

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

September 28, 2016

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
John Vigliotti
Andrew Freilich

Planning Board Members Absent: Satya Mitra, Vice Chair

Staff Present: Stephen Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
Katie Donovan, Department of Inspectional Services
Nicholas Lyford, Department of Public Works
Alexandra Kalkounis, Law Department

BOARD SITE VISITS

Call to Order – 5:45 pm

Requests for Continuances, Extensions of Time, Postponements & Withdrawal

1. Kiara Drive (aka 770 Franklin Street) – Definitive Subdivision (PB-2016-018)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to continue the hearing to October 19, 2016 and to extend the decision deadline to November 30, 2016.

List of Exhibits:

- Exhibit A: Definitive Subdivision Plan Application; received June 9, 2016; prepared by Cesmir Spiro.
- Exhibit B: Kiara Drive (aka 770 Franklin Street) Definitive Subdivision Plan; dated June 9, 2016; prepared by HS&T Group, Inc.
- Exhibit C: Wetland Resource Evaluation; dated January 6, 2015; prepared by EcoTec, Inc.
- Exhibit D: E-mail from Wayne Curran, Chief Sanitarian of the Department of Inspectional Services' Division of Housing & Health Inspection to the Chief Planner, Domenica Tatasciore; re: 770 Franklin Street – Kiara Drive; dated June 20, 2016.
- Exhibit E: Fire Department Comments; received June 20, 2016.
- Exhibit F: DPW Comments; received July 14, 2016.

2. 0, 146, 148, 152, 152R, 166 Moreland Street – Amendment to Special Permit for Cluster Subdivision (PB-2016-019)

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to postpone the hearing until October 19, 2016.

List of Exhibits:

- Exhibit A: Special Permit – Cluster Zoning Application; received June 29, 2016; prepared by applicant’s attorney Donald J O’Neil.
- Exhibit B: Plan of Land; dated April 27, 2016; prepared by H. S. & T. Group.
- Exhibit C: Memorandum from the City of Worcester Fire Department to the Planning Board; re: 148 Moreland St.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works to the Planning Board; re: 148 Moreland St; dated 7/13/16.

3. 104, 108, 110, 112, 116 (aka 102) Shrewsbury Street & 112 East Central Street – Amendment to Parking Plan (PB 2016-022)

Upon a motion by Mr. Frielich and seconded by Mr. Vigliotti the board voted 3-0 to continue the meeting to October 19, 2016 and to extend the decision deadline to November 30, 2016.

List of Exhibits:

- Exhibit A: Parking Plan Amendment Application; received July 7, 2016; prepared by Jerry Azzarone.
- Exhibit B: Parking Amendment Plan; dated May 9, 2016; prepared by H.S. & T. Inc.
- Exhibit C: Parking Plan Decision; signed October 29, 2009 (included with application materials).
- Exhibit D: Parking Plan; dated August 10, 2009 and revised through to October 23, 2009; prepared by H.S. & T. Inc. ((included with application materials).

4. 35 Buckley Road - Definitive Site Plan (PB-2016-032)

Upon a motion by Mr. Frielich and seconded by Mr. Vigliotti the board voted 3-0 to postpone the meeting to October 19, 2016.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received August 18, 2016; prepared by Gordon Olin.
- Exhibit B: Definitive Site Plan; dated August 18, 2016; prepared by J.M. Grenier Associates, Inc.
- Exhibit C: Rendering; dated August 6, 2016; prepared by Residential CADD.
- Exhibit D: ANR Plan; Endorsed April 12, 2000.

5. 150 Blackstone River Road & a portion of the current Blackstone River Road Right-of-Way (public) (AN-2016-028)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to postpone the endorsement of the ANR plan to October 19, 2016 and to extend the decision deadline to October 20, 2016.

Unfinished Business

Public Meeting

6. 0, 146, 148, 152, 152R, 166 Moreland Street – Amendment to Definitive Site Plan (PB-2016-020)

Attorney Donald O’Neil and engineer Zac Couture from HS&T Group, presented the petition and provided copies of the rendering to the board. The driveway will be shifted to create greater separation between driveways and there will be a slight change to the footprint of the building. The applicant also intends to eliminate a dry-well to the rear of the lot; there would be a grass swale which would eliminate the need for a dry well which exists in a high ground water area. Attorney O’Neil detailed Fire Department requirements given the length of the driveway which is to provide a direct monitoring system. Attorney O’Neil also stated that a culvert connect all three properties and discussed options for addressing the issue.

