

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

December 5, 2018

LEVI LINCOLN CHAMBERS

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

Absent Members: John Vigliotti

Staff Present: Stephen Rolle, Division of Planning & Regulatory Services
Michelle M. Smith, Division of Planning & Regulatory Services
Alexandra Kalkounis, Law Department
Nick Lyford, Department of Public Works
Jodi Kennedy Valade, Department of Inspectional Services

Approval of Minutes – November 7, 2018

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to approve the minutes of November 7, 2018.

Requests for Continuances, Extensions, Postponements, and Withdrawals

1. **225 Shrewsbury Street – Special Permit for CCOD (PB-2018-056)**
2. **225 Shrewsbury Street – Definitive Site Plan (PB-2018-056)**

Items #1 & #3 were taken contemporaneously.

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to continue the Special Permit for CCOD and the Definitive Site Plan to the January 2, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to January 30, 2019.

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

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to continue the Definitive Site Plan to the January 23, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to February 14, 2019.

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

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

Items #4 & #10 were taken contemporaneously.

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to postpone the Definitive Subdivision Plan Amendment to the January 2, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to February 14, 2019.

6. 57 Highland Street, 33 & 35 Wachusett Street – Special Permit for CCOD (PB-2018-046)

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to postpone the Special Permit for CCOD to the February 14, 2019 Planning Board meeting.

7. 8 (aka 8 ½) Washburn Street – Zoning Map Amendment (ZM-2018-007)

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to allow for Leave to Withdraw Without Prejudice for the Zoning Map Amendment.

8. 30 & 32 (aka Lot 2) Chiltern Hill Drive – Definitive Site Plan (PB-2018-032)

9. 30 & 32 (aka Lot 3) Chiltern Hill Drive – Definitive Site Plan (PB-2018-033)

10. 30 & 32 (aka Lot 4) Chiltern Hill Drive – Definitive Site Plan (PB-2018-034)

11. 30 & 32 Chiltern Hill Drive (public) & Aylesbury Road (public) (AN-2018-024)

Items #8, #9, #10, #11, were taken contemporaneously.

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to postpone the Definitive Site Plan applications and the ANR request to the January 2, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to January 30, 2019.

12. 415 Southbridge Street – Parking Plan Approval (PB-2018-075)

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to postpone the Parking Plan application to the January 2, 2018 Planning Board meeting and to extend the Constructive Grant Deadline to January 30, 2019.

13. 0-9 Hemans Street – Definitive Site Plan (PB-2018-077)

Upon a motion by Mr. DePalo and seconded by Mr. LaValley the Board voted 4-0 to postpone the Definitive Site Plan to the January 2, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to February 14, 2019.

Public Meetings

New Business

Public Hearings

14. 169-179 Grand Street – Zoning Map Amendment (ZM-2018-009)

Attorney Donald O’Neil appeared upon behalf of the applicant, Goldstar Builders, Inc.

The applicant seeks to amend the City of Worcester Zoning Map by rezoning 169-179 Grand Street, which is currently zoned ML-2.0 (Manufacturing, Limited), to be included within the adjacent BL-1.0 (Business, Limited) zoning district.

According to staff review there are two vacant parcels totaling 0.46 acres (20,236 SF) comprise 167-179 Grand Street (MBL 07-023-00019 & -13+14). The parcels are bisected by Carson Court, a 145 ft. long private street on the Official Map. The properties are located wholly within a ML-2.0 (Manufacturing, Limited) zoning district that borders a much larger MG-2.0 zoning district. ML-2.0 zones are often located adjacent to MG-2.0 zones, serving as a buffer where less intensive industrial uses are allowed. Also in the immediate vicinity are two RG-5 (Residential, General) districts and the BL-1.0 district proposed for extension over the subject parcels.

Mr. O’Neil stated that his client has owned the property for a number of years and has not found any uses appropriate for manufacturing so would like to re-zone the property to BL-1.0 which would allow for residential, general and business uses.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to close the Public Hearing.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to recommend the Zoning Map Amendment to City Council.

