

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

**March 20, 2013
WORCESTER CITY HALL – LEVI LINCOLN ROOM**

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

Planning Board Members Absent: None

Staff Present: Joel Fontane, Division of Planning & Regulatory Services (DPRS)
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
Michael Traynor, Law Department
Alexandra Haralambous, Law Department

BOARD SITE VISITS

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:38 P.M.

APPROVAL OF THE MINUTES:

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to approve the minutes for February 27, 2013 without any edits.

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

1. **525 (aka 525-545) Lincoln Street (Lincoln Plaza) – Special Permit for Comprehensive Sign Plan Approval (PB-2013-007)**

Mr. Truman stated that the applicant submitted a request for postponement to the April 3, 2013 meeting. Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to approve the postponement to April 3, 2013.

List of Exhibits.

- Exhibit A: Special Permit for Comprehensive Sign Plan Approval; received February 13, 2013; prepared by Trustees of Clark University.
- Exhibit B: Partial Site Plan – Existing Tenant Locations, Lincoln Plaza, Worcester, MA; dated February 12, 2013; prepared by Dana F. Perkins, Inc.
- Exhibit C: Photographs of existing permanent signage in site with dimensions (application packet).
- Exhibit D: Building Key Plan (Exhibit A of the application packet).
- Exhibit E: Summary of wall sign and freestanding sign dimensions (application packet)
- Exhibit F: Application requirement waiver request; submitted by Michael Maurello; e-mail dated March 14, 2013.
- Exhibit G: Summary of freestanding sign dimensions compiled by staff.
- Exhibit H: Building Key Plan marked up by staff summarizing tenants and freestanding sign location and size.
- Exhibit I: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 525 (aka 525-545) Lincoln Street (Lincoln Plaza) - Special Permit for Comprehensive Sign Plan Approval (PB-2013-007); March 15, 2013.
- Exhibit J: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 525 LINCOLN STREET; Special Permit – PB-2013-007; dated March 14, 2013.
- Exhibit K: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re: 525 (aka 525-545) Lincoln Street (ZB-2012-049); dated August 24, 2012, last revised January 23, 2013.

2. *0 Sarah Drive (aka Bittersweet Boulevard – Arboretum Village Subdivision – Phase IV) – Definitive Subdivision Amendment (PB-2013-010) and 0 Sarah Drive (aka Bittersweet Boulevard – Arboretum Village Subdivision – Phase IV) – Definitive Site Plan Approval (PB-2012-043)*

Mr. Fontane, Director of Planning & Regulatory Services, stated that staff is asking for a postponement for these two applications because the City was unable to obtain interpretative services to accommodate an abutter. The applicant agreed and is aware of the situation. Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 4-0 to postpone theses two items to the April 3, 2013 Planning Board meeting.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received August 8, 2012; prepared by Arboretum Village LLC.
- Exhibit B: Arboretum Bittersweet Boulevard 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) and revised on February 11, 2013, 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, December 7, 2012 January 11, 2013, February 22, 2013, and March 15, 2013).
- 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, dated February 22, 2013.
- Exhibit G: Fire Department comments from Deputy District Chief Ed Thomas dated January 9, 2013.
- Exhibit H: Letter from Lesley Wilson, HS&T Group, Inc.; Re: Arboretum – Phase 4 Amendment to definitive subdivision plans; dated February 11, 2013.
- Exhibit I: Letter from Brian Dorwart of Brierley Associates; Subject: Arboretum – Bittersweet Boulevard Slope Assessment, Worcester, MA; dated February 6, 2013.
- Exhibit J: Arboretum – A Definitive Subdivision in Worcester, Massachusetts; dated June 30, 2009; received on February 14, 2013; sheets 1-13 approved plans.
- Exhibit K: Arboretum – A Definitive Subdivision in Worcester, Massachusetts; dated June 30, 2009; revised on February 11, 2013.
- Exhibit L: Memorandum from Department of Public Works; Re: Arboretum IV – Definitive Subdivision – PB-2013-010; dated March 14, 2013.

3. 0 Sarah Drive (aka Bittersweet Boulevard – Arboretum Village Subdivision – Phase IV) – Definitive Site Plan Approval (PB-2012-043)

Taken up contemporaneously with item #2.

4. Planning Board Rules and Regulations Amendment

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to postpone the hearing to April 3, 2013 to allow staff more time to make the necessary changes to all the applications.

NEW BUSINESS:

Public Hearing

5. 39 Belcourt Street – Definitive ‘Frontage’ Subdivision Plan Approval (PB-2013-008)

Attorney Donald O’Neil introduced Tony Nguyen, principal of Worcester Affordable Housing, LLC, and the engineer Robert O’Neil. He stated that to subdivide the 22,500 SF property with an existing single-family dwelling located at 39 Belcourt Road and construct a 2,100 SF two family dwelling in the rear parcel (Lot 2). The front lot meets all the dimensional requirements and the rear lot meets all the dimensional requirements except for the frontage, for which the

Zoning Board of Appeals approved a variance. Mr. O'Neil stated that he had received the Planning staff's comments and was amenable to the proposed conditions of approval.

Robert O'Neil stated that with the plans involved grading the lot. He stated a retaining wall will be installed on the westerly side of the property. He also stated that the Department of Public Works (DPW) requested that the connections be shown on the plans and the revised plan he was presenting showed the sewer, drain, and water connections. The Division of Planning & Regulatory Services (DPRS) memo also mentioned the addition of notes regarding the ZBA approval, the addition of a locus map, and the labeling of the trees that will be retained still need to be incorporated.

