

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

**September 12, 2018**

**LEVI LINCOLN CHAMBERS**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra  
Paul DePalo

**Absent Members:** John Vigliotti, Vice Chair  
Albert LaValley

**Staff Present:** Domenica Tatasciore, Division of Planning & Regulatory Services  
Nick Lyford, Department of Public Works  
Jodi Kennedy Valade, Department of Inspectional Services

**Call to Order** – 5:30 pm

**Approval of Minutes:**

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to approve the minutes of August 1, 2018 and August 29, 2018.

**Requests for Continuances, Extensions of Time, Postponements, Withdrawals**

**1. Lots 66L, 66R, 67L & 67R Honeysuckle Road – Definitive Site Plan (PB-2018-024)**

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to continue the Definitive Site Plan to the October 3, 2018 Planning Board meeting and to extend the decision deadline to October 30, 2018.

**2. Malden Woods – Definitive Subdivision Plan Amendment (PB-2018-026)**

**3. Malden Woods – Definitive Site Plan (PB-2018-026)**

Items #2, #3 were taken contemporaneously.

Upon a motion by Mr. DePalo and seconded by Mr. Mitra the Board voted 3-0 to postpone the Amendment to Definitive Subdivision Plan & Definitive Site Plan to the October 3, 2018 Planning Board meeting and to extend the decision deadline to October 30, 2018.

**3. 225 Shrewsbury Street – Special Permit for CCOD (PB-2018-056)**

**4. 225 Shrewsbury Street – Definitive Site Plan (PB-2018-056)**

Items #3, #4 were taken contemporaneously.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to postpone the Special Permit for CCOD and Definitive Site Plan to the October 3, 2018 Planning Board meeting and to extend the decision deadline to October 30, 2018.

**5. 57 Highland Street, 33 & 35 Wachusett Street – Parking Plan (PB-2018-046).**

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to postpone the Parking Plan to the October 3, 2018 Planning Board meeting and to extend the decision deadline to October 30, 2018.

**New Business**

**Public Hearing**

**6. 34 Holden Street - Definitive Frontage Subdivision (PB-2018-057)**

Attorney Donald O’Neil appeared upon behalf of the applicant, Maritza Cruz. The scope of the project involves the dividing of the property into two lots to construct a new single-family detached dwelling on 34 (aka Lot 2) Holden Street, along with associated site work. The Zoning Board of Appeals approved the required Variance for relief from the frontage requirement in order to divide the existing lot.

Ms. Tatasciore stated that the ZBA granted the required frontage variance. Additionally, the Planning Board had received a letter from an abutter relative to the proposal.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to approve all the waivers in the memo.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to approve the Definitive Frontage Subdivision with conditions outlined in staff’s memo.

*List of Exhibits:*

- Exhibit A: Definitive Frontage Subdivision Plan Application; received August 9, 2018; prepared by Attorney Donald O’Neil.
- Exhibit B: Definitive Frontage Subdivision Plan; dated August 8, 2018; prepared New England Land Survey Inc.
- Exhibit C: Abutter Letter from Susan Luring; undated.

**7. 118 Commonwealth Avenue - Definitive Frontage Subdivision (PB-2018-058)**

Attorney Donald O’Neil appeared upon behalf of the applicant, Gold Star Builders. The scope of the property involves the dividing of the property into two lots to construct a new two-family detached dwelling on 118 (aka Lot 2) Commonwealth Avenue, along with associated site work. The Zoning Board of Appeals approved the required Variances for relief from the frontage requirement in order to divide the existing lot.

Ms. Tatasciore stated that the ZBA granted the required frontage variance.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to public hearing.

Upon a motion by Mr. DePalo and seconded by Mr. Mitra the Board voted 3-0 to approve all the waivers in the memo.

Upon a motion by Mr. DePalo and seconded by Mr. Mitra the Board voted 3-0 to approve the Definitive Frontage Subdivision with conditions outlined in staff’s memo.

*List of Exhibits:*

- Exhibit A: Definitive Frontage Subdivision Plan Application; received August 9, 2018; prepared by Gold Star Builders, Inc.
- Exhibit B: Definitive Frontage Subdivision Plan; dated August 9, 2018; prepared H. S. & T. Group, Inc.

**8. 5 Modoc Street - Definitive Frontage Subdivision (PB-2018-059)**

Attorney Donald O'Neil appeared upon behalf of the applicant, Michael Rageaay. The scope of the works consists of dividing the property into two lots to construct a new single-family detached dwelling on 5 (aka Lot 2) Modoc Street, along with associated site work. The Zoning Board of Appeals approved the required Variance for relief from the frontage requirement in order to divide the existing lot.

Lincoln Morris stated that he was an abutter to the property but had no comment on the project.

Ms. Tatasciore stated that the ZBA granted the required frontage variance.

Upon a motion by Mr. DePalo and seconded by Mr. Mitra the Board voted 3-0 to close the public hearing.

Upon a motion by Mr. DePalo and seconded by Mr. Mitra the Board voted 3-0 to approve all the waivers in the memo.

Upon a motion by Mr. DePalo and seconded by Mr. Mitra the Board voted 3-0 to approve the Definitive Frontage Subdivision with conditions outlined in staff's memo.

*List of Exhibits:*

- Exhibit A: Definitive Frontage Subdivision Plan Application; received August 21, 2018; prepared by Attorney Donald O'Neil.
- Exhibit B: Definitive Frontage Subdivision Plan; dated August 21, 2018; prepared by B&R Survey, Inc.

**Other Business**

**9. Brookside Avenue – Private Street Conversion (ST-2018-007)**

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

Upon a motion by Mr. Mitra and seconded by Mr. Depalo the Board voted 3-0 to approve Priority Level #1.

**10. Approval Not Required Plans (ANR)**

- a. 2 Ararat Street (public) & Brooks Street (public) (AN-2018-047)

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to approve the ANR.

- b. 79-87 St. Louis Street (private) (AN-2018-048)

Mr. Lyford stated that the street is open and passable.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to approve the ANR.

**11. Communication**

- a. ENF - Waterfront Rehabilitation at Regatta Point Park - No comments issued.

**12. Signing of Decisions from prior meetings**

**Adjournment**

Upon a motion the Board voted 3-0 to adjourn the meeting at 5:47 p.m.