List of Exhibits:

- A: Petition from Gold Star Builders; submitted to City Clerk on October 3, 2018.
- B: GIS Map – ML-2.0 to BL-1.0; dated December 5, 2018; prepared by DPRS Staff.

15. 7 Bigelow Street (aka 40 Ellsworth) – Zoning Map Amendment (ZM-2018-011)

Hugo Asamaoh appeared upon behalf of the application. Mr. Asamaoh stated that he is seeking to amend the City of Worcester Zoning Map by rezoning 7 Bigelow Street (aka 40 Ellsworth Street), property which is in his ownership, from the currently zoned RG-5 (Residential, General), to be included within the adjacent BG-3.0 (Business, General) zoning district.

The subject parcel is 0.13 acres (5,872 SF) in size and presently includes a three-family residential building with what appears to be an attached vacant/abandoned storefront, located on the corner of Bigelow Street and Ellsworth Street. The property is located wholly within the RG-5 (Residential, General) zoning district. A BG-3.0 (Business, General) zoning district is established on the opposite side of Bigelow Street, as well as nearby to the north on Lafayette Street. The BG-3.0 district bisects (split zones) the neighboring property at 5 Bigelow Street.

The RG-5 and BG 3.0 allow similar types and intensity of residential development, but BG-3.0 additionally allows a wide range of general and business uses, as well as some less-intensive manufacturing uses (typically by Special Permit).

Mr. Asamoah stated in the past the location was a deli but the zoning changed at some point over the years to residential so he would like opportunity to change the zone so he could put in a small convenience store with a deli.

Ms. Valade stated that Inspectional Services did not find records indicating that the retail use had been removed, but instead had been discontinued.

Upon a motion by Mr. LaValley and seconded by Mr. Mitra the Board voted 4-0 to close the Public Hearing.

Upon a motion by Mr. LaValley and seconded by Mr. Mitra the Board voted 4-0 to recommend the Zoning Map Amendment to City Council.

List of Exhibits:

Exhibit A: Petition from Hugo Asamoah; undated.

Exhibit B: GIS Map – RG-5 to BG-3.0; dated December 5, 2018; prepared by DPRS Staff

Public Meetings

16. Downtown Urban Revitalization Plan - Determination that the amended plan is consistent with a comprehensive plan for the locality, pursuant to MGL c.121B section 48

Mr. Rolle gave an overview of the boundaries proposed and read the following resolution into the record.

Whereas, the Worcester Redevelopment Authority voted December 4, 2018 to approve a major plan amendment to the Downtown Urban Revitalization Plan to modify the existing plan boundary map to incorporate thirty-three (33) additional parcels within an area of approximately twenty-one (21) acres (Amendment 1), as depicted on the attached Figure A-1(the “Amended Plan”), and find the area shown on the Amended Plan to be a decadent and blighted area in accordance with M.G.L. c.121B; and

Whereas, the Worcester Planning Board has reviewed the Amended Plan and believes that the Amended Plan is consistent with the city of Worcester’s community development plans and supports the goals set forth in the city of Worcester Master Plan; and

Therefore Be It Resolved, that the Worcester Planning Board hereby finds that Amended Plan is based on a local survey and conforms to a comprehensive plan for the city of Worcester as a whole in accordance with M.G.L. c.121B, §48.

Upon a motion by Mr. Mitra and seconded by Mr. LaValley the Board voted 4-0 to approve the Downtown Urban Revitalization Plan resolution that was presented.

List of Exhibits:

Exhibit A: Urban Revitalization Plan Boundaries dated December 8, 2018.

17. 57 Highland Street, 33 & 35 Wachusett Street – Parking Plan (PB-2018-046)

Attorney Donald O’Neil appeared upon behalf of the applicant, Plaka Realty, LLC. The applicant has applied for Parking Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The applicant seeks to create a 17 space surface parking lot with in association with an existing business use on property at 57 Highland Street, 33 & 35 Wachusett Street and located within a BL-1.0, RG-5 zoning district and within the Commercial Corridor Overlay District.

