

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

April 27, 2016

WORCESTER CITY HALL – LEVI LINCOLN ROOM

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

Planning Board Members Absent: Andrew Freilich

Staff Present: Steven Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Katie Donovan, Inspectional Services
Nicholas Lyford, Department of Public Works & Parks
Alexandra Kalkounis, Law Department

BOARD SITE VISITS

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:33 p.m.

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

- 1. 0 & 9 Hemans Street and a portion of 40 Milton Street – More Than One Building On A Lot (PB-2015-042)**
Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 3-0 to continue to May 18, 2016 and to extend the Constructive Grant Deadline to June 30, 2016.
- 2. 0 & 9 Hemans Street and a portion of 40 Milton Street – Definitive Site Plan (PB-2015-042)**
Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 3-0 to continue to May 18, 2016 and to extend the Constructive Grant Deadline to June 30, 2016.
- 3. 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2015-032)**
Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 3-0 to postpone to May 18, 2016 and to extend the Constructive Grant Deadline to June 30, 2016.
- 4. 128 Alvarado Avenue – Definitive Site Plan (PB-2015-034)**
Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 3-0 to postpone to May 18, 2016 and to extend the Constructive Grant Deadline to June 30, 2016.

5. Sarah Drive - Arboretum Phase I – Amendment to Definitive Subdivision (PB-2015-055)

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 3-0 to postpone to May 18, 2016 and to extend the Constructive Grant Deadline to June 30, 2016.

NEW BUSINESS

Public Hearings

6. Hemans Court – Street Petition for removal of Private Way from Official Map (ST-2016-003)

Ms. Tatasciore recommended postponing this petition so the petitioner could be in attendance.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 3-0 to postpone to May 18, 2016.

7. Lot 2 Burncoat Heights– The Village at Burncoat Heights (fka 604 Burncoat St.) – Definitive Site Plan (PB-2016-006)

Charles Scott, CFS Engineering, presented his application and submitted Exhibit E, the revised Definitive Site Plan.

Mr. Scott stated that the new plan submitted addresses staff's concerns. The proposed project, when submitted to board in 2014, received approval for a 500 foot roadway and associated improvements including 10 lots to build 2-family structures. The project will consist of constructing a 2-family unit with a 48x34 footprint.

Mr. Scott discussed the rendering for the project. The structure will step from 1 unit with a 2 foot recessed jog to break up the façade and with a 2 foot grade change. Materials used with will vinyl siding. The first floor will be accessed through the rear of the structure and the driveway will feed underneath the first floor and each unit will have 3 bedrooms.

Ms. Donovan asked for clarification of the locus map. Mr. Scott stated that the lots are labelled incorrectly.

Mr. Lyford referenced the DPW memo to the board which includes the following comments;

1. Provide City of Worcester Standard Details for utility connections.
2. Consider providing a Cultec or equivalent infiltration system for roof runoff.

Mr. Scott stated that the overall project has been designed so that units tie into the detention basin.

Mr. Antonellis asked what the height of the structure will be. Mr. Scott stated that the structure will be less than 35 feet.

Mr. Antonellis asked that the proposed decks be addressed by the petitioner. Mr. Scott stated that the decks have been revised so there is no encroachment into the rear yard setback.

Mr. Antonellis stated that staff suggests maintaining all suggested conditions of approval and that the petitioner request waiver of labeling abutters requirements. Mr. Scott requested the waiver to label abutters and abutters to abutters within 300 feet.

Mr. Rolle asked that the chain link fence be changed to black vinyl. Mr. Scott was amenable to this suggestion.

There was no one in the public for comment on this item.

Mr. Mitra asked for clarification on number of bedrooms and floors. Mr. Scott stated they will be 3 bedrooms with 2 floors.

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to approved the requested waiver.

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to approve the petition with conditions of approval in the staff memo.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; received April 1, 2016; prepared by Charles Scott of Burncoat Heights Trust.

Exhibit B: Plot Plan; dated April 1, 2016; prepared by CFS Engineering.

Exhibit C: Certificate of Approval for The Village at Burncoat Heights Definitive Subdivision Plan; dated August 7, 2013.

Exhibit D: DPW Comments; received April 21, 2016.

Exhibit E: Revise Plot Plan; dated April 27, 2016; prepared by CFS Engineering.

9. 70 Gold Star Boulevard & 32 (aka 36) Millbrook Street – Parking Plan (PB-2016-002)

Present for the petition were Robert Longden, attorney, and Josh Swirling, engineer, and Scott Goodson and Ryan Swingford from Chick-Fil-A.

Mr. Longden stated that the property is located on lot owned by Gallo Motors and that an ANR has been submitted for this petition to reconfigure the lot boundaries.

There is an existing building on the site that will be demolished to make space for the restaurant and parking. Gold Star Boulevard has adequate capacity to handle any additional traffic created by this use. The area is commercial and industrial in nature and congruent to the character of the neighborhood.

Mr. Longden stated there will be a drive-through on the property. ZBA approval was obtained. Access will be provided from Gold Star Boulevard and Millbrook Street. There will be a dedicated right turn only onto Gold Star exiting the site. There will be 2-way access from Millbrook Street and will have no access from Glennie Street. The drive-through complies with ordinance requirements. A total of 67 parking spaces are required and 64 spaces have been provided; the ZBA had granted relief for this amount of parking. Hours of operation will be 6:30 am to 10 pm Monday to Saturday. Deliveries and trash pickup will occur during non-peak hours.

Mr. Longden stated that light spillover is not of concern given that Gallo Motors needs the light for security for the vehicle inventory. Landscaping will reduce the amount of onsite pavement. Snow will be trucked off site if it exceeds capacity of designated snow storage areas.

