



The City of  
**WORCESTER**

Planning Board

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

**Wednesday, December 21, 2022**

Worcester City Hall – Levi Lincoln 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)  
Pamela Harding, Division of Planning & Regulatory Services (DPRS)  
Steve Cary, Division of Planning & Regulatory Services (DPRS)  
John Kelly, Inspectional Services (*Participated Remotely*)  
Sean Quinlivan, DPW (*Participated Remotely*)

**Call to Order**

Board Chair Mr. LaValley called the meeting to order at 6:30 pm.

**Postponements**

Item 2: 1073-1075 Pleasant Street (PB-2022-038)

Request to Postpone the Public Meeting to February 1, 2023  
Extend the Constructive Grant Deadline to February 23, 2023

Item 3: 1 & 7 Brattle Street (PB-2022-051)

Request to Postpone the Public Meeting to January 11, 2023  
Extend the Constructive Grant Deadline to February 2, 2023

Item 4: Arctic; Hygeia; & Franklin Streets (PB-2022-064)

Request to Postpone the Public Meeting on Definitive Site Plan and Ch12Sec12 Approval to January 11, 2023  
Extend the Constructive Grant Deadline to February 2, 2023

Item 5: 1L & 1R Honeysuckle Road (PB-2022-069)

Request to Postpone the Public Meeting January 11, 2023  
Extend the Constructive Grant Deadline to February 2, 2023

Item 7: 50 Oriol Drive (PB-2022-069)

Request to Postpone the Public Meeting January 11, 2023  
Extend the Constructive Grant Deadline to February 2, 2023

Item 9: 17 Perkins Street (PB-2022-071)

Request to Postpone the Public Meeting to January 11, 2023  
Extend the Constructive Grant Deadline to February 2, 2023

Item 10: 45-47 Westminster Street (PB-2022-072)

Request to Postpone the Public Meeting January 11, 2023  
Extend the Constructive Grant Deadline to February 2, 2023

### **Old Business**

#### **1. May Street, Mayfield Street, Parker Street, and Winfield Street (ZA-2022-019)**

##### **a. Public Hearing – Zoning Map Amendment**

*Continued from November 30, 2022 meeting.*

Mr. LaValley summarized the discussion from the last hearing.

Mr. Cary provided staff comments; stated that the re-zoning would not impact any existing businesses adjacent to the block to be re-zoned.

#### **Public Comment**

Dianna Biancheria, Worcester resident, representing the business owner at 90 May Street, described concerns about the re-zoning.

Mr. LaValley asked Mr. Cary to clarify with regards to procedures around permit parking; Mr. Cary responded, Ms. Biancheria provided her understanding of the process.

Natalie Turner, petitioner, described the purpose of the re-zoning.

#### **Board Discussion**

Mr. Moynihan reiterated his support for the re-zoning and clarified on the uses that would be allowed by special permit in RL-7.

Mr. Angus asked Mr. Cary about the history of the zoning; Mr. Cary and Ms. Smith said they could only speculate on planner's motivations in the past without further research.

Mr. McCormack reiterated his support.

Mr. King reiterated his support.

Mr. LaValley reiterated his support and reminded petitioner that the Planning Board has no purview over resident parking.

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

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

## New Business

### **4. 25, 26, 33, 38 & 45 Arctic Street, 1, 14 (a/k/a 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (a/k/a 5 & 7 Arctic Street) & 290 Franklin Street and the Arctic Street & Plastic Street Rights-of-Way (PB-2022-063)**

#### a. Public Hearing – Private Street Removal - Arctic Street (from Plastic Street West +/- 240')

Hal Reader on behalf of the applicant introduced himself and the project and described the proposed street removal.

Ms. Smith provided staff comments.

Sean Quinlivan asked the applicant about the status of Hygeia Street; Hal Reader responded that it was removed by Planning Board action in 2013; Ms. Smith noted that mylar needs to be recorded to formally remove it.

No public comment.

