

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

January 16, 2013

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Stephen Rolle, Vice Chair
Robert Ochoa-Schutz

Planning Board Members Absent: Satya Mitra, Clerk

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Abby McCabe, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Kathleen Donovan, Department of Inspectional Services
K. Russell Adams, Department of Public Works & Parks

BOARD SITE VISITS

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:33 P.M.

APPROVAL OF THE MINUTES:

Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 3-0 to approve the minutes for the October 24, 2012 and December 12, 2012 meetings.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,
WITHDRAWALS**

1. 0 Sarah Drive (aka Bittersweet Boulevard) – Definitive Site Plan Approval (PB-2012-043)

Ms. McCabe stated that a request to postpone this item to February 27, 2013 was received yesterday. Staff recommends the postponement because the applicant has not submitted the Definitive Subdivision Plan Amendment so that the Board can take up the Definitive Site Plan and Definitive Subdivision Plan Amendment contemporaneously. Mr. Fontane stated that staff will re-notify abutters once the applicant submits what is required. Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Rolle, the Board voted 3-0 to postpone the item to February 27, 2013.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received August 8, 2012; prepared by Arboretum Village LLC.
- Exhibit B: Arboretum Bittersweet Boulevard A Definitive Site Plan in Worcester, MA Plan; dated July 24, 2012; revised on October 15, 2012 (sheets 1-5 & 7) and December 4, 2012 (sheet 6) prepared by HS&T Group, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 0 Sarah Drive (MBL 29-11A-00090) Arboretum Phase IV (Bittersweet Boulevard) – Definitive Site Plan – Lots 81-92, 112-116, 18 dated September 19, 2012 (revised on September 27, 2012, October 19, 2012, November 9, 2012, and December 7, 2012).
- Exhibit D: Letter from Inspectional Services Commissioner, John Kelly to Mr. Gallo dated October 3, 2012.
- Exhibit E: Letter from Arthur Allen of EcoTec, Inc. dated October 11, 2012.
- Exhibit F: Request for Postponement Form dated November 14, 2012.
- Exhibit G: Letter from Lesley Wilson of HS&T Group, Inc. Re: Arboretum Phase IV – Definitive Site Plan dated October 15, 2012.

NEW BUSINESS:

2. 835 & 839 Main Street – Definitive Site Plan (PB-2012-058)

Arthur Mooradian, owner of A Hammond LLC, stated that the proposal was to build a 9,600 SF building at the corner of Main Street and Hammond Street. Mr. Mooradian stated that it is going to be a Family Dollar store. He introduced Dan Conley from Argyle Properties and Matt Brassard, the engineer for the project.

Mr. Adams stated that the Department of Public Works and Parks had two comments. He stated that the first was to narrow the aisle width on Allen Street and the second was to provide drainage calculations. Upon receiving these comments the applicant submitted the drainage calculations needed.

Ms. McCabe stated that DPRS respectfully recommends approval with a condition that 6 final revised copies of the plan be provided to DPRS with the revisions as outlined in the plan review memo dated 1/16 prior to the release of the decision. Revisions included: widening sidewalk at rear, widening Allen St curb cut, provide lighting details, updating the landscape plan and other annotations. She stated that DPRS recommends conditions that all lighting be fully shielded and directed downward, a bike rack be installed, the compact spaces be labeled, and curb stops installed at the interior parking spaces.

Mr. Mooradian stated that he plans to work with the Worcester Tree Initiative to come up with a landscaping plan that is acceptable. They plan to slope, grade, and plant on the Hammond Street side. Mr. Mooradian also stated that they need the extra aisle width to allow the tractor trailers the radius needed for the weekly deliveries and therefore cannot widen the sidewalk along the rear of the building.

Mr. Adams stated that there is a 30 ft maximum curb cut width. Mr. Brassard stated that they can move each curb cut in a bit and resubmit revised plans with the location of those curb cuts. Mr. Adams stated that was acceptable.

Mr. Brassard stated that the 3 ft landscape buffer suggested in the DPRS plan review memo will not be feasible since this location is just barely meeting the tenant's requirements for space required. He stated that they do not have the space to provide that because they need that extra foot to accommodate the handicapped bathrooms, storage area, and utility room. Lastly, Mr. Brassard stated the requested curb stop along the front of the six compact parking spaces would conflict with snow removal and with the ability of those cars to move in and out of those positions.