Mr. Longden stated that no abutters have contacted him in regards to both ZBA and PB petitions. All recommendations in staff review memo are acceptable. Mr. Longden stated that the petitioner also accepts comments by the DPW.

Mr. Lyford stated that DPW comments as follows;

1. The 6” sanitary service should not have a manhole at the connection to the sanitary main on Millbrook Street. Provide Worcester Standard sewer connection detail.

Ms. Tatasciore stated that the applicant received all necessary approvals from zoning and conservation.

No one in the public is present for this item.

Mr. Mitra asked about status of ownership on the lot. Mr. Longden stated that Gallo Motors owns the lot and that there is a ground lease in place.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 3-0 to approve the parking plan with conditions of approval as stated by staff review memo.

List of Exhibits:

- Exhibit A: Parking Plan Application with renderings and elevations; received January 14, 2016; prepared by Anthony Donato of Bohler Engineering.
- Exhibit B: Site Development Plans; dated January 14, 2016 and revised on March 7, 2016; prepared by Bohler Engineering.
- Exhibit C: Stormwater Drainage Analysis; received January 14, 2016; prepared by Bohler Engineering.
- Exhibit D: DPW Comments; received April 21, 2016.

10. 475 Shrewsbury Street – Parking Plan Amendment (PB-2016-003)

Present for the petition is John Kucich, engineer. Mr. Kucich stated that McDonalds is adding a second drive-through ordering station for side-by-side stations as well as improving accessible parking and location of spaces. The side-by-side ordering speeds up ordering process and avoids excess queuing. Mr. Kucich stated that staff comments are acceptable.

Mr. Vigliotti asked what type of fence is proposed. Mr. Kucich stated that the ZBA decision prescribed what size the fence must be and that it will not be a chain-link fence.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to approve the request to waive requirement to list abutters and abutters to abutters within 300 feet of the property.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to approve the parking plan with conditions as stated in the staff review memo and added condition that the fence may not be made of chain link material.

List of Exhibits:

- Exhibit A: 475 Shrewsbury Street - Amendment to Parking Plan Application; received February 1, 2016; prepared by Bohler Engineering.
- Exhibit B: Site Development Plans; dated January 20, 2016; prepared by Bohler Engineering.
- Exhibit C: ZBA Special Permit Denial; May 10, 1999.
- Exhibit D: ZBA Special Permit Approval; April 9, 2001.
- Exhibit E: Planning Board Parking Plan Approval; August 22, 2001.
- Exhibit F: DPW Memo; received April 21, 2016.

Other Business**11. Status Update – Country Club Acres (fka Paradise Point) – CCRC Special Permit, East Mountain St.**

Mr. Rolle stated that this was a follow up to the status of services to be provided within the clubhouse.

Farooq Ansari present for the update. Mr. Ansari stated that the clubhouse has been completed to date and received an occupancy permit. Control of the clubhouse has been formally transferred to the trust. A third document was submitted regarding services provided by a nursing facility and “meals on wheels”. Mr. Ansari stated that pictures submitted show a library, exercise room and other required amenities.

Ms. Donovan stated that the certificate of occupancy has been issued.

Mr. Rolle stated services provided will have to be compared to the conditions of approval. If different, then an amendment to a Special Permit would be necessary.

Meryl Jacobson, 3 Mira Lane, stated that there has been improvement since the last Planning Board meeting and has complaints regarding the handling of the board member appointments and other handling regarding the CCRC. Ms. Jacobson stated that the residents are not satisfied with the condition of the exercise room. The residents have not received written proposal from Mr. Ansari as promised.

Ms. Donovan stated that she will contact the building inspector regarding handrails and other building code compliance issues.

Tom McGill, stated that the clubhouse must be provided within the context of the original standards set by the special permit. Also, that there are accessibility concerns regarding a handicap ramp.

Ms. Jacobson asked to be placed on another agenda for another update. Mr. Rolle asked that the residents coordinate through the Planning office.

12. Approval Not Required (ANR) Plans

- a. 231 Lake Avenue (public) (AN-2016-016)

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

- b. 54 Blithewood Avenue (public) & 25 McClintock Avenue (private) (AN-2016-017)

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

- c. 44 Yukon Avenue (public) (AN-2016-018)

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

- d. 200 West Mountain Street (public) & 0 Lanesboro Road (public) (AN-2016-019)

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

- e. 70 Gold Star Blvd. (public) & 32 Millbrook Street (public) (AN-2016-020)

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

- f. 22 Merrill Road (public) & Boyd Road (public) (AN-2016-021)

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

13. 90 Commercial Street – Special Permit for CCOD Residential Conversion for Mixed Use Building with Residential Component (PB-2016-005)

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to postpone the petition to a Special Meeting on May 3, 2016.

14. Approval of Minutes: March 16, 2016 & March 22, 2016

Upon a motion by Mr. Vigliotti, and seconded by Mr. Mitra, the board voted 3-0 to approve meeting minutes for March 16 and March 22, 2016.

15. Communication

- a. E-mailed communication from Patricia Burke re: Smart Meters
- b. E-mail communication from Jim Bisceglia; received March 26, 2016
- c. MA Division of Fisheries & Wildlife – Conservation and Management Permit for Construction of Solar Array at Greenwood Street Landfill; received April 20, 2016.

16. Approval of the Proposed Draft Meeting Schedule for 2017

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 3-0 to approve the Meeting Schedule for 2017

17. Signing of Decisions from prior meetings

18. Adjournment

Upon a motion by Mr. Vigliotti, and seconded by Mr. Mitra, the board voted 3-0 to adjourn the meeting at 7:09.