Mr. Lyford stated DPW comments.

Mr. Antonellis asked about the status of a splash pad. Mr. Couture stated the splash will remain.

Mr. Truman opened the meeting to the public.

Paul Matthews was present to advocate on behalf of his parents who live directly next to the development and provided a handout to the board. He stated that his parent’s property is a low point respective of the proposed site and he detailed his conversations and timelines with the petitioner. Mr. Matthews stated that no solution has been reached regarding the existing stormwater issues, specifically the existence of a culvert.

Attorney O’Neil stated that the matter regarding stormwater and a culvert across properties is a private matter.

Mr. Freilich asked for clarification on the construction with regard to the culvert. Mr. Couture stated the culvert should be moved accordingly to direct towards the wetlands. Mr. Vigliotti stated that the pipe is discharging improperly on Mr. Romeo’s property. Mr. Couture agreed.

Attorney O’Neil stated that the applicant has no intention of extending the pipe further which would exacerbate the issue to other property owners. Mr. Vigliotti stated that the Planning Board likely does not have authority over this matter. Mr. Rolle stated that the pipe was not shown in the site plan for the Knox’s property.

Mr. Freilich inquired about the origination of the water. Mr. Matthews stating that added impervious surface would damage his parent’s property.

Attorney O’Neil stated that the petitioner already has an approved site plan which includes the driveway closer an existing driveway and by moving Mr. Romeo’s driveway further from the existing driveway would provide less impact than if it were built according to the existing approval.

Mr. Freilich stated that he is hesitant to approve the site plan with an existing issue that goes unaddressed. Mr. Vigliotti stated that the only item before the board is the modification of the

previously approved site plan. Mr. Rolle stated that 3 votes are necessary to approval site plans according to the Planning Board's Rules and Regulations.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the board voted 3-0 to approve the site plan with conditions of approval as noted on Attachment A of the DPRS review memo.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received June 29, 2016; prepared by Anthony Romeo.
- Exhibit B: Definitive Site Plan; dated April 27, 2016; revised September 21, 2016; prepared by H. S. & T. Group.
- Exhibit C: Memorandum from the City of Worcester Fire Department to the Planning Board; dated July 7, 2016.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works to the Planning Board; re: 148 Moreland St; dated July 13, 2016 and revised September 22, 2016.
- Exhibit E: Special Permit as most recently Amended; final action on 11/4/2011.
- Exhibit F: Definitive Site Plan Approval, as most recently Amended; final action on 10/26/2011.
- Exhibit G: Approved Plans per Exhibits E & F; last revised 9/21/2011; received 12/6/2011.
- Exhibit H: Comments from Paul, Patricia, and Stanley Matthews; received 6/29/2016.

New Business

Public Hearing

7. 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2015-034) & Definitive Site Plan (PB-2015-032)

Items 4 and 7 were taken contemporaneously.

Patrick Burke, engineer from HS&T Group, presented the petition and requested extra time to complete the plans relative to staff comments.

Ms. Tatasciore stated that staff recommends a leave to withdraw without prejudice due to the ongoing issues that the plans do not satisfactorily address outstanding comments and concerns.

Mr. Vigliotti stated that he agrees with staff.

Mr. Truman opened the hearing to the public.

Mike Scaglione, 127 Alvarado Ave, expressed frustration with multiple postponements over the past year and suggested withdrawal.

Mr. Freilich asked when they could reapply. Mr. Rolle stated that if voted leave to withdraw without prejudice, they would be able to reapply immediately.

Mr. Burke requested leave to withdraw.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to Leave to Withdraw without prejudice for both the Amendment to Definitive Subdivision and Definitive Site Plan applications.

List of Exhibits:

- Exhibit A: Definitive Subdivision Plan Application; received June 18, 2015; prepared by applicant.
- Exhibit B: 128 Alvarado Avenue – Amendment to Definitive Subdivision Plan; dated November 13, 2008 and revised through to July 1, 2016; 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: DPW Comments; dated August 11, 2016, and revised September 22, 2016.