Mr. O’Neil stated that the applicant had been before the Board previously for a zone change and they are still working on that process. Mr. O’Neil stated that they are looking to obtain approval for the parking lot prior to the zone change being approved.

Mr. O’Neil reviewed the parking lot layout and types of plantings proposed for the lot.

Mr. Lyford stated that all of DPW’s concerns have been addressed.

Mr. Rolle stated that additional condition that the parking plan cannot go into effect until the zone change is approved by City Council.

Mr. Rolle stated that staff would like it noted on the plan that excess snow will be removed from the site.

Attorney Mark Bornstein representing Broggi Realty Estate and Lancaster Realty Trust, abutters to the property stated that the abutters have concerns about the drainage. Mr. Lyford stated that the plan does comply with Massachusetts Stormwater Regulations.

Mary Hube from Broggi Realty Trust and Lancaster Realty Trust asked Mr. Lyford where all the water from the back of the property would go. Mr. Lyford stated that portion of water will go to the rip rap.

Mr. O’Neil reviewed where the water would go and the drainage for the site.

Mr. Truman stated that according to the plan it looks like the water is going to the catch basin in the street.

Mr. Bornstein stated that another concern is that the arbor vitae that abuts the abutters’ property and they would request that if the plan is approved they would request additional arbor vitae so it will prevent light going into the neighborhood properties. Mr. O’Neil stated that they would agree to have the lighting directed away from the property and they will consult with a nursery regarding the planting of the trees.

Mr. Rolle pointed that the plans show that the arbor vitates are 10’ apart with is relatively close. Mr. Truman stated that they would rely on a landscaping plan can be submitted to the staff and then reviewed.

Upon a motion Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the requested waiver of the application requirement to label abutters and abutters thereto within 300 ft. on the plan.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the Parking Plan with conditions outlined in staff's memo as well as additional conditions; that snow be removed off site, that lighting of the lot be directed away from the abutting property and that a landscaping plan be submitted to the Department of Inspectional Services.

List of Exhibits:

- Exhibit A: Parking Plan Application; received June 28, 2018; prepared by Attorney Donald O'Neil.
- Exhibit B: Site Plan; dated September 28, 2018; revised November 30, 2018; prepared by New England Land Survey, Inc.
- Exhibit C: Planning Board Zoning Map Amendment Recommendation to City Council; dated August 23, 2017.
- Exhibit D: ZBA Decision and Notice of Variance; dated November 29, 1965.

18. 105 Rodney Street – Definitive Site Plan (PB-2018-068)

Kevin Quinn from Quinn Engineering appeared upon behalf of the applicant, Realty Group, LLC. The applicant has applied for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The applicant seeks to construct a retaining wall and off street parking on a property with 15% slope or more within the RG-5 (Residence, General) zoning district.

Mr. Quinn stated that the applicant had received a Variance from the Zoning Board of Appeals last month for parking in the front yard setback. Mr. Quinn stated that the only reason his client is making this request is to relieve the congestion from the off street parking.

Mr. Rolle reviewed the conditions that were approved by the Zoning Board of Appeals and stated that one of the concerns was the front portion of the site is at a steep grade so the Board wanted it stabilized but since it in the front yard setback did not want to see rip rap and asked Mr. Quinn if they had made a decision on what they plan to use to stabilize the area. Mr. Quinn stated that a geo technical engineer has been hired to review and provide feedback on what they will use.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the requested waiver from the requirement to label abutters and abutters thereto within 300 feet of the plan.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; Received September 18, 2018; prepared by the applicant.

Exhibit B: Definitive Site Plan; Received September 18, 2018; dated September 10, 2018; prepared by Quinn Engineering

19. 44 Hammond Street – Parking Plan Approval (PB-2018-073)

Jim Almonte WDA Design Group and Jeff Bain from Amerco Real Estate Company appeared upon behalf of the application. The applicant has applied for Parking Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The applicant seeks to create 55 space parking lot on a property within the MG-2.0 (Manufacturing, General) zoning district.