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

**On a motion by Mr. Moynihan, seconded by Mr. McCormack; the Board voted 5-0 to remove a portion of Arctic Street from the Official Map, with the condition that a mylar be recorded reflecting the same.**

### **6. 32 Prescott Street (PB-2022-065)**

#### a. Public Meeting – Definitive Site Plan

Matt Welter, O'Connell Development Group, provided background on Gateway Park and introduced the team.

Chris Mackin provided an overview of the project and a description of the site plan and improvement.

Michael Santos, transportation engineer, described the key findings of the traffic impact and access study; Mr. LaValley asked about why the parking lot would be built if there is an existing surplus of parking; Mr. Santos deferred to another member of the team; Matt Welter stated the lot was in anticipation of a possible restaurant use in the building.

David Enriquez, architect, described floorplan and architectural development, including streetscape considerations and materials to be used.

Ms. Harding provided staff comments, thanking them for their alterations to the architecture.

Mr. Kelly, Inspectional Services, noted traffic circulation.

Mr. Quinlivan provided DPW comment.

No public comment.

## Board Discussion

Mr. McCormack stated his appreciation for applicant's consideration of pedestrian environment

Mr. Moynihan asked applicant to confirm that they would be seeking waivers; applicant confirmed.

Mr. Moynihan asked applicant about Fire Department comments; Mr. Mackin addressed turning analysis.

Mr. Moynihan noted that this site is a gateway to the city from the north and emphasized how important the aesthetics of this building will be; Mr. Moynihan asked for more information about the penthouse at the top of the building; Mr. Enriquez provided more information; Mr. Moynihan further emphasized that he hoped this penthouse screening would not stand out and look ugly.

Mr. LaValley pointed out that there are similar designs elsewhere in the city and that the penthouse storage looks okay; noted his appreciation of applicant willingness to work with staff and appreciation for the interior bike storage.

Mr. King stated his support.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack; the Board voted 5-0 to approve the site with staff-recommended conditions of approval, DPW and DTM comments, and waivers.**

8. 525 Lincoln Street (PB-2022-070)

a. Public Meeting – Definitive Site Plan

Christine Shea, DiPrete Engineering, provided an overview of the project, a demolition and development of a Popeyes Chicken Restaurant; noted that they were amenable to all of the recommended conditions except for 1d and 1g.

Ms. Harding provided staff comments.

Ms. Smith stated that staff was amenable to striking 1g but would encourage Board to maintain condition 1d.

Inspectional Services had no comment.

Sean Quinlivan provided DPW comments.

#### Board Comment

Mr. McCormack asked about plans for traffic management should there be overflow from the drive-through; Ms. Shea answered that a typical Popeyes doesn't have more than 8 vehicles in the queue.

Mr. Angus noted that he supported the inclusion of condition 1d as it would help slow down vehicle speeds.

Mr. King and Mr. LaValley had no comments.

Mr. Moynihan asked to confirm that they were eliminating condition 1g; Michelle Smith confirmed.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with staff-recommended conditions of approval, striking condition 1g, and incorporating DPW and DTM comments.**

11. Plumley Village – 16 Laurel Street (PB-2022-073)

a. Public Meeting – Definitive Site Plan

Julia Scannell, the Community Builders, introduced the project.

Attorney Joshua Lee Smith, counsel for the project, gave a presentation on the proposed improvements.

Frank Holmes, Langan Engineering, provided additional details of increase in parking spaces, bicycle parking, and crosswalk improvements.

Ashan Sukung, Langan Engineering, provided overview of proposed landscaping.

Mr. Holmes provided additional information about proposed stormwater infrastructure.

Mr. Quinlivan, DPW, confirmed that the proposed stormwater infrastructure was acceptable.

Ms. Smith provided staff comments; noted that they can strike comment 4 from the DPW memo; provided staff comments; asked applicant to mitigate light glare issue; asked applicant about fencing and adding plantings where site abuts I-290.

No comments from Inspectional Services.

Mr. Quinlivan provided DPW comments.

Mr. Lee Smith confirmed that DPW comments were acceptable.

