

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

MARCH 7, 2007

WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM

Planning Board Members Present: 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
Michael Traynor, Law Department
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Code Department

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

APPROVAL OF THE MINUTES

Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the February 7, 2007 Planning Board minutes.

UNFINISHED BUSINESS

PUBLIC HEARINGS

- 1. Private Street Removal from the Official Map – Kendig Street:** Item 2 was taken up contemporaneously. Joe Boynton, representative for the petitioner, presented the petition. He stated he wished to amend the petition to include the removal of only that portion of Kendig Street from Attleboro Street to Clay Street and to leave the portion of Attleboro Street that was petitioned for removal on the map until the utilities can be installed. He also stated that it is the petitioner's intention to remove that portion of Attleboro Street, but at a later date. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the Private Street Removal of Kendig Street from the Official Map as amended.

2. **Private Street Removal from the Official Map – Attleboro Street:** The petitioner requested Leave to Withdraw for this petition. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to grant Leave to Withdraw for the Private Street Removal of Attleboro Street.

PUBLIC MEETINGS

3. **6 May Street (PB-06-163) – Parking Plan:** John Riel, representative for the applicant, presented the plan. Mr. Adams stated the Department of Public Works requested that the plan show a City of Worcester standard catch basin. Due to zoning issues with the plan, the applicant requested Leave to Withdraw. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to grant Leave to Withdraw for the Parking Plan for 6 May Street.
4. **37 Washburn Street (PB-07-38) – Definitive Site Plan:** Gary Allard, representative for the applicant, presented the plan. Mr. Adams stated the Department of Public Works would like to retract the comment about providing on-site drainage infrastructure information. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the Definitive Site Plan for 37 Washburn Street with the following conditions:
 - **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.**
5. **37 & 50 Great Brook Valley Avenue (PB-07-12) – Definitive Site Plan:** Todd Rodman, Craig Leslie, Stanley Miknaitis, Gregg Yanchenko, Ray Mariano and Mark McClusky, representatives for the applicant, presented the plan. Mr. Rodman stated the applicant would like to withdraw the request for the fee waiver. He then requested a waiver for the interior landscaping requirements for parking lots because parking is limited on the site and the placement of required trees would remove needed spaces. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to waive the interior landscaping requirement for parking lots. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Definitive Site Plan for 37 & 50 Great Brook Valley Avenue with the following conditions:
 - **There are sheets missing in the revised plan set. The revised plan set must include all sheets from the original submission including C-1 to C-14 and L-1 to L-4. A landscaping plan was not provided in the revised plan set.**

- **Label zoning analysis for RG-5 on the layout and materials plan (sheets C-5 & C-6). Analysis should include what is required and provided for dimensional requirements in Article IV, Table 4.2 for each lot.**
- **Label Water Resources Protection Overlay Districts (GP-2 & GP-3) in addition to RG-5 on all sheets.**
- **Label total square footage of ground area coverage for existing and proposed site on sheets C-5 and C-6. Calculations should include impervious and pervious coverage. Because this site is in the Water Resources Protection Overlay District (GP-2 & GP-3), it is important to note the change.**
- **Show RG-5 setbacks on each parcel (building envelope) on sheets C-5 and C-6.**
- **Two of the proposed parking lots do not have 24-foot access aisles as required for 90-degree parking (the 32 space lot and the northerly 26 space lot).**
- **Provide a parking table for the site. The parking table should indicate required parking, existing parking and proposed parking. It should also indicate the number of regular, compact and handicap spaces on sheets C-5 and C-6.**
- **Label plan and deed reference on the cover sheet. Deed reference is WDRD Book 3259, Page 91.**
- **Label the results of the ZBA decision for the pending Special Permit on the cover sheet of the final revised plans.**
- **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. 51 Pullman Street (PB-07-16) – Definitive Site Plan: Michael Andrade, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the Definitive Site Plan for 51 Pullman Street with the following conditions:

- **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.**

7. 26 Everard Street (PB-07-17) – Definitive Site Plan: Ben Clark, representative for the applicant, presented the plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Definitive Site Plan for 26 Everard Street with the following conditions:

- **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.**

8. 60 Paine Street (PB-07-18) – Definitive Site Plan: Ben Clark, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the Definitive Site Plan for 60 Paine Street with the following conditions:

- **Provide a frontal elevation showing garage doors in relation to front doors demonstrating adequate room to meet Zoning and Building Code requirements.**
- **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.**