Jim gave an overview of the scope of the project.

Mr. Rolle asked if the applicant had thought about restricting access onto Hammond to a Right Turn Only and asked if DPW had any comments. Mr. Lyford stated that DPW didn't have a strong opinion on it but reminded the applicant that if any street trees are planned to be removed then a street tree removal hearing would be required.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the requested waiver from labeling abutters to abutters within 300 feet on the plan.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the Parking Plan with conditions outlined in staff's memo as well as DPW comments noting that the interior landscaping as proposed is included.

List of Exhibits:

Exhibit A: Parking Plan Application; received October 11, 2018; prepared by the applicant.
Exhibit B: Parking Plan; dated October 10, 2018; prepared by WDA Design Group.

20. 13 Keach Avenue – 81-G Street Opening (PB-2018-074)

21. 13 Keach Avenue – Definitive Site Plan (PB-2018-074)

Items #20, #21 were taken contemporaneously

Kevin Quinn from Quinn Engineering appeared upon behalf of the applicant, Ten Realty LLC. Ten Realty LLC has applied for Definitive Site Plan Approval and an 81-G street opening (from Steel Street easterly ~200ft) under the requirements of the City of Worcester Zoning Ordinance and General Revised Ordinance for the construction of a Single-Family Semi-Detached Structure (duplex) on a property located at 13 Keach Avenue and on a lot with 15% slope or more located within a RL-7 (Residence, Limited) zoning district and to improve a portion of Keach Avenue (PB-2018-074).

The applicant is also requesting an 81G Street Opening Permit to open and improve, via proposed grading, paving, and drainage, a portion of the private way Keach Avenue in order to gain access to 13 Keach Ave for the purpose of constructing a Single Family Semi-Detached dwelling.

Mr. Quinn gave an overview of the project and how the street would be reconstructed. Mr. Quinn stated that each duplex will have a 2 car garage and room for two parking spaces in front driveway.

Mr. Quinn asked if the permit be tied to the occupancy permit and not the building permit.

Mr. Rolle stated that on the Definitive Site Plan that staff's proposed conditions 1A and 1B can be eliminated and asked Mr. Quinn to review the stabilization methods for the site.

Mr. Quinn stated that they will put in drains to reduce drain water and they will use granular fill along with hydro seed to assume stabilize the surface.

Katy Toomey, abutter to the property, expressed concern that no conversation had taken place about the top of Keach Avenue as there is a real drainage issue at the bottom of Keach Avenue. She also expressed concern that there is constantly water breaks in the area.

Mr. LaValley stated that he sees that previously there were some denials for this property and asked why. Mr. Rolle stated that the previous proposals had longer roadways proposed and serious grading issues.

Mr. LaValley stated that the Board had email from an abutter expressing concern about snow removal.

Mr. Quinn stated that they do not see as an issue as a loader will push the snow over the guardrail and DPW plows the street.

Ms. Toomey stated that DPW does not plow the bottom of the street. Mr. Lyford stated that DPW plows most private streets and once this street is completed DPW will most likely will plow it.

Mr. Truman asked if there was any plan in the future to subdivide the lot. Mr. Quinn stated that at this point they don't know if they have a clear option to develop.

Mr. DePalo asked if as a condition of approval the applicant would have any problem with condition that all residents have access to their driveways. Mr. Quinn stated that would not be a problem.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted to approve the 81-G application with conditions outlined in staff's memo with alteration to #4 that no certificate of occupancy will be issued until the 81G is constructed completed and adding condition that all residents have access to their driveways throughout construction.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the requested waiver from labeling abutters to abutters within 300 feet on the plan.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo striking conditions 1A and 1B.