8. 38 Norfolk Street - Amendment to the City of Worcester Zoning Map (ZM-2016-002)

The petitioner seeks to amend the City of Worcester Zoning Map by extending the RG-5 (Residence, General) zoning district to include the entire property located at 38 Norfolk Street. Presently, the property is split zoned - located in both the RG-5 (Residence, General) and the RL-7 (Residence, Limited) zoning districts.

Robert Branca present to represent the petition. Mr. Branca stated that the properties around this area have been acquired and are looking to expand the existing zone to expand the existing project to provide for underground parking.

Mr. Rolle stated that the amendment is fairly minor and the area to be rezoned is approximately 5,000 SF. The lot is currently split zoned, the new zone proposed for change would be more permissible for other residential used.

Mr. Truman opened the hearing to the public.

Stuart Loosemore present to offer support.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to close the public hearing.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to recommend approval of the zoning map amendment.

Public Meeting

9. 80 (aka 70) Goldstar Boulevard & 32 (aka 36) Millbrook Street - Parking Plan Amendment (PB-2016-025)

Attorney Robert Longden and engineer Anthony Donato presented the petition. Attorney Longden stated the request is for an amendment to parking plan approval. The changes include a cash station and a walkway adjacent to the drive-through lane. The station would be used to collect payment during peak hours to expedite flow of traffic. Also, a change of location for transformers and the installation of a mini-transformer near the relocated transformer. Attorney Longden asked that location of the proposed switchgear be determined at a later date as agreed between the City, National Grid and Chick-Fil-A.

Attorney Longden stated that all conditions are acceptable with the exception of the Fire Department comment which has been withdrawn by the Fire Department.

Attorney Longden requested a waiver to label abutters.

Mr. Lyford stated that the connection for the parking lot drainage should be reinforced concrete and a manhole installed at the connection to the main.

Ms. Tatasciore stated that number #3 is not to be stricken, as it referenced to DPW comments not Fire comments.

Mr. Truman opened the meeting to the public. No one is present.

Mr. Freilich asked why all the traffic is directed towards Gold Star Boulevard instead of Glennie Street. Mr. Donato stated that because the property owner wanted to maintain parcel on that side, traffic was best served through Gold Star Blvd.

Mr. Freilich asked about security. Attorney Longden stated there will be several security cameras.

Mr. Vigliotti asked about barriers between staff at cash station and vehicles. Mr. Longden explained the reason for the station is to not have a barrier, so that drivers did not feel they had to get out and would inhibit the operations about the cash station.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve the petition with staff recommendations of approval and with added condition that the location of the switch gear be subject to agreement between the City, Chick-Fil-A and National Grid, and also to approve the requested waiver to label abutters.

List of Exhibits:

Exhibit A: Parking Plan Amendment Application; received July 27, 2016; prepared by Attorney Joshua Lee Smith.

Exhibit B: Site Plan; dated January 14, 2016 and revised through to July 25, 2016; prepared by Bohler Engineering.

Exhibit C: E-mail from Joshua Lee Smith; dated August 18, 2018.

Exhibit D: Comments from DPW; dated September 21, 2016.

10. 185 Salisbury Street – Amendment to Definitive Site Plan (PB-2016-029)

Attorney Robert Longden and engineer Mike Andrade from Graves Engineering presented the petition. Also representing the petition were Tom O’Neil, and Helen Dunlap.

Attorney Longden stated that the petition included a ~7,000 SF addition. The site is historically listed and it has been reviewed and approved by both the Mass Historic and Worcester Historic Commission.

Attorney O’Neil stated that the project will fit in an inset along the building and will have façade of copper, 2 floors, and he also detailed what the addition will include.

Ms. Dunlap stated that the HVAC equipment has passed its useful life. The additional would provide for extensive renovation giving a bigger footprint for the HVAC systems. Classroom activities take place off site but collections take place at the facility. The multipurpose rooms would be able to provide for much larger groups for such uses.

Attorney Longden stated that site issues addressed involve drainage.

Mr. Andrade stated that the alcove will include infill for the addition. There are no utilities needed for the addition. Stormwater will be collected and recharged onsite which will then tie into Park Ave. Parking is not required as a result of the addition.

Ms. Tatasciore stated that staff comments include conditions of approval and suggested waivers.

Mr. Truman opened the meeting to the public.

Donna Kishibay, abutter, stated that the proposal is obtrusive and a contemporary addition to a historic building. Also stated concerns over parking and access. Attorney Longden stated that no additional employees will be a result of the addition. Mr. Rolle suggested contacted City Council and DPW to address parking needs on the street.

