



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

**Wednesday, September 20, 2023**

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:** Edward Moynihan, Vice Chair  
Conor McCormack  
Adrian Angus  
Brandon King (*Participated Remotely*)

**Board Members Absent:** Albert LaValley, Chair

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services (DPRS) (*Participated Remotely*)  
Rose Russell, Division of Planning & Regulatory Services (DPRS)  
Alexandra Kalkounis, Law (*Participated Remotely*)  
Sean Quinlivan, DPW (*Participated Remotely*)  
Todd Miller, Inspectional Services

**Call to Order**

Board Vice-Chair Edward Moynihan called the meeting to order at 5:31 pm.

**Postponements**

**Item 2: 790 Salisbury Street (PB-2023-045)– Preliminary Site Plan, Special Permit – Cluster Zoning, & Definitive Frontage Subdivision**

Request to Postpone the Public Meeting & Hearing to September 20, 2023

Extend the Constructive Grant Deadline to November 2, 2023

**Item 3: 224 Shrewsbury Street (PB-2023-046) – Definitive Site Plan**

Request to Postpone the Public Meeting & Hearing to October 11, 2023

Extend the Constructive Grant Deadline to November 2, 2023

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to grant the postponements.**

**New Business**

**1. 34, 36, & 38 Blackstone River Road (PB-2022-028)**

a. Public Meeting – Definitive Site Plan

b. Public Hearing – More than One Building on a Lot

Zac Couture, representative on behalf of the applicant with HS&T Group described the existing condition of the site, the number of existing units contrasted to the number of proposed units in each building. Mr. Couture described the proposed stormwater system and the history of regulatory approval this project has already been through.

Ms. Smith described the other regulatory approvals this project has received; the existing and proposed site conditions; described recommended conditions of approval; stated that the memo may have some recommendations that have already been satisfied.

Sean Quinlivan described the DPW recommended conditions of approval.

*No public comment*

Board Discussion

Mr. McCormack stated he is happy to support this project and is happy to see it is finally in front of the board

Mr. King stated he is happy to support this project; Mr. Moynihan agreed.

Mr. Couture requested the waivers.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to grant the approve the DSP Amendment, MTOB with DPRS conditions and waivers.**

**4. 112 & 116 Rodney Street (PB-2023-062)**

a. Public Meeting – Definitive Site Plan

Samuel Esan gave a description of the proposal.

Ms. Russell described the application, the existing and proposed site conditions, some of the concerns around the slope on site and described the staff recommended conditions of approval.

Mr. Miller reiterated stormwater concerns and emphasized the recommended condition regarding an operation and maintained plan to be provided.

Mr. Quinlivan affirmed Planning concerns regarding stormwater and listed a number of additional DPW conditions.

Mr. Esan stated they wanted the retaining wall to be semi-permeable to allow some of stormwater to drain; he stated that making a connection to the combined system would be difficult since it slopes upwards around 15 feet to utilities in the street.

*No public comment.*

Board Discussion

Mr. McCormack asked if DPW or Planning were comfortable conditioning the concerns regarding drainage; Mr. Quinlivan stated he is comfortable with it and will continue to work with the applicant.

Mr. Moynihan asked the applicant is he is comfortable with the conditions listed and raised a concern about water running off onto the neighboring lot. Mr. Quinlivan stated he would prefer to see the parking lot raised to reduce the rates of runoff.

Mr. McCormack asked Mr. Miller if a recommended condition in the DPRS memo addressed his earlier comment, Mr. Miller confirmed.

Mr. Moynihan asked the applicant if they requested the waivers; Mr. Esan confirmed.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to grant the approve the application with DPRS & DPW conditions and waivers.**

**2. 84, 90 & 91 Lamartine Street (PB-2023-068)**

a. Public Meeting – Definitive Site Plan

Todd Rodman described the request for an extension of time before the Board.

Ms. Russell described the prior approval from Planning Board, Zoning Board, and the administrative extension of time for the special permit sought by the applicant, and the extension of time they are before the Board for today.

Ms. Russell asked the applicant to confirm they are only seeking a one-year extension of time; Mr. Rodman confirmed.

Mr. Miller stated his office has extended the special permit administratively.

*No public comment.*

Board Discussion

Mr. Angus stated he is happy to support this project and this is located in an area that needs housing. Mr. McCormack and Mr. Moynihan stated their agreement to support the extension of time.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to grant the site plan extension of time with original DPRS & conditions and waivers to August 17, 2024.**

**6. 173 Lake Avenue North (PB-2023-068)**

a. Public Meeting – Definitive Site Plan

b. Public Hearing – Definitive “Frontage” Subdivision

Zac Couture, representative on behalf of the applicant with HS&T Group described the application before the Board, existing conditions of the site and other regulatory approvals.

Ms. Russell described the frontage subdivision and site plan triggers that brought this application in front of the Board. She described the Zoning Board Approval and conditions that have been satisfied or remain outstanding and listed recommended staff conditions of approval.

Mr. Miller agreed.

Mr. Quinlivan stated he had been in contact with the applicant and listed the two outstanding DPW condition.

*No public comment.*

*No board discussion*

Mr. Couture requested the waivers.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to grant the definitive site plan approval and the definitive “frontage” subdivision with DPRS & DPW conditions and waivers.**

**7. 10 Somerset Street (PB-2023-070 )**

a. Public Meeting – Parking Plan

Attorney Mark Borenstein described the application before the Board. He stated this is an existing parking lot, previously used by Becker college and proposed for a future educational use in tandem with the property on 80 William Street. Mr. Borenstein stated that a number of the conditions of approval relate to non-conformities that the applicant will seek to be cured through a Dover Determination through Inspectional Services and asked for a number of conditions to be struck.

