

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

**SEPTEMBER 3, 2008  
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  
Lara Bold, Division of Planning & Regulatory Services  
Judy Stolberg, Division of Planning & Regulatory Services  
Jennifer Healey, Law Department  
Michael Traynor, Law Department  
K. Russell Adams, Department of Public Works  
Jody Kennedy-Valade, Department of Inspectional Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Shea called the meeting to order at 5:40 PM.

**APPROVAL OF MINUTES**

The August 20, 2008 minutes were held.

**NEW BUSINESS**

**PUBLIC HEARINGS**

- 1. Parking Overlay – Zoning Ordinance and Zoning Map Amendment (ZA-2008-007) – Grafton Street and Quinsigamond Village Parking Overlay Districts:** Mr. Fontane explained the amendments to create the Grafton Street Parking Overlay District and the Quinsigamond Village Parking Overlay District were similar to the Chandler Street and Blackstone Canal Parking Overlay Districts approved by the City Council on August 12, 2008. He informed the Board that the proposed amendment removes all off-street parking and loading requirements for all re-use and rehabilitation of existing buildings while ensuring that parking, if provided, is functional and aesthetically appealing. He continued that the amendment allows buildings in the Parking Overlay District that do not conform to the dimensional requirements of the Zoning Ordinance to be re-used by right provided there is no expansion to the exterior of the structure. He said, in essence, that the amendment eliminates the need for parking and dimensional relief and allows the market to determine the amount of parking provided. Mr. Shea was concerned that some

parcels appeared to be split-zoned. Mr. Fontane said the same approach had been used to create all the parking overlay districts. He indicated that the overlays were business corridor specific and that they followed parcel lines. He also said, in some cases, there may be two parcels under the control of one owner; however, only one parcel may be included in the overlay district. Mr. Cashman asked who was notified of the amendment proposal. Mr. Fontane answered that every land owner within the proposed parking overlay and abutters to abutters within 300 feet, as well as business associations in the neighborhood received notification. Upon a motion by Scott Cashman and seconded by Margaret Guzman, it was voted 5-0 to close the hearing. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to recommend approval of the Zoning Ordinance and Zoning Map Amendments creating the Grafton Street Parking Overlay District and the Quinsigamond Village Parking Overlay District.

## **PUBLIC MEETINGS**

2. **0 Kelleher Street (PB-2008-062) – Definitive Site Plan:** Ben Clark, representative for the applicant, Francis Kelleher, stated the applicant proposes to construct two single-family semi-detached dwellings on property with 15% or more slope. Ms. Bold outlined some labeling issues to be addressed in the revised plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:
  - **That the zoning classification for proposed as well as existing conditions be provided on the plan.**
  - **That the fences in the residential area be solid wood board fencing instead of chain link fencing.**
  - **That existing trees over 9 inch caliper, if any, be labeled on the plan.**
  - **That four 3 inch caliper trees be provided along the cul-de-sac. Species is to be chosen from the recommended list in the Zoning Ordinance.**
  - **That a note be placed on the plan with the ANR Book and Page numbers.**
  - **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.**
  
3. **947 West Boylston Street/1 Dixfield Road (PB-2008-063) – Amendment to Definitive Site Plan:** Matt Smith, from Bohler Engineering, representative for the applicant, Equity Partners, presented the amended plan to construct a retail development consisting of a one-story commercial building to be used as a restaurant with drive-thru facility and two retail uses. Mr. Smith stated that property boundary research revealed an error in the

relationship of the front property line with respect to the West Boylston Street right-of-way resulting in the proposed development being located closer to the paved portion of West Boylston Street than originally proposed. Ms. Bold noted that staff recommended the applicant comply with the originally approved landscaping plan relating to the proposed shade trees along Dixfield Road. She stated that Honey locust trees have a longer life span than ornamental cherry trees as well as being more pollution/salt tolerant and providing more shade. She said staff also recommended replacing four proposed burning bush shrubs with a different shrub or low lying plant because research has shown that the burning bush species is an invasive species throughout New England. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to approve the Amendment to Definitive Site Plan with the following conditions:

- **That the applicant plant Honey locust trees as originally approved along Dixfield Road.**
- **That the applicant replace the four proposed winged euonymus (burning bush) species with a different shrub or low lying plant.**
- **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**

**Olean Estates – Set Bond:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to extend the work completion date to August 1, 2009 with cash surety in the amount of \$175,000.00.

### **APPROVAL NOT REQUIRED (ANR) PLANS:**

1. **AN-2008-063:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR # AN-2008-063, Lake Avenue.
2. **AN-2008-064:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 3-1 (Margaret Guzman recused herself and Scott Cashman voted no) to endorse ANR # AN-2008-064, Holt Avenue/Cerie Avenue.

### **ADJOURNMENT**

Chair Shea adjourned the meeting at 6:20 PM.