

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

**March 10, 2010
WORCESTER CITY HALL – LEVI LINCOLN ROOM**

Planning Board Members Present: Anne O’Connor, Chair
Scott Cashman, Vice Chair
Stephen Rolle, Clerk
Andrew Truman
Satya Mitra

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Lara Bold, Division of Planning & Regulatory Services
Luba Zhaurova, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Department of Inspectional Services
K. Russell Adams, Department of Public Works & Parks
Jennifer Beaton, Law Department
Michael Traynor, Law Department

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair O’Connor called the meeting to order at 5:35 PM.

APPROVAL OF MINUTES:

Approval of the February 24, 2010 minutes was held.

POSTPONEMENTS/CONTINUATIONS:

1. **25 Hammond Street, 152 Beacon Street, 30/32 Hammond Street, 0 Tainter Street, 10 Gardner Street and 22 Kilby Street as part of Gardner-Kilby-Hammond – Phase IV – More-than-one-Building on a Lot Plan (PB-2010-007):** Maria L. DiPilato, Esq. of Seder & Chandler, LLP, representative for Main South Community Development Corporation, requested continuance of the item to March 31, 2010 in order to allow for the proper legal advertisement of the abutters to the 10 Gardner Street application, and to allow the Zoning Board of Appeals’ consideration and decision with respect to the 11 requested variances. Upon a motion by Mr. Cashman and seconded by Mr. Truman, the Board voted 5-0 to continue the item to the March 31, 2010 meeting.
2. **25 Hammond Street, 152 Beacon Street, 30/32 Hammond Street, 0 Tainter Street, 10 Gardner Street and 22 Kilby Street as part of Gardner-Kilby-Hammond – Phase IV - Definitive Site Plan (PB-2010-006):** Maria L. DiPilato, Esq. of Seder & Chandler, LLP, representative for Main South Community Development Corporation, requested continuance of the item to March 31, 2010 in order to allow for the proper legal advertisement of the abutters to the 10 Gardner Street application, and to allow

the Zoning Board of Appeals' consideration and decision with respect to the 11 requested variances. Upon a motion by Mr. Cashman and seconded by Mr. Truman, the Board voted 5-0 to continue the item to the March 31, 2010 meeting.

NEW BUSINESS:

Public Hearing

- 3. Zoning Ordinance Amendment – To amend Article IV, Section 13, Paragraph D.1.a by replacing the height of the wind turbine from two hundred and sixty-five (265) feet with four hundred and fifty (450) feet (ZA-2010-001):** Richard Kerver, resident of 29 William Street and petitioner, is seeking to amend the Article IV, Section 13 Paragraph D.1.a by replacing the height of the permitted wind turbine from two hundred and sixty-five (265) feet with four hundred and fifty (450) feet. Mr. Kerver stated that the reason for his petition and asking for a maximum turbine height allowance of 450 feet is to address two pertinent matters: 1) compliance with one of the Green Communities Designation Grant criteria for which the first round of applications will be due in the spring, and 2) Mr. Kerver's analysis of the industry data and market which demonstrates that to maximize economic potential, the turbines should be at a minimum 450 feet tall. As a point of clarification, Mr. Fontane stated that since an amendment relative to wind energy conversion facilities, and renewable and alternative energy facilities before the Economic Development Council Subcommittee was ultimately ordained, Mr. Kerver's petition no longer cites the correct subsection of the ordinance related to permitted turbine height, which should be Section 13(E)(1)(a) of the current ordinance. Mr. Fontane referred the Board to his memo with respect to Green Communities Act. Mr. Fontane stated that on January 5, 2010, the City Council adopted an ordinance amendment, part of which was to include new height waivers which would allow wind turbine taller than the 265-foot, if certain criteria are met. He stated that while he agrees that there might be need for taller wind turbines, he maintains his recommendation that the ordinance the Planning Board recommended and the City Council recently ordained addresses the issue raised by this petition in a way that provides appropriate oversight and control for the City of Worcester. Mr. Cashman stated that in his opinion the Board would allow large-scale wind turbines if appropriately placed, and that the discussion is about whether to permit them by-right or via a Special Permit process. Chair O'Connor stated that in her opinion it makes sense to keep oversight of large-scale wind turbines as this method provides safeguards in the densely built City. Mr. Cashman asked the height of the wind turbine at the Holy Name School. Mr. Fontane responded that it is 262 feet tall and is considered to be a small-scale utility wind turbine. Upon a motion by Scott Cashman and seconded by Andrew Truman, the Board voted 5-0 to close the public hearing. Upon a motion by Steven Rolle and seconded by Satya Mitra, the Board voted 5-0 to recommend denial of the zone change petition because the ordinance the Planning Board recommended and the City Council ordained on January 5, 2010 addresses the issue raised by this petition with respect to the maximum allowable height of the Wind Energy Conversion Facilities in a way that provides appropriate oversight and control for the City of Worcester.
- 4. 100 Institute Road – Definitive Site Plan (PB-2010-005):** Stephen Madaus of Mirick O'Connell, representative for Worcester Polytechnic Institute, petitioner, stated that WPI is seeking to construct a 146,000 square foot recreation center near the center of the campus on a property with 15% slope or more, which is in an IN-S zone. Also present were Robert J. Peterson, the Project Architect of CannonDesign, Craig C. Lizotte, P.E., representing the Site Engineer for the Project, VHB, Inc.; and Alfredo DiMauro, Assistant Vice President for Facilities, Worcester Polytechnic Institute. Mr. Madaus stated that the proposed use is allowed by-right and complies with height requirements. He also stated that the entire WPI campus currently complies with the off-street parking requirements providing 935

