



The City of
WORCESTER

Planning Board

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

Wednesday, August 31, 2022

Worcester City Hall – Esther Howland Chamber,
with remote participation options available via WebEx online at
<https://cow.webex.com/meet/planningboardwebex> and
call-in number 415-655-0001 (Access Code: 1601714991).

Board Members Present: Albert LaValley, Chair
Edward Moynihan, Vice Chair
Conor McCormack
Adrian Angus
Brandon King (*Participated Remotely*)

Board Members Absent:

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS)
Steve Cary, Division of Planning & Regulatory Services (DPRS)
Jodie Kennedy Valade, Inspectional Services (*Participated Remotely*)
Sean Quinlivan, DPW

Call to Order

Board Chair Mr. LaValley called the meeting to order at 5:35 pm.

Request for Continuances, Extensions, Postponements, and Withdrawals

1. 0 Meadow Lane & Pleasant Street

a. Public Meeting – Definitive Site Plan

Request to postpone the meeting to September 21, 2022 and extend the constructive grant deadline to October 13, 2022.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant the postponement.

New Business

5. **39 Lamartine Street (ZA-2022-010)**

a. Public Hearing – Zoning Map Amendment

Taken first out of order.

Attorney Don O’Neil on behalf of the applicant, Polar Views LLC, described the petition to extend the Commercial Corridors Overlay District and described the property in question; described the purpose of the rezoning, to provide flexibility for future developments; described the particulars of the CCOD-C overlay.

Michelle Smith explained the Planning Board’s role in proposed zoning map amendments; described the purpose of the CCOD.

No additional comments from Jody Kennedy Valade (ISD) or Sean Quinlivan (DPW)

Public Comment

Patricia Hobbs, resident of the neighborhood, stated her displeasure that a historical building is going to be redeveloped without public input; stated that community felt confused and misled about purpose of development and that they would like to have more input.

Sue Phillip, resident of the neighborhood (through interpreter), described history of building; stated her confusion about what the future of the building will be; stated that there has been too much development and traffic in the area; stated that there is a trash problem in the area; stated her concern about security; stated that more creative solutions for use of the building should be explored.

Mr. LaValley responded that this is the very beginning of a redevelopment process and explained that there would be more opportunity for public input.

Mr. Moynihan reiterated Mr. LaValley’s points and stated his support for the rezoning.

Ms. Smith described differences between CCOD parking subareas.

Mr. McCormack stated his support.

Mr. King stated his support.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the public hearing.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to favorably recommend the zoning map amendment back to City Council.

2. **732 West Boylston Street (PB-2022-044)**

a. Public Meeting – Parking Plan

Dave Sadowski, D&J Associates, described the proposed parking lot; described history of permitting this parking lot; reiterated that this would be a staff only parking lot; explained reasoning for using gravel in the lot.

Mr. Cary provided staff review comments; Mr. Sadowski responded to the staff comments.

Ms. Smith provided additional staff comments and explained the Board's role with regard to waivers; Mr. Sadowski responded to the staff comments and agreed to the removal of the retaining wall.

Mr. Sadowski described why National Grid (the owner) favored a gravel lot.

No comments from Ms. Kennedy Valade (ISD).

Sean Quinlivan provided DPW comments.

Public Comment

Paul Novak, 392 West Boylston Street, provided a handout to the Board members; described how a gravel surface would create a public nuisance and hazard; stated that it is not city policy to allow a gravel lot; sought clarification of the purpose of the lot; cited Indian Hill Park lot as an example; reiterated that nowhere else has gravel been allowed; discussed responsibility for site clean-up; stated that National Grid can afford to pave this lot; inquired about appeals process.

Ms. Smith discussed enablement of "home rule" and site plan process; responded to some of Attorney Novak's comments.

Attorney Novak described safety issues and sidewalks.

Mr. Sadowski responded to comments regarding the use of the lot.

Attorney Novak further elaborated on his concerns.

Wasim Salih, 2 Naples Road, presented letter signed by himself and other property owners in this area, stating their concern for safety on this street and people using Roycroft Road as a cut through; Mr. Sadowski responded to safety concerns.

Mr. LaValley clarified with Mr. Salih about his concerns.

Board Discussion

Mr. Angus asked for clarification on reasoning for gravel lot; Mr. Sadowski responded.

