

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

DECEMBER 6, 2006

WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM

Planning Board Members Present: John Shea, Chair
Scott Cashman, Vice-Chair
Anne O'Connor, Clerk
Margaret Guzman
Nicole Xifaras Parella

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Robin Bartness, Division of Planning & Regulatory Services
Judith Stolberg, Division of Planning & Regulatory Service
Michael Traynor, Law Department
Carrie Holtan, Law Department
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Code Department

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:50 PM.

APPROVAL OF THE MINUTES

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to approve the November 15, 2006 Planning Board minutes.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **Zoning Map Amendment – 275 Greenwood Street:** Ms. Bartness informed the Board that the petitioner had requested Leave to Withdraw. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to grant the petitioner's request for leave to withdraw.
2. **36 Quaboag Street – Definitive Subdivision Plan:** Ms. Bartness stated that there were deficiencies in the revised plan, a letter seeking waivers must be submitted, and the drainage calculations were submitted on December 5, 2006 precluding the Department of Public Works from having the necessary time to review them. Ms. Bartness informed the Board that the applicant sent a letter requesting a continuance. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the hearing to January 3, 2007 at the request of the applicant.

3. **Lots 1-5, 7 & 8 Rustic Drive (PB-06-149) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had submitted a letter requesting a continuance because there were deficiencies in the plan that needed to be addressed. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Site Plan to January 3, 2007.

4. **834 Grafton Street (PB-06-96) – Definitive Site Plan:** William Coyle, representative for the applicant, presented the revised plan. Ms. Bartness informed the Board that approval upon resolution of some remaining issues in Lara Bold's memo dated December 4, 2006 was recommended by the Planning and Regulatory Services Division. Ms. Kennedy-Valade advised Mr. Coyle that the temporary signs currently on the site must be taken down. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:
 - **Provide a zoning table that depicts what is required and what is shown on the site plan, including the exterior side yard setback.**
 - **Relocate parking outside of the exterior side yard setback.**
 - **Show exterior side yard setback on the plan.**
 - **Provide the total square footages and percentages of ground area coverage on site plan. Label the amount of impervious (paving, building, etc.) and pervious (green areas) on site plan.**
 - **Label width of access/egress of the property on site plan.**
 - **Snow storage area must be labeled on the plan.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

5. **31 & 39 Caroline Street (PB-06-139) – Definitive Site Plan:** Definitive Plan – More Than One Building on a Lot (PB-06-148) was taken up contemporaneously. Jonathan Finkelstein and Kevin Quinn presented the plan. Ms. Bartness informed the Board that approval upon resolution of the landscaping issues in Lara Bold's memo dated November 29, 2006 was recommended by the Planning and Regulatory Services Division. City Councilor Paul Clancy reiterated his concerns relative to snow storage and the loss of parking spaces that could result. He was also concerned about the effect that plowing would have on the angled intersection of Caroline Street and Cohasset Street. Mr. Quinn responded that the snow would be scooped up with a front loader and not pushed into the intersection. He assured Councilor Clancy that there would be adequate parking spaces for the proposed use. Todd Mandella was concerned about the road condition and was told by Mr. Finkelstein that the base coat would be laid down to level the road prior to

construction. Brian McShay spoke about runoff issues and traffic on Ingleside Avenue. Eileen O'Connor also had concerns about traffic on Ingleside Avenue. Mr. Adams responded to the runoff issue by stating that runoff pre-development conditions will be mitigated by the proposed detention basin, which will overflow into the City drainage system post-development. Rita Simulis requested a privacy fence along her property line and Mr. Finkelstein agreed to provide a stockade fence. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-1 (Scott Cashman voting against) to approve the Definitive Site Plan with the following conditions:

- **On the western side of the property, the proposed hatfield yews be planted more densely (10 feet apart) to provide additional screening because, although they have the potential to grow quite large, their growth rate is slow.**
- **The species for the proposed arborvitae between the buildings and on the eastern border should be Dark American and so noted on the plan.**
- **Reduce the width of the one-way driveway opening onto Cohasset Street from twenty four (24) feet to eighteen (18) feet.**
- **A six-foot stockade fence be installed along the southerly border to provide a privacy screen for the Simulis property and noted on the plan.**
- **The following Snow and Ice Management Plan Prepared by Quinn Engineering, Inc. and dated November 20, 2006 be incorporated as part of the decision and noted on the plan:**

**Snow and Ice Management Plan
31 Caroline Street
Quinn Engineering, Inc.
November 20, 2006**

This plan defines: Site provisions for storage and disposal of snow and ice; and anticipated operations necessary for the removal, storage and disposal of snow and ice.

