr. Karem stated that the design is primarily urban in character with red brick and sandstone to tie into the train station in order to compliment the features of the historic building.

Mr. Cusek stated that the building has been situated to the front of the property in order to facilitate street access. Parking will be located towards the back and side of the hotel. Mr. Cusek noted that a substantial landscape buffer on the plan. Mr. Cusek noted that the circulation is one-way in a counter-clockwise manner. Trash has been located place in the back corner away from the building. Stormwater management concerns are addressed by reducing the amount of impervious area proposed on the site. Mr. Cusek stated that a patio has been proposed, facing onto Summer Street, in order to activate the street front. Mr. Cusek stated that the applicant is willing to provide any additional signage or striping the planning staff deems necessary for circulation of traffic.

Mr. Lyford stated DPW would like to see a stormwater report, that the plan should be revised to show catch basin connections shown as 8 inch DR18 and combined sewer on Summer Street. Mr. Lyford stated that the submitted traffic report satisfies DPW. Additionally, DPW would like to see the following:

- a. The existing 1- inch water service for 210 Summer Street be abandoned at the 24 inch water main in Summer Street per city standards. The plans state that the service is to be abandoned at the property line which is incorrect;
- b. The water services for #212 and 220 Summer Street are connected to the 8-inch main in what was Fulton Street. This main will be abandoned as a part of the hotel’s construction so there is no need to abandon these services under a separate operation;
- c. The proposed 8-inch fire/domestic main that will service in being connected to the old 8-inch water main in was old Fulton Street. This pipe was installed in 1909. The buildup of rust and tuberculation on the inside of this section of 8 inch pipe will be a source of rust debris, as well as a restriction to fire flows. The City will convert this old 8 inch water main into a hydrant lateral and replace the existing hydrant;
- d. The proposed 8-inch fire/domestic service pipe shall be connected to the existing 24” main in summer Street using a 24 inch by 8 inch tapping sleeve and valve. The proposed water connection shall be located to the north of the proposed gas service connection in Summer Street;

- e. The private hydrant in the rear of the building shall have a 6-inch gate valve installed at the 8"x6" tee.
- f. All materials and methods in water main and service construction shall conform to City standards.

Attorney O'Neil asked for a waiver regarding labeling abutters within 300 feet.

Mr. Rolle commented that the transformer should be screened and possibly be relocated and to maintain the 5 feet for the proposed sidewalk. Mr. O'Neil responded by stating that the transformer will be screened by Hilton standards and that access is necessary to all sides.

Mr. Rolle proposed in place of condition 5 on memo regarding trees that patio and pedestrian access be incorporated into the site plan. He also recommended that design-related comments in the staff memo, specifically #3, 4 & 5 be removed.

Mr. Truman asked if anyone in the public had any comments. There were no comments from the public.

Mr. Freilich stated that his concern is regarding the possible bottlenecking of traffic in front of the hotel given its location. Mr. Karem stated that the inclusion of a right-in right-out and entering by the rear of the property will spread out the load of the traffic and also that hotels do not increase traffic as might be expected due to hours of operation and when patrons are using the services.

Mr. Mitra asks if the parking included is adequate. Mr. Rolle stated that the parking is adequate. Mr. Mitra asked what the employment would be. Attorney O'Neil states that the hotel will employ at least 35 full and part time employees. Attorney O'Neil also stated that it's expected that 66% of those jobs would be held by Worcester residents. Mr. Mitra expressed concern over noise affecting rooms nearest to I-290. Mr. Karem stated that the noise reducing materials will be used to prevent such an affect.

Mr. Mitra asked if a banquet hall will be included. Mr. Karem, stated that that there will not be a banquet hall.

Mr. Truman asked about traffic being impacted by the location of the exit. Mr. Rolle responded that the right-in right-out is a reasonable way to provide for that access and the trip generator will be less than the existing commercial use.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 4-0 to approve the site plan with the conditions of approval in the memo, with the exception of #3, 4, 5, 6, 7 & 8 and with the addition that the pedestrian access and patio be incorporated onto the site plan. Additionally, approved were DPW's comments, with the exception of #2 that pertained to the traffic report and the waiver request of showing abutters within 300 feet on the plan.