NEW BUSINESS

PUBLIC MEETINGS

- 9. 725 Southbridge Street (PB-07-14) – Definitive Site Plan:** Robert D’Auria, representative for the applicant, presented the plan. Ms. Bartness stated the proposed site plan did not match what had been previously approved by the Zoning Board and that the previous approval by the Zoning Board for the required Special Permit had expired. The Board reached the consensus that they were uncomfortable approving a site plan for something other than what another Board had previously approved and limited. Mr. D’Auria requested a continuation to the May 16, 2007 meeting and granted an extension of the constructive grant deadline to May 17, 2007. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to continue the Definitive Site Plan for 725 Southbridge Street to the May 16, 2007 meeting and extended the constructive grant to May 17, 2007 in order to allow time for the applicant to re-apply to the Zoning Board for the necessary Special Permit.
- 10. Lot 2, New Street & 16 Gilman Street (PB-07-19) – Definitive Site Plan:** Robert Murphy, representative for the applicant, presented the plan. Mr. Murphy stated as a result of grading the lot for pre-construction, the grade was rendered just over a 15 percent slope, which then required a site plan approval. Mr. Adams stated the hydrant shown on the property needed to be moved into the right-of-way. Mr. Murphy requested a continuation until April 4, 2007 in order to allow time to address comments in Ms. Bartness' memo dated February 23, 2007. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to continue the Definitive Site Plan for Lot 2, New Street & 16 Gilman Street to April 4, 2007 in order to give the applicant time to revise the plan.
- 11. 443 Lincoln Street (PB-07-21) – Amendment to Parking Plan:** Ken Strom and Don O’Neil, representatives for the applicant, presented the plan. Mr. O’Neil stated the amendment was necessary because the dumpster needed to be relocated due to grade issues and the location of a utility. Mr. Adams stated that the original plan showed a concrete walk to be removed on the side of the structure. He stated the amended plan and photos showed a concrete block walkway remaining with bollards along it and therefore the access aisle would need to be measured from the walkway and not the building. Ms. Bartness stated that since the applicant only has zoning relief for up to three feet for the access aisle, the access aisle must be at least 21 feet. Mr. O’Neil stated the applicant would be amenable to removing the bollards and walk instead of seeking further zoning relief. Mr. Adams also stated that the plan should show the traffic signage for the site on the property instead of the right-of-way. David Torrey expressed concern about the proximity of the dumpster to his adjacent house, which was the same concern he had with the original plan. He also stated he was concerned about early morning garbage dumping. Margaret Guzman stated that given the site constrictions, the proposed location was not bad and that the house was not immediately adjacent to it. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Parking Plan Amendment for 443 Lincoln Street with the following conditions:

- **The applicant must remove the existing bollards and concrete walk on the**

- side of the building to maintain a 21-foot minimum access aisle.
- The traffic signage for the site must not be located in the right-of-way.
- Garbage trucks may only access the site between the hours of 7 am and 7 pm.
- Indicate the height of the wooden fence installed on the easterly side of the parking area on the site plan.
- Implement the Landscaping Plan as approved by the Planning Board on June 12, 2006.
- Remove snow from site on a regular basis as agreed upon as part of the Parking Plan approval.
- Indicate the width of the area between the employee parking spaces and the stone-faced retaining wall.
- Parking Plan Amendment subject to original conditions from June 21, 2006 approval:
 1. Curb cut must be reduced for the driveways on Bates Avenue and Lincoln Street to sixteen feet.
 2. The dumpster must be surrounded by a solid board fence.
 3. Install “Entrance Only” signs and note on plan.
 4. Install “Employee Parking” signs and note on plan.
 5. Make the following changes to the site plan:
 - a. Indicate width of the three driveways.
 - b. Change note to read “Snow to be removed from site”.
- 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.

12. 82 Dorchester Street (PB-07-22) – Extension of Time – Definitive Site Plan: James Vevone, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the Extension of Time for the Definitive Site Plan for one year for 82 Dorchester Street.

13. 38 Aetna Street (PB-07-23) – Extension of Time – Definitive Site Plan: James Vevone, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the Extension of Time for the Definitive Site Plan for one year for 38 Aetna Street.

14. 100 Institute Road (PB-07-24) – Definitive Site Plan: Stephen Madaus and Nathan Collins, representatives for the applicant, presented the plan. Mr. Madaus stated Worcester

Polytechnic Institute is proposing to reconstruct their athletic field and will be replacing dangerous bleachers. He also stated the noise from the smaller press box will be directed toward the campus and that there will be less lighting than the former site. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Definitive Site Plan for the Worcester Polytechnic Institute Athletic Field, 100 Institute Road with the following conditions:

- **Provide a legend for the existing conditions plan.**
- **Label plan "Definitive Site Plan".**
- **Label legal address for lot (120 Institute Road).**
- **Provide zoning analysis showing required, existing and proposed on the layout plan.**
- **Label height of new bleachers and press box.**
- **Label setbacks for property on plan using a dashed line (show permitted building envelope).**
- **Label Park Avenue and Institute Road as public.**
- **Label dimensions of streets.**
- **Provide a lighting plan. Lighting should be directed downward so as not to shine toward residential properties across streets and have spillage of no more than 1-foot candle.**
- **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.**

15. One College Street (PB-07-27) – Definitive Site Plan: Robert Longden, representative for the applicant, presented the plan. Mr. Longden stated this would be a six million dollar project and that Holy Cross had received a LEED (Leadership in Energy and Environmental Design) grant to help make the building "green". He also stated that this would be the biggest project in Holy Cross history. The proposed project will add a state-of-the-art facility and upgrade the current facility. In addition, he stated this project would not result in an increase in traffic or parking need. Furthermore, he stated the project had received approvals from the Worcester Historical Society and the Massachusetts Historical Commission and received an order of conditions from the Conservation Commission. Also, he stated the College met with the neighborhood to explain the project and inform them of the timeline for the project. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the Definitive Site Plan for Haberlin Hall, Holy Cross College, One College Street with the following conditions:

