

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

January 11, 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
John Vigliotti
Barbra Carmody

Planning Board Members Absent: Andrew Freilich
Satya Mitra

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Department of Inspectional Services
Nicholas Lyford, Department of Public Works
Alexandra Kalkounis, Law Department

Board Site Views

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

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

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to continue the item until the February 1, 2017 Planning Board meeting and extend the Decision deadline until March 30, 2017.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to continue the item until the February 1, 2017 Planning Board meeting and extend the decision deadline until March 30, 2017.

2. 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. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to continue the item until the February 1, 2017 Planning Board meeting and extend the decision deadline until March 30, 2017.

3. 8 Nebraska Street – Special Permit for Commercial Corridors Overlay District (PB-2017-001)

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to postpone the item until the February 1, 2017 Planning Board meeting.

4. 20 Jolma Road – Definitive Site Plan (PB-2016-038)

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to postpone the item until the March 1, 2017 Planning Board meeting and to extend the Decision deadline until April 30, 2017.

5. 0 (aka Lot 6A) Salisbury Street - Definitive Site Plan (PB-2016-040)

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to postpone the item until the February 1, 2017 Planning Board meeting and to extend the Decision deadline until March 30, 2017.

6. 0 & 9 Hemans Street and part of 40 Milton Street - Amendment to Definitive Site Plan (PB-2016-047)

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to postpone the item until the February 1, 2017 Planning Board meeting and to extend the Decision deadline until March 30, 2017.

7. 222 Harrington Way – Definitive Site Plan (PB-2016-053)

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to postpone the item until the February 1, 2017 Planning Board meeting and to extend the Decision deadline until March 30, 2017.

New Business

Public Hearing

8. Meadowbrook Road – Amendment to Definitive Subdivision (PB-2016-051)

Attorney Jonathan Finkelstein appeared on behalf of the applicant, Buckingham Development. He stated that they are looking to extend the time to complete the Definitive Subdivision.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to close the public hearing.

Mr. Rolle asked if Attorney Finkelstein was okay with conditions outlined in staff's memo. Mr. Finkelstein stated that he was.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to extend to Amendment to Definitive Subdivision for three years with conditions outlined in staff's memo.

List of Exhibits:

- Exhibit A: Definitive Subdivision Plan Application; received November 17, 2016; prepared by Jonathan Finkelstein of Buckingham Development LLC.
- Exhibit B: Letter from DPRS to applicant's attorney; dated December 31, 2012.

Public Meeting

9. 27 Commonwealth Avenue – Definitive Site Plan (PB-2016-052)

John Grenier, J.M. Grenier Associates, stated that they have submitted plans to the Conservation Commission and they already voted to approve the project. He stated that they had received DPW's comments and have updated their plan after receiving their comments and reviewed the plans and showed the trees that would be removed from the site and stated that many of the trees on Commonwealth Avenue will remain and they will add one street tree.

Mr. Grenier reviewed the erosion controls the site.

Mr. Lyford stated that DPW wanted to see the gravity detention detail updated and they would like to see the recharge unit addressed.

Mr. Antonellis stated that the no rendering had been provided and as condition approval they like that included and well as DPW comments incorporated.

Mr. Grenier asked for a waiver of the requirement of showing abutters within 300 feet on the plan.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to allow the waiver to not show abutters within 300 feet on the site plan.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board Voted 3-0 to approve the Definitive Site Plan with the conditions in staff's memo and the conditions outlined in DPW's memo which were as follows,

- a. Address possible conflicts between existing tree and proposed infrastructure.
- b. Provide sewer connection detail.
- c. Relocate water service from underneath staircase.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received November 29, 2016; prepared by J.M. Grenier Associates Inc.
- Exhibit B: Definitive Site Plan; dated November 29, 2016; prepared by Ronald Henault.

10. 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2016-054a)

11. 128 Alvarado Avenue – Definitive Site Plan (PB-2016-054b)

Items #10, #11 were taken contemporaneously.

Pat Burke, H.S.&T. Group appeared on behalf of the application and he stated that the item had come before the Planning Board prior but they are now coming in with a revised plan as they would like to split Lot 3 into a duplex lot and they are updating drainage plan to move it out of the 30 foot buffer. He stated that they had received staff comments and agree with them.

Mr. Lyford stated that DPW does want to see the surcharge coming from the drainage system reduced and they would like to see the sanitary sewer connections be six inches.

DPW and DPRS staff both stated that they would not be comfortable with conditional approval at this time.

Ms. Tatasciore stated that there is discrepancy in the revised plan for the Definitive Subdivision with regard to the easement and that is going to need to be address and she would recommend the item be continued so concerns can be addressed.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Commission voted 3-0 to continue the items #10 and #11 until the March 1, 2017 Planning Board meeting.

List of Exhibits:

Exhibit A: Definitive Subdivision Plan & Definitive Site Plan Application; received December 1, 2016; prepared by Howard T. Winter of ELLI Realty Trust.

Exhibit B: Definitive Site Plan and Amendment to Definitive Subdivision Plan -128 Alvarado Avenue; dated December 1, 2016; prepared by HS&T Group, Inc.

Exhibit C: Hydrology & Stormwater Management Report; dated December 1, 2016; prepared by HS&T Group, Inc.

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

Exhibit E: Comments from Michael Berberian, Principal Sanitary Inspector; undated; received December 19, 2016.

Exhibit F: Fire Department Comments; dated December 12, 2016.

12. 6, 8, 8A, 8B, 10, 12, 12A & 12B Sever Street – Parking Plan (PB-2017-002)

13. Sever Street – Parking Plan (PB-2017-003)

Items #12, #13 were taken contemporaneously.

The applicant did not appear for the meeting.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to postpone items #12, #13 to the February 1, 2017 Planning Board meeting.

Other Business

14. Denmark Street – Street Petition to make Public (ST-2017-002)

Mr. Lyford stated that DPW would recommend a Priority Level #1.

Matthew Kamanis, abutter to the property, asked what would be the next steps to process. Mr. Lyford stated that he would contact Mr. Kamanis and explain process.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to recommend the street petition to city council tom make public Denmark Street as a Priority Level #1.

15. Endorse Frontage Subdivision mylar for 22 (Lot 4) & 24 (Lot 5) Northboro Street

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to endorse.

16. Approval Not Required (ANR) Plans

a. 6 King Philip Road (public) & Gosnold Street (public) (AN-2016-047)

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

b. 29 & 31 Evelyn Street (private) (AN-2017-001)

Mr. Lyford stated that street is open and passable.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

17. Communication

18. Approval of the Proposed Draft Meeting Schedule for 2018

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to approve the Meeting schedule for 2018.

19. Signing of Decisions from prior meetings

Adjournment

Meeting adjourned at 6:37 p.m.