Mr. Truman asked about the existing parking lot. Mr. Dunlap stated that all staff has been assigned parking spaces. Part time staff stated and visitors may park on the street, including congestion from nearby colleges.

Edith Filiberti, abutter, stated that concerns over on-street parking, specifically during heavy snow.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to approve the requested waiver to label abutters within 300 feet.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve the petition with conditions of approval as noted in the DPRS staff review memo.

List of Exhibits:

- Exhibit A: Amendment to Definitive Site Plan Application; received August 16, 2016; prepared by Graves Engineering, Inc. on Behalf of The American Antiquarian Society.
- Exhibit B: Amendment to a Definitive Site Plan; dated August 16, 2016; prepared by Graves Engineering, Inc.
- Exhibit C: Rendering; dated June 2, 2016; prepared by Samuel Anderson Architects.
- Exhibit D: Stormwater Report; dated August 15, 2016; prepared by Graves Engineering, Inc.
- Exhibit E: Letter from Massachusetts Historical Commission; dated September 2, 2016.
- Exhibit F: Historic Building Demolition Waiver Determination issued by Historical Commission; signed July 8, 2016.
- Exhibit G: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; dated September 22, 2016.
- Exhibit H: Letter from Attorney Joshua Lee Smith to John Kelley; dated August 29, 2016.
- Exhibit I: Letter from John Kelley to Attorney Joshua Lee Smith ; dated September 8, 2016.

11. 224 Southwest Cutoff – Parking Plan Amendment (PB-2016-030)

Yar Zar Moteht (YZ), engineer from HS&T Group, presented the petition and handed out revised plans and response letter. YZ stated that the site was previously approved for 140 spots and is used for used car sales. An additional 25 spaces are desired for the addition of a total of 3 2-bay garages. A total of 18 parking spaces are proposed. YZ then detailed what the spaces will be used for and how the required parking is broken down.

YZ stated that permits will be obtained for any signage. The new garages are not for leasing and will be used by Mass Auto. YZ then discussed dumpster locations, overhead wires, the existing trailer and deck which has been removed, and that rear parking has been removed per staff's comments.

Mr. Antonellis stated recommended conditions of approval are on Attachment A.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to approve the requested waiver for labelling abutters within 300 feet.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve the petition with conditions of approval as noted in the DPRS staff review memo.

List of Exhibits:

- Exhibit A: 224 Southwest Cutoff Application; received 7/3/2014; prepared by HS&T Group.
- Exhibit B: Original 224 Southwest Cutoff Plan; dated 4/7/2009, revised 6/4/2009; prepared by HS&T Group.
- Exhibit C: 2014 Planning Board PPA Amendment Decision re: 224 Southwest Cutoff; approved 10/15/14.
- Exhibit D: Original Landscaping plan for Billboard location; re: 224 Southwest Cutoff site plan approval from 8/11/1999.
- Exhibit E: Cease and Desist Letter; dated February 23, 2016
- Exhibit F: Memorandum to the Planning Board from Worcester Fire Department; dated September 5, 2016.
- Exhibit G: DPW Comments; dated September 21, 2016.

12. 33 Fairhaven Road – Definitive Site Plan (PB-2016-031)

Engineer John Grenier presented the petition and stated that a semi-detached single family home is proposed for the site which meets dimensional requirements. The owners of the lot own the property to the east. Some of the slope will spill over to the next door lot which the subject property owners also own. Roof runoff will be captured in chambers in the rear of the property. No runoff will be permitted onto adjacent lots, and erosion and sedimentation controls will be utilized to ensure. A tracking pad also to be used onsite and all utilities are existing for the site.

Mr. Antonellis asked if the applicant considered the front yard alignment provision. Mr. Grenier stated that his client would not want to use that provision.

Mr. Truman opened the meeting to the public.

Mr. Jon Stuart spoke on behalf of his mother who lives at 23 Fairhaven Road who is also present. Mr. Stuart stated concerns about runoff from the site and trees on the site. Mr. Truman stated that if there are any issues regarding erosion control then DPW or Inspectional Services should be contacted immediately. Also, that underground chambers have been proposed to capture all stormwater.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to approve the requested waiver from labelling abutters within 300 feet.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve the petition with conditions of approval as noted in the DPRS staff review memo.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received 8/18/16; prepared by Courtney Bisceglia
- Exhibit B: Definitive Site Plan; dated 8/18/16; prepared by JM Grenier Associates, Inc.