Mr. Mooradian stated that the floor level to the building is six feet above street level, which is why they designed the arches and windows facing Main Street to soften the façade. They cannot landscape the two feet because it is not enough space for anything to grow and that area will not get a lot of sun.

Mr. Rolle asked if there was a handicap accessible entry to this building. Mr. Brassard stated that there was a handicap accessible route from the Main Street driveway entrance, through the handicapped spaces to the main entrance.

William Breault, Main South Alliance, stated he was delighted with the project and supports the project because it means jobs in the area.

Jo Hart, Worcester resident, stated she does not understand the plans and does not believe it is a good plan. She asked if the abutters were notified and stated she was concerned with the handicapped accessibility to this site because this neighborhood has a lot of pedestrian traffic.

Mr. Fontane stated that standard notification for Definitive Site Plans is to notify abutters and abutters to abutters within 300 feet.

Mr. Rolle stated he was concerned for the safety of the handicapped patrons accessing this property. Mr. Ochoa-Schutz stated that if it is ADA compliant he was supportive of the project. The Board discussed handicap accessibility from Main Street and options to allow people to access the site from Main Street with the applicant and Mr. Brassard.

Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 3-0 to approve the petition subject to the following conditions:

- That six (6) copies of final revised Definitive Site Plan are submitted to the Division of Planning & Regulatory Services prior to the release of the decision with the following items included:
 - Label the frontage on the plan along the front property boundary line.
 - Label easements on the site, if any.
 - Label the height of the retaining walls. If retaining walls are over 4-ft a fence is required on top of the wall.
 - Update the renderings/elevations to label the construction materials.
 - Decrease the Allen Street curb cut per DPW&P's comments.

- Provide the detail for the site's light fixtures (also show the fixture's height).
- Provide a landscape table. Trees are required to be planted with a minimum caliper size of 3.5".
- Update the landscape plan to show shrubbery between the trees in the landscaped buffer.
- That all building and site lighting be fully shielded and directed downward so that there is no lighting or glare onto abutting properties;
- That a bicycle rack be installed on the west side of the building;
- That any free-standing signs be setback a minimum of 5-ft from the property line and a maximum size of 64 SF for one tenant pole signs and 80 SF for one tenant monument signs;
- That the compact parking spaces are clearly labeled with paint or signage;
- That the privacy fence along the rear property line be maintained in good condition;
- That the applicant work with Inspectional Services to ensure that the site's handicap access is compliant with ADA and AAB standards; and
- That the project be constructed substantially in accordance with the final approved plans.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received December 13, 2013; prepared by Arthur Mooradian.
- Exhibit B: Definitive Site Plan; dated December 13, 2012; prepared by Brassard Design & Engineering.
- Exhibit C: Schematic Design; dated October 12, 2012; prepared by Mooradian Construction Co.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 835 & 839 Main Street (PB-2012-058) Definitive Site Plan Review; dated January 11, 2013.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 835 & 839 MAIN STREET Definitive Site Plan- PB-2012- 058; dated January 7, 2013; revised on January 14, 2013.
- Exhibit F: Memorandum from Matthew T. Brassard, PE to Christopher Gagne, Worcester DPW; subject 835 Main Street Stormwater Conditions; dated January 14, 2013.

OTHER BUSINESS:

3. Approval Not Required Plans a. 65 Swan Avenue (AN-2013-001)

Ms. McCabe stated that the proposal is to divide 65 Swan Avenue into two lots. The property is located in the RL-7 zoning district which requires 65' of frontage for a single-family detached dwelling. With this proposal lot 1 will have 151.43 ft & lot 2 will have 84.45 ft. Swan Ave as well as Farm St & Passway Three

are private. Ms. McCabe stated that access to lot 2 may be difficult. Lot 1 is currently nonconforming because of the front & rear setbacks but the proposal to divide lot is along the existing lot line & does not intensify the nonconformity. Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 3-0 to endorse.

4. Election of Officers

Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Rolle, the Board voted 3-0 to keep the same officers.

5. Citizens Advisory Council Board Member Survey

Craig Olson, District 3 member of the Citizen Advisory Council, stated that the Citizen Advisory Council has developed a survey and would like all Board members to take the survey to better understand what to look for in future candidates. He encouraged the board members to fill them out and return them to the Planning & Regulatory Services office at their earliest convenience.

6. Decisions from prior meetings

No decisions were signed at this meeting.

ADJOURNMENT

The meeting was adjourned at 6:42 p.m.