Mr. Moynihan asked for clarification about proposed gate; Mr. Sadowski answered; Mr. Moynihan asked about property lines; Mr. Sadowski answered.

Mr. McCormack asked about gravel and stormwater infrastructure; Mr. Sadowski answered.

Mr. King had no comment.

Mr. LaValley stated that the decision before the Board is whether this parking lot should be paved; stated that he was in support as long as it was good quality gravel.

Mr. Sadowski addressed existing and proposed vegetation.

Ms. Smith read comment from Department of Transportation and Mobility and described suggested conditions of approval; Ms. Smith, Mr. Sadowski, Mr. LaValley, and Mr. Moynihan had a discussion to clarify.

Mr. LaValley and Mr. Sadowski discussed the steps of sidewalk approval.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Parking Plan with suggested conditions of approval, with elimination of retaining wall and adjustment of infiltration units, noting DPW comments, and granting waiver of paving requirement.

3. **129B, 131, & 133 Kendig Street and 1 College Street and the Kendig Street Right-of-Way (PB-2022-046)**
 - a. Public Meeting – Definitive Site Plan
 - b. Public Meeting – 81G Street Opening

Joshua Lee Smith on behalf of the college, gave overview of the reasoning for the project and described its scope.

Ms. Smith provided staff comments.

Ms. Kennedy Valade (ISD) had no additional comments.

Sean Quinlivan provided DPW comments.

Attorney Smith responded to some of the staff comments.

Jacob Murray, Waterfield Design Group, responded to comments from the Department of Transportation & Mobility.

Ms. Smith and Joshua Lee Smith discussed conditions of approval.

Public Comment

Marc Ewing stated his concerns about the encroachment of the college into the residential neighborhood.

Amber and Eric Bailey stated their concerns about increased traffic and other impacts from student activity nearby.

George Russell, District 3 Councilor, asked for clarification on rights to improve Kendig Street; stated his disappointment that the College had not made an effort to communicate with neighbors; stated his concern about the impact of construction vehicles and asked for a temporary stockpile location; asked Board to consider tabling the item to allow for communication between the College and the residences of the neighborhood.

Patricia Dawidczyk, resident of Davenport Street, stated her opposition to the project.

Mary Leovich, 111 College Street – stated opposition to the project based on the impacts of construction activity; stated that project was not brought to community's attention prior to this meeting; stated that she supports plan for stockpiling of construction materials and eventual removal of those materials; suggested that emergency access way connection from Kendig to campus is not needed and that it will encourage illegal

parking on Kendig; further stated concerns about the fractured relationship between the College and neighborhood.

Veronica Bello, owns property at end of Kendig Street; described of history College developing properties on Kendig Street and their impact on this neighborhood.

Melissa Brusso, Davenport Street, described infrastructural issues in the area.

Sharan Baird, 105 Kendig resident; stated concern about construction vehicles; stated that Kendig should remain a dead end.

Ron Chiras, Davenport Street; discussed how College intends to take over their neighborhood and has not been transparent.

Miek Capacchione, 122 Kendig Street; stated his concern about student activity.

Councilor Russell made some additional comments summarizing abutting concerns and asking for conditions of approval.

Attorney Smith and Mr. Murray responded to some of the issues and concerns raised.

Mr. LaValley called a meeting recess.

Board Discussion

Mr. Moynihan and Mr. LaValley discussed possible conditions of approval.

Ms. Smith clarified about possibility of installing signage.

Mr. McCormack had no comments.

Mr. King stated he supported a continuance.

Mr. LaValley noted that Holy Cross pays very little via payment-in-lieu-of-taxes (PILOT) and that trust has been broken between Holy Cross and the abutters.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to continue the item to September 21, 2022.

4. 30 Everard Street (PB-2022-047)

a. Public Meeting – Definitive Site Plan

Lar Greene, McCarty Engineering, provided an overview of the proposed development, including layout, grading, and stormwater infrastructure.

Mr. Cary provided staff comments and suggested conditions of approval; asked Mr. Greene to comment on drainage and described suggested sidewalk installation; Mr. Greene responded; asked Mr. Greene to comment on slope stabilization behind proposed structure; Mr. Greene proposed.

Ms. Kennedy Valade (ISD) had no further comment.