List of Exhibits:

- Exhibit A: Definitive Site Plan application; received October 18, 2018; prepared by the applicant.
- Exhibit B: Definitive Site Plan; dated October 5, 2018; prepared by Quinn Engineering.
- Exhibit C: 81-G Application; dated October 18, 2018; prepared by the applicant.
- Exhibit D: 81-G Street improvement plan; dated June 5, 2018; prepared by Quinn Engineering.
- Exhibit E: E-mail regarding 13 Keach Avenue, Worcester; dated December 5, 2018; from Sean Quinlivan.

22. 766 West Boylston Street – Parking Plan Approval (PB-2018-076)

Brandon Barry from Bohler Engineering appeared upon behalf of McDonald’s. The applicant has applied for Parking Plan Approval under the requirements of the City of Worcester Zoning Ordinance for the construction of a 75 space parking lot. Mr. Barry stated that the application for the drive thru has already been through the Zoning Board of Appeals and has been approved and reviewed the plans for the site.

Mr. Barry stated that planning staff has a recommended condition 2A – “Relocate the trash enclosure concrete apron so it does not coincide with the location of the proposed parking spaces” and the applicant would ask that not be conditioned to be removed as it helps to prevent wear and tear on the spot. Mr. Rolle stated that staff did not object to that proposed condition being eliminated.

Mr. Lyford stated that DPW would recommend the following:

1. The external grease interceptor must meet City Standards, i.e. three inspection ports.
2. Maintain the grade of the sidewalk across the driveway.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the waiver from labeling abutters to abutters within 300 feet on the plan.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the Parking Plan application with conditions outline in staff’s memo removing 2A and including DPW conditions of approval.

List of Exhibits:

- Exhibit A: Parking Plan Amendment Application; received October 26, 2018; prepared by Ziyad Semrin.
- Exhibit B: Parking Plan; dated September 11, 2018, prepared by A.S. Engineering.

23. 274 & 290 (aka 5-7, 25, 38, & 45 Arctic Street and 1, 14, & 23 Hygiea Street) Franklin Street – Definitive Site Plan Extension of Time (PB-2018-078)

Larry Escobar on behalf of DOK Realty, Inc. appeared upon behalf of the application. Mr. Escobar stated that the applicant is currently seeking an Extension of Time for Definitive Site Plan for a period of 1 year in order to allow the applicant additional time to secure financing for the project.

The current approval will expire on December 13, 2018 and the applicant is seeking an extension until December 13, 2019.

Mr. Rolle stated that the ordinance allows for up to two years for an Extension of Time.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve a 2 year Extension of Time for the Definitive Site Plan.

List of Exhibits:

- Exhibit A: Extension of Time Application for 25, 26, 38 & 45 Arctic St.; 1, 14 & 23 Hygeia St.; & 274, 284 & 290 Franklin St; received November 1, 2018.
- Exhibit B: Definitive Site Plan Decision; 25, 26, 38 & 45 Arctic St.; 1, 14 & 23 Hygeia St.; & 274, 284 & 290 Franklin St; Signed December 13, 2016 (included in application materials).
- Exhibit C: Definitive Site Plan Decision Extension of Time; 25, 26, 38 & 45 Arctic St.; 1, 14 & 23 Hygeia St.; & 274, 284 & 290 Franklin St; Signed December 13, 2018, 2016 (included in application materials).
- Exhibit D: Definitive Site Plan; 25, 26, 38 & 45 Arctic St.; 1, 14 & 23 Hygeia St.; & 274, 284 & 290 Franklin St; dated October 16, 2014; most recently revised March 15, 2017.

24. 210 Southwest Cutoff – Definitive Site Plan (PB-2018-079)

Attorney Donald O’Neil along with Bob O’Neil and principals of St. James Realty, LLC appeared upon behalf of the application. The applicant seeks to raze the existing structure on-site and construct a self-storage facility, comprised of two structures (total of 177,000 SF), and associated surface parking areas (total of 32 parking spaces), and to conduct related site work.