parking spaces, and will continue to comply with those requirements after the construction by providing 964 parking spaces. He stated that the John Kelly of Department of Inspectional Services, in the letter dated January 27, 2010, made determination that two loading spaces for the proposed use are sufficient. He also noted that he has filed a Notice of Intent and will be heard on Monday night by the Conservation Commission and that the Historical Commission stated that the demolition of the ~1,800 SF field house located adjacent to the football field will not have an adverse effect on the State and National Register properties located at 100 Institute Road. Mr. Peterson showed and described renderings of the proposed building to the Board and the public. He stated that since the building would be located on a hill, it would have two stories on one side and three stories on the other side. Mr. Lizotte stated that the project complies with the stormwater regulations. Mr. Madaus stated that one light pole will be relocated. Ms. Bold recommended approval of the project with the condition that the applicant submits six copies of final revised plans showing locations of the light poles and three copies of architectural renderings for the new structure are submitted. Mr. Cashman asked if the building will only provide services for the college students. Mr. Madaus said yes, and that the applicant expects most students would walk, and not drive to the recreation center. Mr. Truman asked how the applicant proposes to manage traffic during the construction phase. Mr. Madaus responded that construction will take approximately two years starting after the commencement, and that a temporary access curb cut will be provided from Salisbury Street and will run through an existing parking lot of WPI to the project site. Neil Benner from Gilbane Construction, the contractor for the project, added that the restricted access (7-9am and 3-5 pm) will only be for the construction team. Mr. Rolle asked how the vehicles will access and maneuver around the site for loading. Mr. Lizotte responded that the loading dock will be recessed and was designed with the assistance from an auto-turn software. Mr. Lizotte also stated that the Fire Department had reviewed and approved the fire access and that heavy deliveries during construction period will be limited to the 3pm-5pm time period. Upon a motion by Andrew Truman and seconded by Satya Mitra, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- Submit three (3) copies of architectural renderings for the new structure
- Submit six (6) copies of revised plans reflecting the following changes:
 - Show the new location of the light pole.
 - Update the lighting plan, if affected by the move of the light pole.

Standard Conditions of Approval

- 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.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

OTHER BUSINESS:

5. ANR Plans:

- **AN-2010-008, Minots Street:** Upon a motion by Scott Cashman and seconded by Stephen Rolle, the Board voted 5-0 to deny the petitioner's request for a fee waiver. Upon a motion by Stephen Rolle and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan AN-2010-008.
- **AN-2010-009, Southold Road:** Upon a motion by Stephen Rolle and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan AN-2010-009.
- **AN-2010-0010, 712 Pleasant Street:** Upon a motion by Scott Cashman and seconded by Andrew Truman, the Board voted 5-0 to endorse ANR Plan AN-2010-010.

6. Temporary Sign Moratorium: Mr. Fontane informed the Board that the City Council is proposing moratorium on the erection, enlargement and relocation of wall, illuminated, digital and non-accessory signs. As proposed, the moratorium would expire September 30, 2010. Mr. Fontane asked if the Board would be amenable to holding a special meeting for the hearing on the matter as opposed to holding the hearing on a regularly schedule meeting. Chair O'Connor was amenable to this suggestion.

ADJOURNMENT:

Upon a motion by Andrew Truman and seconded by Stephen Rolle, the Board voted to adjourn the meeting at 6:25 pm.