Mr. Quinlivan provided DPW comment.

No public comment.

Board Discussion

Mr. LaValley stated his appreciation of accommodating a sidewalk and stated his support

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve subject to staff-recommended conditions of approval and DPW comment.

6. 306 & 308 Belmont Street, 350 Plantation Street, and 13 (aka 15) Natick Street (ZA-2022-013)

a. Public Hearing – Zoning Map Amendment

Richard Herlihy, representing ownership of parcels, described history of properties; described the properties and zoning context; gave reasoning for the zone change.

Mr. Cary provided staff comment.

Mr. Herlihy noted the neighborhood groups that he has met with.

No public comment.

Board Discussion

Mr. McCormack and Mr. King noted their support.

Mr. LaValley stated his support.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to favorably recommend the proposed zoning map amendment back to the City Council.

7. 24 & 38 (aka 36, 40 & 42) Harlow Street (ZA-2022-014)

a. Public Hearing – Zoning Map Amendment

Paul Conger stated his intention to rezone the property.

Michelle Smith summarized the AROD.

DPW & ISD had no comment.

Public Comment

Richard Scholl, Gilman Street, stated concerns about owner’s stewardship of the property; discussed history of the site; described issues with trash on site and emergency vehicle access; described issues with building being in disrepair and code compliance issues.

Edwin Smith, 9 Gilman Street; described impact of negligent ownership on neighborhood.

Nicholas Scholl, Gilman Street, reiterated points of other commenters; described illegal non-confirming uses on site; described truck access issues and issues caused by non-confirming uses.

Mr. Conger responded to abutter comments.

Richard Scholl made further comments.

Edwin Smith suggested that a city employee come and look at the property.

Board Discussion

Mr. LaValley stated the purpose of the Board and their limited scope.

Mr. Moynihan stated that a rezoning can lead to redevelopment which can help with some of this issues.

Mr. LaValley and Ms. Smith described the next steps for this proposed rezoning.

Mr. McCormack agreed that a change in zoning would be good tool for remedying the situation at the property.

Mr. King reiterated similar points of other Board members.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to favorably recommend the proposed zoning map amendment back to the City Council.

8. Article XV, Section 5A & 5C (ZA-2022-015)

a. Public Hearing – Zoning Ordinance Amendment

Paul Conger deferred to Michelle Smith.

Ms. Smith described the proposed text change and that text amendments were infrequent.

Board Discussion

Mr. McCormack had no comments initially.

Mr. Moynihan asked for clarification on the proposed amendment; Ms. Smith and Mr. LaValley clarified.

Mr. LaValley asked whether no recommendation either way could be made, given that an ongoing comprehensive planning process is occurring; Ms. Smith confirmed that there could be.

Mr. McCormack stated his support.

Mr. Angus stated his support, given that it would speed up development timeline.

Mr. King stated his support, citing the prohibitive cost of parking garages.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-1 to favorably recommend the proposed zoning ordinance amendment back to the City Council (LaValley opposed).

9. Article XV, Section 5D (ZA-2022-016)

- a. Public Hearing – Zoning Ordinance Amendment

Ms. Smith summarized the proposed text change and its implications.

Mr. LaValley and Mr. McCormack and Mr. King stated their support.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to favorably recommend the proposed zoning ordinance amendment back to the City Council.

Other Business

10. Subdivisions

- a. Malden Woods – Castine Street Extension
- i. Request to conditionally release lots 13A, 13B, 14A, 14B, 15A, and 15B from the restrictive covenant
 - ii. Request to set the surety amount and form for Castine Street Extension (Sta. 0+00 to 4+50)

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to postpone item 10a to September 21.

11. Approval Not Required (ANR) Plans(s)

- a. 37-39 Chilmark Street (Public) (AN-2022-036)

Mr. LaValley noted that this was not properly before the Board.

12. Communications

- a. Letter from Abutters Concerning PB-2022-002
- b. Green International Affiliates, Inc. – Notice of Bridge Reconstruction

13. Board Policy and Procedures

Ms. Smith described an ANR application form update.

The Board chose October 19 for a special meeting to discuss the master plan.

14. Approval of Minutes – 6/29/2022; 8/17/2022

No minutes were approved.

Adjournment

On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to adjourn at 9:57pm.