## List of Exhibits

Exhibit A: Definitive Site Plan Application; received July 21, 2015; prepared by Attorney Donald O'Neil.

Exhibit B: Site Development Plans; dated July 17, 2015; prepared by Bohler Engineering.

Exhibit C: Fire Chief comments; undated.

Exhibit D: E-mail and PDF showing movement of aerial apparatus by Steve Martorano; sent August 13, 2015.

Exhibit E: Brochure of First Bristol, Inc.

Mr. Mitra left at 7:31pm.

## 10. 126 Southwest Cutoff – Parking Plan Amendment (PB-2015-039)

The Planning Board approved a Parking Plan for this site on November 20, 2013. The applicant has now submitted plans to amend the original plan by increasing the number of parking spaces from 126 to 231 spaces.

Existing on-site is a 6,200 SF commercial structure and associated off-street parking used as a pre-existing non-conforming truck terminal (Article IV, Section 2, Table 4.1, Manufacturing Use #7).

The petitioner seeks to use the existing structure for motor vehicle sales, rental, and associated display (Article IV, Section 2, Table 4.1, Business Use #15 & #16 – for which uses the ZBA granted a Special Permit) and to complete grading, paving, and drainage and associated site improvements for ~231 parking space parking area. The owner plans to lease the property to Enterprise Rental Cars.

Attorney Jonathan Finkelstein presents on behalf of the owners of 126 Southwest Cutoff. He explained that the application is for car sales and rental as well as display lot and parking. Becky Marcincavizc, representative of Enterprise, property owner Mr. Russell and Zac Couture, engineer from HS&T Group were also present.

Attorney Finkelstein stated that the total number of required parking spaces is 15 spaces proposed and the remainder will be used as display spaces. He stated that the plan before the board is more comprehensive than what was previously seen by the applicant.

Mr. Lyford from the DPW listed the following outstanding recommendations from his staff memo:

- a. More information is necessary for drainage connection to Southwest Cutoff;
- b. Provide revised drainage calculations using a single point of interest.

Attorney Finkelstein stated they will follow up with DPW to address these outstanding items.

Mr. Rolle stated that the location of 3 driveways in close proximity to each other is a concern. He asked if it were possible for the applicant to close one of the driveways.

Attorney Finkelstein explained that the applicant is hesitant to abandon a curb cut and that the generation of traffic through the proposed use will not be an issue regarding the third curb cut. Ms. Tatasciore stated that there was an earlier revised plan which erroneously showed that the center curb cut was removed. This was an engineering error on the previous plan and is not the intent of the applicant.

Mr. Rolle asked if there are any other changes between the revised plans and the intentions of the applicant. Attorney Finkelstein explained that there are no changes from the proposed site plan, other than the continued use of the third curb cut.

Mr. Rolle listed his recommended conditions of approval from staff's memo since the Board does not appear to have the most current plan revision before them.

Mr. Rolle asked if there are any other provisions to prevent users from using the driveway except for deliveries. Attorney Finkelstein explained that the ZBA condition was that the deliveries be limited to a specific entrance, but that cars would not be blocked from using the entrance. Mr. Freilich asked if it's even possible for a truck to get into that entrance. Mr. Truman asked what type of car-loader will be used to service the site. Attorney Finkelstein explained that whatever available car-loader or car delivery system can fit through the entrance is the vehicle that will be used.

Mr. Freilich asked what the correct amount of spaces is. Mr. Rolle and Attorney Finkelstein stated that the correct number is 231.

Mr. Truman asked if anyone in the public had comments. There were no comments from the public.

Mr. Ochoa asked for clarification regarding staff's review memo comment regarding outside speakers. Mr. Rolle stated that some car sales uses have speakers to communicate with staff. Since there are residential neighborhoods nearby, this was a concern.

Mr. Freilich stated that this use seems to exceed what is typical for a car rental facility. Ms. Marcincavizc, representative of Enterprise, responded stating that this will be for car sales and rentals.

Owner Mr. Russell stated that the three curb cuts are necessary and important to the use of the property. Mr. Freilich stated concerns over confusion for drivers using the lot from Southwest Cutoff. Mr. Russell stated that the vehicle use of the lot requires the need for extra curb cuts due to the constant coming and going of vehicles. Mr. Rolle stated that he disagreed with Mr. Russell that having multiple curb cuts is safer and suggested emphasizing two of the three curb cuts, through the use of signage, to indicate entrances and exits, while not labeling the third as a way to eliminate confusion.

