

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

**AUGUST 6, 2008
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

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

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Lara Bold, Division of Planning & Regulatory Services
Jennifer Healey, Law Department
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Department of Code Enforcement

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:35 PM.

APPROVAL OF MINUTES

Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the minutes of the July 16, 2008 meeting. Chair Shea did not vote since he did not attend the July 16, 2008 meeting.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

None

UNFINISHED BUSINESS

PUBLIC MEETINGS

1. **133 Granite Street (PB-2008-051) – Definitive Site Plan:** Anne O'Connor recused herself. Ken Atchue and Kent Holtfield, representatives for the applicant, presented the plan. Chair Shea informed the applicant that although he had not been at the previous meeting, he had read the minutes, reviewed the application thoroughly and visited the site and was, therefore, prepared to consider and vote on the item. Mr. Atchue stated that the applicant was seeking Definitive Site Plan approval to construct a school/day care facility and associated parking on site. He indicated that the project proponents had met with abutters regarding concerns and stated that he believed abutters' concerns had been addressed. Mr. Fontane stated that staff advocates for the removal of the existing light fixture. Mr. Atchue stated that the

light would be removed. He also stated that other staff comments enumerated in Ms. Gentile's and Mr. Borbone's letters to the Board would be addressed. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella the Board voted 3-0 to approve the Definitive Site Plan with the following conditions:

- **Provide ANR book and page on plan.**
- **Remove existing parking lot light pole.**
- **Provide high pressure sodium light fixtures that are shielded, directed downward and have no more than 1-foot candle of light spillage onto abutting residential areas.**
- **Utilize 8" DR18 PVC pipe for all catch basin connections.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, 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 fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
- **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

2. **Zoning Map Amendment – 4, 6, and 18 Christine Street (RL-7 to RG-5).** Heather Nejaimey, owner of 18 Christine Street, indicated that she submitted a petition to extend the RG-5 zoning district across the entire parcels of 4, 6, and 18 Christine Street. She also informed the Board that she proposed the zone change in order to allow for the development of an additional single-family detached dwelling on her property at 18 Christine Street. Ms. Nejaimey indicated that she had previously sought dimensional relief for 18 Christine Street but the Zoning Board of Appeals denied the requested Variance. Mr. Fontane stated that the proposed amendment would greatly increase the by-right density allowed on the existing three parcels. He indicated that while the current owner may seek construction of a single-family detached dwelling, future owners would be allowed to construct denser developments by-right that may impinge on the existing low-density neighborhood. Ms. Guzman stated that the RG-5 zoning district and its allowed uses would not fit into the character of the predominantly single-family neighborhood surrounding the parcels at Christine Street and encouraged the retention of open space. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 close the hearing. Upon a motion by Anne O'Connor and seconded by Margaret Guzman the Board voted 4-0 to recommend denial of the proposed zone change from RL-7 to RG-5 because the uses allowed in the RG-5 zoning district could impinge on the existing low density character of Christine Street.

PUBLIC MEETINGS

3. **363 Plantation Street (PB-2008-055) – Amendment to Definitive Site Plan:** As required by M.G.L. c. 268A, §23(b)(3), Chair Shea made the following disclosure in order to dispel any appearance of potential conflict of interest: that he is the Board Chair for Community Healthlink, a UMMHC entity. Todd Rodman and Benn Sherman, representatives for the applicant, presented the plan. Mark Waxler, manager of the Beechwood Hotel, and Ronald Baker, architect with Cambridge Seven Associates, Inc. were also in attendance. Mr. Rodman stated that the applicant seeks to amend a previously approved Definitive Site Plan to renovate and expand the Beechwood Hotel by approximately 37,884 square feet in two phases. In response to a request by staff, Mr. Rodman submitted a phasing plan and supplemental material, dated August 6, 2008, prepared by Cambridge Seven Associates, Inc., outlining the scope of work proposed under each phase. He explained that the first phase will increase the size of the hotel by 8,375 square feet and will involve the following: addition of 141 off-street parking spaces and two loading spaces, reconstruction/re-surfacing of the existing hotel parking lot, creation of a new perimeter roadway parallel to Plantation Street, addition of parking lot landscaping, renovations to drainage and recharge system, installation of new parking lot lighting, the creation of a hotel drop-off area, installation of new sidewalks and creation of a new landscaped area for outdoor events. He also stated that there will be a total of 347 off-street parking spaces on site. Mr. Rodman indicated that the second phase of the hotel expansion will involve construction of a new three-story building with approximately 29,509 square feet to house a spa facility, add basement storage, provide 27 additional hotel rooms, and install additional landscaping and sidewalks to serve the spa facility. Mr. Rodman stated that the Zoning Board of Appeals had granted relief of 150 off-street parking spaces. He also stated that while the Beechwood Hotel has an agreement with an abutter to use 77 off-street parking spaces because no long term lease is in place, relief of 150 off-street parking spaces was requested. Benn Sherman informed the Board that the existing drainage system was under-designed and will be improved as part of the proposed reconfiguration and expansion of the parking area. He stated that the plan preserves the mature vegetation along Belmont Street. Ms. Bold inquired whether the proposed soil stockpile along Belmont Street would be removed upon completion of Phase I. Mr. Sherman informed the Board that the estimated construction time of Phase I is 10 months and that the soil stockpile would be removed upon completion of Phase I. Mr. Adams stated that a DR18 PVC pipe is required for all catch basin connections. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Amendment to Definitive Site Plan with the following conditions:

- **The location of Phase II as shown on the submitted plan is approved. However, the conditional approval does not include elevations, design, materials and façade treatments for these buildings. The Applicant shall apply for approval of the same to the Planning Board prior to commencement of construction of the proposed Phase II additions.**
- **Utilize DR18 PVC pipe for all catch basin connections.**

- **Sheet C1-1 should indicate that the property is also in a ML-0.5 zoning district.**
- **Include required and proposed exterior side yard setback requirement in the zoning summary table.**
- **To improve legibility, revise Sheet C3.0 or include an additional sheet so that only the proposed layout and proposed conditions are shown and the existing conditions are removed or appear “lighter” or more “ghosted in”.**
- **Owner of property (Sedler Corporation) should be noted in title block.**
- **Provide height of proposed retaining wall.**
- **Provide a note on the plan indicating that the proposed soil stockpile shown on Sheet C2.0 will be removed following completion of Phase I.**
- **Provide a note on Sheet C3.0 indicating what the proposed uses of the buildings are.**
- **Provide correct number of existing off-street parking spaces in parking summary. (206 at the current Beechwood Hotel site)**
- **Provide location of two required loading spaces.**
- **Provide width of existing walkways.**
- **Clarify number of trees to be removed. Application states that 11 trees will be removed from site; the site plan shows 15 trees to be removed.**
- **Clarify planting plan so that the trees proposed to be retained match vegetation information provided on Sheet C3.0.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, 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 fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

4. **529 Southwest Cutoff (PB-2008-056) – Amendment to Definitive Site Plan:** John Cusack, representative for the applicant and Tessa Brendsteen from McDonald’s Corporation presented the plan. Mr. Cusack stated that the applicant seeks to amend a previously approved Definitive Site Plan in order to construct a 750 SF outdoor seating concrete patio area on the westerly side of the proposed building, that the existing freestanding sign on Greenwood Street will be replaced with a 32 SF freestanding sign in its place, that the pylon sign on Southwest Cutoff will be moved five feet from the right of way and that the existing message board will be replaced with an LED message board. Mr. Cusack informed the Board that the replacement sign will be smaller and more visible. Ms. Kennedy-Valade indicated that the proposed off-street parking meets Zoning Ordinance requirements. Upon a motion by

Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the Amendment to Definitive Site Plan with the following conditions:

- **Label the number of seats in the outside café area on the plan.**
- **Label previous relief granted from the Zoning Board of Appeals on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, 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 fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

OTHER BUSINESS

5. **185 College Street/Ellie Way – Extend Work Completion Date:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 4-0 to set a new work completion date of May 31, 2009 and bond expiration date of August 31, 2009.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **AN-2008-058:** Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR # 058, Louise Street/Rose Street.
2. **AN-2008-059:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR # 059, 190 Salisbury Street.
3. **AN-2008-060:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR # 060, Belcourt Road.
4. **AN-2008-061:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to deny ANR # 061, 7 Holt Avenue. Upon a motion by Margaret Guzman and Anne O'Connor the Board voted 4-0 to reconsider the vote. John Shea expressed concern that the group had not viewed the correct site and suggested that the ANR be held until the next meeting to ensure the correct site is viewed. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to hold ANR #061, Holt Avenue to the August 20, 2008 meeting.

ADJOURNMENT

Chair Shea adjourned the meeting at 6:45 PM.