On this site, parking is proposed in two separate parking areas, the Upper Parking Area, located on the west side of the site, and the Lower Parking Area, located on the easterly side of the site. On the Upper Parking Area, a total of 1,555 square feet of designated snow storage area, off pavement, is provided as found on site plans. Recommended standards for snow storage are virtually nonexistent, however, the Town of Hudson Department of Public Works recommends that 5% of the paved area be available as designated snow storage. On the Upper Parking Area, 10.5% of the paved area is reserved as off pavement snow storage. In order to remove snow from the paved areas, and place it in non-paved areas, a front-end loader must be used to move the snow from the paved surface.

During some winters, it may be necessary to transfer snow stockpiled in the snow storage areas to the designated snow disposal area in the Lower

Parking Area. This may be accomplished by either a front-end loader with a truck or by loader operating alone.

In the Lower Parking Area, all accumulated snow may be disposed of directly by depositing it in the area designated for snow disposal. This snow disposal area provides a superior means of snow disposal. All snow storage is accomplished on the upper embankment of the detention area; as snow melts it appropriately drains to the detention basin and the City drainage system. Snow storage takes place above the detention storage levels, so the operation of the detention area is unaffected.

As in the Upper Parking Area, snow may be collected with a plow or front-end loader, however, a truck and/or front-end loader must be used to transfer collected snow to the designated snow disposal area.

- **Caroline Street** be improved to binder course prior to start of construction.
 - **All work** must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
 - **Subject to the Zoning Enforcement Officer's** determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.
 - **The appropriate soil erosion and sediment control measures,** including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.
 - **Six copies of the revised plan** must be submitted to the Planning and Regulatory Services Division prior to release of the decision.
6. **104 Lamartine Street – Parking Plan:** Anthony Salvidio presented the revised plan. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the parking plan with the following conditions:
- **Label both the side yard setback requirement (0 feet) and the exterior side yard setback requirement (7.5 feet).**
 - **Label the Special Permits granted by the Zoning Board of Appeals on November 13, 2006 and November 27, 2006.**
 - **Label construction materials of the parking area.**
 - **All work** must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
 - **Subject to the Zoning Enforcement Officer's** determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.
 - **The appropriate soil erosion and sediment control measures,** including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.
 - **Six copies of the revised plan** must be submitted to the Planning and Regulatory Services Division prior to release of the decision.

NEW BUSINESS

PUBLIC HEARINGS

8. **31 & 39 Caroline Street (PB-06-148) – Definitive Plan – More Than One Building on a Lot:** Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to close the hearing. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 4-1 (Scott Cashman voting against) to approve the Definitive Plan – More Than One Building on a Lot with the following conditions:
- **Change title to Definitive Plan – More Than One Building on a Lot.**
 - **Label permanent monuments.**
 - **Provide a statement that the applicant will provide, at no cost to the City, all facilities shown on the plan.**
 - **Provide reference to at least two permanent public monuments outside the project.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **Subject to the Zoning Enforcement Officer’s determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Six copies of the revised plan must be submitted to the Planning and Regulator Services Division prior to release of the decision.**
9. **30-32 Greenwood Street (PB-06-135) – Special Permit and Variance Reconsideration from Zoning Board of Appeals:** Joe Boynton, representative for the applicant, presented the background of the request. Mr. Traynor explained to the Board that their action was to review the findings of the Zoning Board of Appeals that the new petition was substantially different from the prior petition that was denied by the Zoning Board of Appeals. Ms. Bartness stated there were no written findings from the ZBA but the minutes of the November 13, 2006 meeting reflect that the Zoning Board of Appeals voted that the petition contains specific and material changes from the previously denied petition for this property; per MGL Chapter 40A, Section 16, and, therefore, forwarded said determination to the Worcester Planning Board for their consideration. Mr. Traynor advised that there could be only one negative vote of the seated members. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0-1 (Scott Cashman abstained) to close the hearing. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0-1 (Scott Cashman abstained) its determination that the re-submittal proposal differs in substantial detail from that of the original submission thereby allowing the Zoning Board of Appeals to schedule a public hearing to consider the merits of the proposal in accordance with the Variance/Special Permit requirements of the Zoning Ordinance.