Mr. Ochoa asked what the difference is between the multiple entrances on this site and the site of Target on Lincoln Street. Mr. Rolle stated that at the Target location it is in a parking lot with a lower rate of speed. Attorney Finkelstein expressed that he liked Mr. Rolle's suggestion for the signage and the third curb cut will be designated at for deliveries only.

Mr. Truman asked for clarification if there will be curbing. Mr. Couture responded that there will be a 6 inch bituminous berm and Attorney Finkelstein stated that the lot will be paved.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the board voted 3-0 to approve the parking plan amendment with the conditions of approval in the memo, and modifying 2.g. by striking out “trucked off-site” and by modifying 2.k. by adding stating that if fencing was to be replaced, it would be “replaced with black vinyl fencing.” Additional conditions of approval were that the parking lot shall be repaved; the southernmost curb cut shall be used as a deliveries-only access point and that the northern and middle curb cuts be signed and marked for 2-way customer entrances/exits. Additionally approved were DPW’s comments and the waiver request of showing abutters within 300 feet on the plan.

**List of Exhibits:**

Exhibit A: 126 Southwest Cutoff Application; received 7/23/2015; prepared by Trusswan, Inc.

Exhibit B: 126 Southwest Cutoff Plan; dated 7/23/2015; prepared by HS&T Group, Inc.

Exhibit C: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 126 Southwest Cutoff; dated 8/18/2015.

Exhibit D: Worcester Fire Department Comments; undated.

Exhibit E: Original Parking Plan Decision; approved 11/20/2013.

Exhibit F: Zoning Board of Appeals Decision; approved 6/15/2015.

Exhibit G: Letter from Raymond & Donna Griffin; dated 8/18/2015.

**11. 75 Shore Drive – Amendment to Definitive Site Plan (PB-2015-040)**

The petitioner seeks to construct a new ~2,700 SF addition for proposed use as a wellness center and a ~2,000 SF splash pad, along with related landscaping, utility, paving, grading, and site work, located at 75 Shore Drive and located within a RS-7 (Residence, Single-Family) zone.

Michael Scott, engineer of Waterman Design Associates, on behalf of YMCA Greendale Branch presented the application. Mr. Scott stated that the YMCA added to the building in 2006 and that additional parking was also added along Shore Drive and Indian Lake. The proposal is for an addition to the Wellness Facility that is located adjacent to the tennis facility and a new outdoor splash pad. The addition will have a flat floor with no equipment for a use not unlike “Crossfit.” The splash pad will be a fenced, ADA-compliant area, that will be accessed from the rear and will not be open to general public. The YMCA was previously issued a variance for an expansion of the pre-existing non-conforming use.

Mr. Scott stated that annotation on the plans will be added, as suggested by staff, and that stormwater information will be provided to address DPW comments. Mr. Scott stated that stormwater will be captured on the splash pad and excess water will be pumped out.

Mr. Lyford states concerns in memo have been addressed.

Ms. Tatasciore asked what the square footage of the proposed addition is in regards to evaluating need for parking. Mr. Scott stated that the addition is about ~2,700 to ~2,800 square feet. She requested a copy of the parking lease agreement. Mr. Scott stated that he has forwarded a copy of the parking lease agreement to planning staff.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the board voted 3-0 to approve the Site Plan Amendment with all of the conditions listed in staff's review memo with the addition of DPW's comment requested a stormwater report due to an increase in impervious area and the waiver request of showing abutters within 300 feet on the plan.

## **12. 80 William Street (aka 1 Roxbury Street) – Definitive Site Plan (PB-2015-041)**

The petitioner seeks to construct a ~8,977 SF addition, connecting the two existing structures, re-configuration of vehicular access and pedestrian amenities, along with associated site work, grading, and paving at property located at 80 William Street (aka 1 Roxbury Street) and located in an area zoned RL-7 (Residence, Limited).

Patrick Healey of Thompson-Liston Associates, William Massiello, Architect, and David Ellis, Senior VP and CFO of Becker College were present.