Ms. Smith described the history of the property, originally constructed as a tennis court and changed over time to a parking lot. Ms. Smith stated the applicant could seek to get approval through the ZBA or through a Dover Determination from Inspectional Services to cure some of the new non-conformities.

Ms. Smith suggested a revision to condition 1a. to reverse vehicular circulation. Mr. Borenstein confirmed he is amenable.

*No public comment.*

Board Discussion

Mr. McCormack stated he is comfortable with one-way circulation. Mr. Moynihan stated this type of circulation would not be allowed and would not be permitted if it was not retroactive approval. He stated he is concerned about the vehicles exiting onto Somerset Street without a smaller fence that improves sightlines.

Ms. Smith clarified changes to the recommendations.

Mr. Borenstein requested the waivers.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.**

**On a motion by Mr. Moynihan, seconded by Mr. Angus, the Board voted 4-0 to grant the parking plan approval with modification to condition to 1a and 1b, subject to the building commissioner’s decision.**

**8. 16 & 52 Great Brook Valley Avenue (PB-2023-071)**

a. Public Meeting – Definitive Site Plan Amendment

Joshua Lee Smith gave an overview of the regulatory approvals this project has gained; the phased approach to this redevelopment, and stated this approval is directly related to the Phase 1. Mr. Smith stated the main changes in the amendment is related to the scale of the building, with an overall reduction in size in both structures.

Michael Lozanno, on behalf of Trinity, the owner. Mr. Lozanno stated they have been successful in securing of finances for this project, and as worked closely with the state, the residents of the existing development and the engineers to finalize the plans. He stated they are close to beginning construction and have relocated the residents in the phase one building.

Mr. Lozanno went through slides showing the previously approved site plan, architectural plans and renderings compared to the updated plans. Mr. Smith described the process through Inspectional Services when they were informed the changes to the plan constituted an amendment rather than administrative actions.

Mr. Miller described the conversation had at ISD regarding an amendment.

Ms. Smith gave a brief overview, stated that Planning had not prepared a memo and recommended the Board incorporate the original conditions with the additional DTM comment provided.

Mr. Miller recommended approval.

*No public comment.*

#### Board Discussion

Mr. Angus stated he is happy to see the applicant is taking care to find new housing for the existing residents and to see this project moving along. He asked the applicant to describe how the unit count stay the same but reduce in size; Mr. Lozanno described.

Mr. McCormack asked staff for clarification; Ms. Smith confirmed.

Mr. Moynihan stated he is also happy to continue supporting this project.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to grant the definitive site plan amendment with staff recommended conditions and waivers from the original approval with the addition of the DTM recommendations.**

### **8. 82-86 Winter Street & 86 Grafton Street (PB-2023-73)**

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

Michael Covino, owner and Jordan O'Connor, architect introduced themselves to the Board. Mr. Covino described his restaurant in its current state and recent purchase of the neighboring building, previously an auto repair store. He stated they have gone through other regulatory reviews and would like to discuss staff recommended conditions of approval.

Ms. Smith described the existing site; the National Register trigger that requires site plan approval. She described the additional landscaping and hardscaping that staff would like additional details on. Ms. Smith asked the applicant to address the outdoor landscaping and asked the Board to consider alternative options for landscaping along Grafton and Winter Street.

Mr. Covino stated that he has concerns regarding landscaping due to issues with trash and need to easily maintain this area since it's on the corner of two busy streets. He stated he is also open to considering a bench but is not comfortable accepting this at this time.

Ms. Smith stated they are not in favor of artificial surfaces and concerned about the increased heat islands that can be caused. She also stated they would like the applicant to explore trees to protect patrons from any vehicles and to provide shade.

Mr. Covino stated he doesn't understand the reasoning behind the expansion of the sidewalk over landscaping; Ms. Smith described and stated it's up to the Board and is not a major concern. Mr. Covino asked for alternatives for landscaping along the Grafton Street outdoor dining; Ms. Smith described potential alternatives.

Mr. O'Connor described they would like to maintain it as landscaping.

Mr. Miller described condition number two. Mr. Covino stated they are looking into this but have had issues obtaining a five-year lease. Mr. Miller stated they are comfortable without the applicant providing a five-year lease.

Mr. Quinlivan had no comment but wished the applicant luck.

#### Board Discussion

Mr. McCormack stated he doesn't feel strongly either way regarding the landscaping but would like to condition tree planting.

Mr. Moynihan stated he understands concerns from the City and is comfortable with this, but would like to see a bench along the frontage. Mr. Covino stated if it's possible to add a bench he will depending on the surface treatment.

My. Moynihan asked for clarification around conditions; Ms. Smith suggested alternative conditions. Mr. Angus stated he is in favor of striking the second part of the condition, stated he felt the sidewalk is adequate as is, and would like to see as much landscaping as possible in this area; Mr. McCormack and Mr. King agreed.

*No public comment.*

**On a motion by Mr. McCormack, seconded by Mr. Moynihan, the Board voted 4-0 to close the hearing.**

**On a motion Mr. McCormack, seconded by Mr. Moynihan, the Board voted 4-0 to approve, subject to staff-recommended conditions of approval and waivers, striking the second half of condition 1b.**

#### Other Business

**12. Board Policy and Procedures** – Ms. Smith asked the board to confirm their availability for a special meeting for the update from the Now Next Plan.

**13. Communications**

**14. Approval of Minutes - 7/26/2023, 8/23/2023; 8/30/2023**

#### Adjournment

**On a motion by Mr. Angus, seconded by Mr. Moynihan, the Board voted unanimously to adjourn at 7:38pm.**