10. **Gould Court – Remove From Official Map:** Todd Rodman, representative for the petitioner, explained to the Board that this request was actually a part of the Gardner-Kilby-Hammond project that was previously approved by the Board. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to remove Gould Court from the Official Map.

PUBLIC MEETINGS

11. **722 Plantation Street (PB-06-145) – Definitive Site Plan:** Kevin Quinn, representative for the applicant, presented the plan. Mr. Adams referred to Joseph Borbone’s November 29, 2006 memo outlining changes needed on the plan. Ms. Bartness listed changes from Ruth Gentile’s December 6, 2006 memo that would be required for approval. Upon a motion by Scott Cashman and seconded by Anne O’Connor, the Board voted 5-0 to continue the Definitive Site Plan to December 20, 2006.

12. **26 & 35 Portland Street (PB-06-146) – Definitive Site Plan:** Edward O’Donnell, Benn Sherman and Arnold Choo, representatives for the applicant, presented the plan. William Fay asked about the number of parking spaces and dumpster location. Wyatt Wade, owner of the Printer’s Building next to the site, was supportive of the project and stated there had been ongoing dialogue between the Mayo Group and him. Ms. Bartness said there were issues from Ruth Gentile’s December 6, 2006 memo that needed to be addressed prior to approval. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to continue the Definitive Site Plan to December 20, 2006.

13. **102 Shore Drive (PB-150) – Definitive Site Plan Amendment:** Patricia Gates and Matt Smith, representatives for the applicant, presented the plan. Ms. Bartness informed the Board that approval upon resolution of the issues enumerated in Ruth Gentile’s memo dated December 5, 2006 was recommended by the Planning and Regulatory Services Division. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to approve the Definitive Site Plan Amendment with the following conditions:

- **Label plan “Definitive Site Plan”.**
- **Delineate the 0.3 acre parcel to be acquired on the site plan.**
- **The Certificate of Occupancy should not be issued until the parcel is conveyed and the two parcels become one.**
- **Show lot lines of abutting properties and label abutters’ names**
- **Label Shore Drive as public.**
- **Label height in feet of building.**
- **Label exterior materials of building.**
- **Label width of sidewalks.**
- **Provide a parking table.**
- **Note is missing for lights in the NE part of the parking lot (lights adjacent to residential property shall be shielded and directed downward.**

- Provide crosswalk striping across the driveway area to facilitate access to the existing crosswalk which traverses Shore Drive.
- Provide appropriate lighting for the driveway area and the crosswalk area for Shore Drive. The lighting shall be approved by the Department of Public Works and be provided until at least 11:00 pm each evening.
- Add pedestrian signage within the right of way of Shore Drive as appropriate and as allowed by the Department of Public Works and the Massachusetts Highway Department.
- Prior to occupancy, the tree overhang west of the proposed driveway shall be cut back and maintained so as to maximize visibility along the roadway.
- The free-standing sign must be setback five feet.
- Amend the lighting symbols on Sheet 7, Lighting Plan. The symbol for “B” on the plan should match the symbol “B” in the table.
- All parking buffers shall be appropriately landscaped with a combination of plant materials, trees and shrubs.
- Trees shall have trunks at least 3 to 3 ½” in diameter (measured 6” above the ground).
- Replace the 12”DR18 PVC catch basin connections with 8” DR18 PVC pipe.
- Use two-foot radius returns for the driveway opening at Shore Drive.
- All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- Subject to the Zoning Enforcement Officer’s determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.
- Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6442:** Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6442, Wildwood Avenue.
5. **ANR-6443:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6443, Dawson Road.
6. **ANR-6444:** Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR #6444, Rustic Drive.
7. **ANR-6445:** Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6445 Paul Street.

8. **ANR-6446:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-1 (Scott Cashman voted no) to endorse ANR #6446 Chino Avenue/Erie Avenue.
9. **ANR-6448:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to deny endorsement of ANR #6448 Ockway Street/Pocasset Street because the roadway is inadequate and must be improved to binder course.
10. **ANR-6449:** ANR #6449 Reed Street was held for an opinion from the Law Department.
11. **ANR-6450:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6450 Mink Circle.

OTHER BUSINESS

Arboretum Subdivision – Accept Change of Name for Portion of Sarah Drive: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to accept a change of the name of a portion of Sarah Drive, from its intersection with Arboretum Drive at Station 22+00.75 to its intersection with Tennyson Street at Station 44+73.52, to Sophia Drive.

ADJOURNMENT

Chair Shea adjourned the meeting at 8:25 PM.