Mr. Healey discussed the existing conditions of the lot including landscaped areas, brick features, three curb cuts, house, carriage house, two driveways and a loop driveway with main entrance to the house. Mr. Healey stated that the purpose of the addition is to provide a centralized space for the gaming program within the college, whereas now the program shares space throughout the college.

Mr. Healey stated that Asian long-horned Beetle resistant vegetation will be utilized and will annotate the plan to reflect this. Mr. Healey stated that a sign will be on the building for "Becker College" and no final plans have been developed for a free standing sign. Mr. Healey stated that "dark sky" lighting will be utilized. Mr. Healey stated that at the existing Carriage house there was space for four vehicles and counting 2 spaces on the loop driveway. He stated that for snow storage the snow would be pushed to the sides of the sidewalk.

Mr. Healey stated that the suggestion by DPW to change the connection to the main for the storm drain will be done. Also, the placement of the wheelchair accessible spaces which the city does not allow being within ten feet of the ramp, will be moved accordingly.

Mr. Massiello stated that the intention is to build something contemporary. He stated there is a 1 to 20 slope for a walkway. Lighting is 48 inch tall bollards to keep lighting low. The addition will consist of materials such as copper, limestone and metal.

Mr. Lyford noted that DPW comments have been addressed.

Ms. Tatasciore stated that the applicant has addressed her concerns and she recommended approval with conditions listed in the review memo and a waiver to label abutters within 300 feet on the plan.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the board voted 3-0 to approve the Definitive Site Plan with the conditions listed in staff's memo as well as waiver to label abutters within 300 feet on the plan.

**List of Exhibits:**

Exhibit A: Definitive Site Plan Amendment Application; received August 6, 2015; prepared by Kenneth Cameron.

Exhibit B: Site Plan for 80 William Street; dated August 5, 2015; prepared by Thompson Liston Associates, Inc.

Exhibit C: Massachusetts Cultural Information Resource Sheet – 80 William Street.

**Other Business**

**13. Subdivision Bonding - Request to Set Performance Bond Amount – Arboretum Phase IV - Bittersweet Boulevard (STA 4+71 to STA 8+71)**

Mr. Lyford recommended on behalf of the DPW a performance bond in the amount of \$300,000 as stated in DPW's memo to the board.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to approve recommendation of the bond amount.

**14. Conditional Partial Release of Covenant – Malden Woods Definitive Subdivision**

Ms. Tatasciore explained that this to exclude Lot 16 from the subdivision covenant which should have been on an ANR plan and not a subdivision plan.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to approve the partial release of the Covenant.

**15. Approval Not Required (ANR) Plans:**

**a. City Square –Trumbull and Franklin Streets (all public) (AN-2015-028)**

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to endorse the ANR.

**b. 200 & 212 Summer Street (public) (AN-2015-027)**

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to endorse the ANR.

- c. 280 Greenwood St. (public) & 24 Rydberg Ter. (private) (AN-2015-023)

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the board voted 3-0 to endorse the ANR.

- d. 10 Castine St. (private) & 10 Cumberland St. (public) (AN-2015-024)

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to endorse the ANR.

- e. 14 Arnold Road (private) (AN-2015-025)

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to endorse the ANR.

- f. 35 Natural History Drive (private) (AN-2015-026)

Ms. Tatasciore stated that it is up to the board to determine if the lot has suitable frontage and the roadway has suitable width, grade and adequate construction to provide vehicular access in order to endorse the ANR plan.

Mr. Rolle stated that the option to the board is to decide to endorse or not to endorse. Mr. Rolle explained that there is a large out-cropping of rock in the private roadway.

Mr. Truman received the plan and noted that there is not sufficient access along the frontage to one of the parcels shown on the plan. Because of the insufficient access, the plan before the board does not meet this criteria for endorsing ANR plans.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the board voted 3-0 to not endorse the plan.

## **16. Communication**

- a. Notice of Project Change – Greenwood Street Landfill Solar Project; Supplemental Information

Ms. Tatasciore explained that the information on this item pertains to the type of grass that was originally approved will now be changed.

## **17. Signing of Decisions from prior meetings**

### **ADJOURNMENT**

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the board voted 3-0 to adjourn at 8:38 pm.