13. 100 Institute Road (aka 200 West Street) - Definitive Site Plan (PB-2016-033)

Engineer Jared Gentilucci, WPI facilities manager Fred Demouro, Architect Ken Fishert, and Keller Oten presented the petition. Proposed are 2 floors of academic space and 3 floors of student dormitory space. The perimeter of the area will include new sidewalks and landscaping.

Mr. Fisher gave an overview of the orientation of the site and how the proposal will fit into the pedestrian circulation. Mr. Fisher also described the amenities of the building including aesthetics. And further discussed the façade of the structure to include brick, glass curtain walls, and other features.

Mr. Gentilucci discussed ADA compliance and materials that will be used for sidewalks and other paved areas to utilize permeable pavers and a collection of other materials. There will be a net decrease in impervious surfaces as a result of the project. Utilities will be maintained.

Mr. Gentilucci went through responses to staff comments as most of them were minor or notational in nature. Mr. Gentilucci then went into detail regarding onsite parking and the proposed and required parking needs of the site. Also, a waiver of the abutters requirement was requested.

Ms. Tatasciore stated that conditions of approval are located on Attachment A.

Mr. Truman opened the meeting to the public. No one was present to be heard.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 3-0 to approve the requested waiver from labelling abutters within 300 feet.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve the petition with conditions of approval as noted in the DPRS staff review memo.

14. 25, 38 & 45 Arctic St., 1, 14 (aka 8 & 10 Plastics St.) & 23 Hygeia St., 274, 284 (aka 5 & 7 Arctic St.) & 290 Franklin St. – Definitive Site Plan (PB-2016-034)

Larry and Eddie Escobar presented the petition and Larry stated that the proposal involves 600 dwelling units. There has been no substantive change from the last approval and the architecture of the structures is still being designed.

Mr. Lyford stated DPW concerns, which includes:

1. The applicant must demonstrate compliance with Massachusetts Stormwater Handbook. No information was provided.
2. City of Worcester standard manholes and catch basins are required.
3. Existing water service connections must be abandoned at the main.
4. Sanitary sewer connections must be abandoned at the main.
5. Information regarding the location of the sanitary sewer connections, domestic/fire protection water connections, and all drain connections must be provided.

Mr. Lyford also inquired about a traffic study.

Mr. Rolle stated that the structure is large and in a prominent location. Mr. Rolle asked the applicant to comment on the architecture of the building and the ability of the design to be scaled down and accessible.

Mr. Freilich suggested a continuance to give time to address all staff comments.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to continue the meeting to November 16, 2016 and extend the decision deadline to December 30, 2016.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received August 18, 2016; prepared by DOK Realty LLC.
- Exhibit B: Proposed Amended Definitive Site Plan, Franklin Street Lofts; prepared by JH Engineering Group and; dated October 16, 2014 and revised through to August 16, 2016.
- Exhibit C: Architectural renderings with elevations and floor plans; prepared by Dimensions 2 & 3; dated May 4, 2015 (included as part of the plan set).
- Exhibit D: Definitive Site Plan Decision; signed May 25, 2007.
- Exhibit E: Amendment to Definitive Site Plan Decision; signed April 15, 2015.
- Exhibit F: DPW Comments; dated September 21, 2016.
- Exhibit G: Fire Department Comments; received September 8, 2016.

Other Business

15. Grove Street Terrace - Street Petition to make Public (ST-2016-004)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to recommend the approval of the street conversion and to make priority level 1.

16. Luther Avenue - Street Petition to make Public (ST-2016-013)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to recommend the approval of the street conversion and to make priority level 1.

17. Chevy Chase Road – Street Petition to make Public (ST-2016-014)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to recommend the approval of the street conversion and to make priority level 1.

18. Policy Discussion re: Length of time applications may be postponed and/or continued as well as timeliness of revised plan submittals

The Board postponed this discussion to the next meeting.

19. Approval Not Required (ANR) Plans

a. 661 Grove Street (public) (AN-2016-037)

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

b. **Nipnapp Trail (aka 0 Greenwood Street) (public) (AN-2016-038)**

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

20. Communication

21. Signing of Decisions from prior meetings

Adjournment: 8:25 pm