- Provide a minimum 15-inch RCP pipe to the manhole in College Street.
- Provide City of Worcester standard detail.
- Plan must indicate diameter of new water connection.
- All materials and methods shall meet Water Operation standards.
- It is recommended that the information provided in the submitted site plan be separated on additional sheets for clarity purposes. Provide the following:
 1. Existing conditions with existing contours, structures, landscaping, etc.
 2. Proposed site plan with landscaping and without existing conditions.
 3. Grading plan with proposed contours.
- Label the plan reference (WDRD Book & Page) on the plan.
- Label plan “Definitive Site Plan”.
- Label address of project (One College Street) on the plan.
- Provide a zoning table for dimensional requirements of what is required, existing and proposed for the IN-S zone.
- Provide a locus plan.
- Provide a legend for all sheets.
- Label total floor area of proposed and existing buildings.
- Provide a rendering for the Planning Board meeting.
- Label dimensions of proposed parking spaces.
- The seven parking spaces shown on the plan appear to be compact spaces. Label spaces as compact if less than 9 feet x 18 feet.
- Label the parking calculations for the entire campus that were provided in the application on the site plan.
- Label sheet C-101 as, “Drainage Plan”.
- Provide an erosion and sedimentation control 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.

OTHER BUSINESS

16. Arboretum III Subdivision (Phase 1-Pearlbush Path - Station 0+00 to 3+81.07 to

- include Lots 32L & R through 40 L & R) – Performance Bond:** Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to set the performance bond in the amount of \$220,000 with a work completion date of September 1, 2007 and a bond expiration date of November 1, 2007 based on the recommendation of the Department of Public Works.
- 17. Arboretum III Subdivision (Phase 3-Holly Terrace - Station 0+00 to 3+18.75 to include Lots 53 L & R through 60 L & R) – Performance Bond:** Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to set the performance bond in the amount of \$220,000 with a work completion date of September 1, 2007 and a bond expiration date of November 1, 2007 based on the recommendation of the Department of Public Works.
- 18. Arboretum III Subdivision (Phase 4-Honeysuckle Road- Station 0+00 to 11+53.04 to include Lots 61 L & R through 80 L & R) – Performance Bond:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to set the performance bond in the amount of \$600,000 with a work completion date of September 1, 2007 and a bond expiration date of November 1, 2007 based on the recommendation of the Department of Public Works.
- 19. Arboretum III Subdivision (Phase 2-Lilac Lane- Station 0+00 to 5+00 to include Lots 41 L & R through 52 L & R) – Performance Bond:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to set the performance bond in the amount of \$300,000 with a work completion date of September 1, 2007 and a bond expiration date of November 1, 2007 based on the recommendation of the Department of Public Works.
- 20. Public Street Removal from the Official Map – Great Brook Valley Avenue/Tacoma Street/Pasadena Parkway/Service Road (Curtis Apartments):** Todd Rodman, representative for the petitioner, presented the petition. Mr. Adams stated the Department of Public Works is making the following recommendations:
- a. Recommend discontinuance of the northwest end of Great Brook Valley Avenue at it intersection with Tacoma Street.
 - b. Recommend discontinuance of a portion of Great Brook Valley at its intersection of Tacoma Street and Pasadena Parkway.
 - c. Recommend discontinuance of a portion of the Service Road between its intersection with Great Brook Valley Avenue and Tacoma Street.
 - d. Recommend creation of a cul-de-sac at the southern end of Great Brook Valley Avenue.
 - e. Recommend abandonment of the City’s property rights in the discontinued portions of Great Brook Valley Avenue and the Service Road with the retention, by the City, of easements of existing utility, sewer and water lines, in any, in such abandoned portions of Great Brook Valley Avenue.
 - f. Recommend approval of the laying out of a new street, as a public right of way, to serve as the primary entrance to the Curtis Apartments, to be

constructed at the Worcester Housing Authority's expense, in accordance with the City of Worcester's requirements, with the petitioner waiving any damage for the taking of street purposes.

- g. Recommendations are conditional upon the petitioner providing recordable plans and descriptions of the discontinued/abandoned street areas.

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to recommend approval of the petition based upon the Department of Public Works recommendations.

20. APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6483:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to deny ANR Plan #6483, Ronald Road because the proposed plan lacked frontage on a passable way.
2. **ANR-6484:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR Plan #6484, Kingsbury Street.
3. **ANR-6485:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6485, 1069 West Boylston Street.
4. **ANR-6487:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6487, Lincoln Street.
5. **ANR-6488:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6488, Harrison Street.
6. **ANR-6489:** Upon a motion Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6489, Durant Way/Chandler Street.
7. **ANR-6490:** Upon a motion Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6490, Shore Drive.
8. **ANR-6491:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6491, Caro and Clay Street.
9. **ANR-6492:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6492, Norfolk Street.

ADJOURNMENT

Chair Cashman adjourned the meeting at 7:45 PM.