No public comment.

Mr. Lee Smith asked to address condition 1s; Julia Scannell of Community Builders discussed.

#### Board Discussion

Mr. McCormack noted his appreciation for staff efforts and felt improvements were long overdue, asked if there were proposed improvements to playground; Ms. Scannell noted that it was previously improved via the Kaboom program.

Mr. LaValley asked whether there were improvements within the buildings; Ms. Scannell confirmed there were and described what those would be.

Mr. Moynihan stated that he is very familiar with this site and noted that there is a need for upgrades; asked about the crosswalks and noted that children would be using it; Mr. Holmes stated that the raised crosswalk is no longer proposed; Mr. Moynihan emphasized the importance of traffic safety in this area; Mr. Moynihan asked about vehicular access to and from Prospect Street; Mr. Holmes noted that no improvements are proposed here; Mr. Moynihan stated that he was glad to see the project.

Mr. King stated his support and had no comment.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the site plan with staff recommended conditions of approval, eliminating conditions 1c and changing 1n from 20' to 25' in height, and including DPW and DTM comments.**

12. 70 Gold Star Boulevard (PB-2022-077)

a. Public Meeting – Definitive Site Plan

Mark Donahue, attorney, introduced the project team; described the existing site and gave an overview of the proposed development.

Luke DiStefano, Bohler, provided additional details about the propose building, parking, site circulation, and landscaping buffers.

Ms. Smith provided staff comments; noted that condition 1l can be struck; asked applicant to comment on infiltration.

Mr. Donahue noted that DTM comments were all acceptable, that DPW comments were all acceptable, and that DPRS comments were acceptable; noted reason that trees were not feasible along Glennie Street; addressed future use of corner of Glennie Street and Millbrook Street (extension of Chick-fil-A drive-thru).

Mr. DiStefano addressed why further infiltration was not feasible.

Mr. Quinlivan provided DPW comments.

No comments from Inspectional Services.

Mark Donahue requested waivers.

Board Comments

Mr. King, Mr. Moynihan, Mr. Angus, and Mr. Moynihan had no comments.

Mr. LaValley thanked staff for their review and had no comments.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the site plan, striking 1I and incorporating DTM and DPW comments.**

The Board confirmed the waivers were granted.

13. 4, 5-7, 6, 8, & 9 Castle Street (ZA-2022-021)

a. Public Hearing – Zoning Map Amendment

Frank Zitomersky, petitioner, provided reasoning for the requested rezoning.

Ms. Harding provided staff comments.

No comments from Inspectional Services.

No comments from the DPW.

No public comment.

Board Discussion

Mr. LaValley stated his support.

Mr. McCormack stated his support.

Mr. King, Mr. Angus, and Mr. Moynihan had no comment.

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

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to favorably recommend the rezoning and refer back to City Council.**

Other Business

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

a. 49 Dana Avenue (Public) (AN-2022-054)

b. 40 Drexel Street (Private) (AN-2022-057)

c. 137-143 Blithewood Avenue (AN-2022-058)

Mr. Cary provided staff comments, noting that 14c was not properly before the Board.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to endorse 14a and 14b.**

15. Definitive Subdivision Items

- a. PB – 2020-007 - Meadowbrook Road – Establish Covenant

Ms. Smith described the motion before the Board to set the form of security.

- b. PB – 2018-026 - Malden Woods – Reduction in Security provided by Letter of Credit

Ms. Smith described the motion before the Board to reduce their security amount.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the requests.**

16. Communications

No Board discussion.

17. Board Policy and Procedures

- a. Registry of Deeds – Authorizing Staff Signatures

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant staff permissions relative to endorsement of plans and signatures on decisions.**

18. Approval of Minutes 8/17/2022 (Special); 9/21/2022; 9/28/2022 (Special); 10/12/2022; ~~11/02/2022; 11/09/2022 (Special)~~

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the minutes from 08/17/2022 and 10/12/2022.**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to adjourn at 9:19pm.**