Bob O’Neil presented plans on the proposal and addressed staff comments relative to the plan and stated that they have also included a landscaping plan and there will be landscaping in the front but not in the back of the property. He stated that the fencing will be black vinyl fencing and reviewed the drainage proposed for the site. Mr. O’Neil stated that they are showing a video tonight of the proposal but planning and DPW staff has not had opportunity to see the revised plans yet. The video showed that the applicant proposes construction in two phases:

- Phase I involves the construction of a 72,000 SF (three story) building closest to Southwest Cutoff.
- Phase II involves a 105,000 SF (three story) building to the rear of the site.

Mr. Lyford stated that DPW would need some time to review the revised plans before they provide any comments.

Ms. Smith stated that staff would also more information relative to the area around the proposed loading dock. Attorney O’Neil stated that they will provide parking spaces near the loading dock and Ed Santon from St. James Realty, LLC reviewed the proposal for the site.

Mr. LaValley stated that due to number of staff and DPW comments that need to be addressed that the applicant may want to ask to continue the item to the next meeting to address the comments.

Attorney O’Neil stated that would be fine as they are going before the Conservation Commission to discuss the drainage and they understand that staff had only a short time to review the material provided so understand if the item has to be continued.

Mr. LaValley stated that he would not be in support of removing any interior trees so applicant should be aware of that for the next meeting.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to continue the Definitive Site Plan application to the January 2, 2019 Planning Board meeting.

List of Exhibits:

- Exhibit A: Definitive Site Plan application; received November 1, 2018; prepared by Donald J. O'Neil, Esq.
- Exhibit B: 210 Southwest Cutoff Self Storage Site Plan; dated September 30, 2018; prepared by Robert D. O'Neil, Jr., P.L.S. and Joseph Graham, P.E.
- Exhibit C: Rendering with elevations & floorplans; received November 1, 2018; prepared by Acropolis Design Consultants.
- Exhibit D: Department of Public Works and Parks Comment Letter; dated November 28, 2018.
- Exhibit E: 210 Southwest Cutoff Video; prepared by Acropolis Design Consultants, Inc.

The Board took a five minute recess

Other Business

25. Street Petition(s)

- a. Request to Convert Attleboro Street to Public (ST-2018-011)

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

Upon a motion by Mr. Mitra and seconded by Mr. LaValley the Board voted 4-0 to approve the Request to Convert Attleboro Street to Public.

26. Approval Not Required (ANR) Plans

- a. 484 Granite Street (public) (AN-2018-058)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

- b. 214 Clover Street (public) (AN-2018-059)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

- c. 231 Salisbury Street and 2 Rutland Terrace (public) (AN-2018-060)

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

- d. 4 Julien Avenue (public) (AN-2018-061)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

- e. 22A & 22B Milton Street (private) (AN-2018-062)

Mr. Lyford stated that Milton Street is open and passable.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

- f. 8 Phoenix Street (private) and 7 Enid Street (public) (AN-2018-063)

Mr. Lyford stated that Phoenix Street is open and passable.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

- g. 28 & 30 (fka 0) Cliveden Street (public) (AN-2018-064)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

27. Mylar Endorsement

- b. Frontage Subdivision Plan for 26 & 26A Solferino Street (PB-2018-061)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

- 28. Communication(s)** Chapter 91 Waterways License (No. 14801) for work at/near 10 Lake Avenue North (for MassDCR - Regatta Point Park) within the waters of Lake Quinsigamond. No comment.

- 29.** Request to release covenant and to accept form and amount of security associated with the Performance Agreement for Kiara Drive Subdivision (PB-2016-018). No comment.

30. Discussion Regarding Upcoming Meeting Dates.

Mr. Rolle stated that Planning Board would be meeting January 2, 2019 for the next meeting.

31. Signing of Decisions from prior meetings

Mr. Rolle announced that Michelle Smith had been promoted to Chief Planner.

Adjournment

Upon a motion the Commission voted 4-0 to adjourn the meeting at 8:00 p.m.