Robert O'Neil stated that the building will be 34 ft in height and it will have a one car garage per unit and 1 exterior space per unit. Each unit will have 3 bedrooms.

Ms. Donovan, from the Department of Inspectional Services, asked if it was a two-family dwelling or two single-family attached dwellings. Robert O'Neil stated it has one entrance and it will be a two-family dwelling.

Mr. Adams, from the Department of Public Works, stated that DPW's comments regarding the utility connections on the plans have already been addressed by the engineer.

Ms. McCabe, from the Division of Planning & Regulatory Services, stated that DPRS recommends approval of the Definitive Frontage Subdivision with a condition that seven (7) copies of the final revised plans be submitted (one linen or mylar plan and six paper) labeling the wooded areas to be retained and the 8 ft tree protection zone. She also stated that the Board will need to vote on the two waivers requested.

Ms. McCabe stated that DPRS recommends approval of the Definitive Site Plan with the recommended conditions:

That six (6) copies of the final revised plans be submitted addressing the following issues:

- Provide a locus map
- Update the zoning summary and plan to address the items outlined in the DPRS plan review memo such as the location, size, use, etc.
- Provide a note on the plan with the relief granted by the Zoning Board of Appeals

Andrew Chandler, resident of 1 Crillon Road, stated that he does not believe this location is an ideal place for a house. He stated that the 34 ft structure proposed will tower over his home because his roof line will be at ground level with the proposed structure. He believes it will be obtrusive and asked if a fence, trees, or shrubbery should be proposed to provide privacy. Mr. Chandler also stated that the construction and grading should not disturb the neighbors.

Mr. Truman asked Mr. Traynor if the Board can condition landscaping or if it was beyond their purview and Mr. Traynor responded that they can condition landscaping on the applicant's property.

Mr. Don O'Neil stated that one of the conditions of approval for the variance granted by the Zoning Board of Appeals was to install a 6 ft stockade fence along the entire boundary that abuts the neighbor.

Mr. Chandler stated that a fence is not the same as trees and the neighborhood consists of a lot of small single family homes.

Mr. Don O'Neil stated that his client stated that there are existing trees along the line of the proposed fence and he can do what he can to preserve and maintain the existing trees.

Mr. Chandler also stated that he is concerned that if that stipulation is not in writing that the trees can be removed during the grading process.

Mr. Rolle stated that there is a steep slope but was unsure how to condition the landscaping because they did not have enough information to condition the number of trees that should be kept.

Mr. Truman stated that the engineer should add a tree protection zone on the east side of the property and Mr. Robert O'Neil stated that they can pull that boundary away from the fence and label it a tree protection zone.

Mr. Mitra asked the law department if the height of the proposed structure was appropriate. Mr. Traynor stated that it is a by-right development and it only seems to be so tall because of the grading in comparison to the abutting properties but it is compliant.

Mr. Adams stated that the Board should define the limit of clearing needed so that it can be portrayed on the plans.

Mr. Truman stated that the tree protection zone should be staked in the field.

Mr. Rolle asked the applicant what would be reasonable. Robert and Don O'Neil both agreed that an 8 ft tree protection zone would be sufficient to still achieve the grading needed.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to close the public hearing.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to approve the following waivers:

- Waiver of the minimum frontage requirements for each lot otherwise mandated by the Worcester Zoning Ordinance
- Waiver of Sections IX and X of the Subdivision Regulations because no new street is being constructed and no improvements to the existing way is required.

Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 4-0 to approve the Definitive Frontage Subdivision plan subject to the following condition:

- Submit seven (7) copies of final revised plans (one linen or mylar plan and six paper) that label the wooded areas to be retained and the 8 ft tree protection zone.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to approve the Definitive Site Plan subject to the following conditions:

That six (6) copies of final revised plans be submitted addressing the following issues:

- Provide a locus map
- Update the zoning summary and plan to address: The location, size, use, attributes and arrangement, including height in stories and feet, floor area ratio, total floor area, total square feet of ground area coverage, number and size of dwelling units by number of bedrooms, exterior materials and elevations at appropriate scale, of proposed buildings and existing buildings that will remain, if any.

- Provide a note stating that the Zoning Board approved the requested variance for 35' of relief from the frontage requirement (70') for Lot 2 at its December 17, 2012 meeting.
- Display utility connections on plans.
- Include a note that trees will be protected during construction.
- Identify the limit of clearing and show the 8 ft tree protection zone from the easterly property line.

List of Exhibits.

- Exhibit A: Definitive Site Plan & Definitive ‘Frontage’ Subdivision Application; received February 14, 2013; prepared by Worcester Affordable Housing, LLC.
- Exhibit B: Definitive Site Plan & Existing Conditions Plan; dated February 1, 2013; prepared by Robert D. O’Neil, Jr.
- Exhibit C: Frontage Subdivision Plan; dated February 8, 2013; prepared by B& R Survey, Inc.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 39 Belcourt Rd – Definitive Site Plan & Definitive ‘Frontage Subdivision; dated March 15, 2013.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 39 Belcourt Rd; dated March 14, 2013.

Public Meeting

6. 67 West Boylston Street – Definitive Site Plan Approval (PB-2013-004)

Mike Andrade, Graves Engineering, stated that the site was located on the corner of west Boylston Street and Gifford Drive and was approximately a half acre in size. Presently on the premises is an existing gas station/convenience store that also includes a food service use with a drive-through (Dunkin Donuts). The site is already developed except the northern corner which has a wood retaining wall and steep riprap slope. The project proposes a 348 SF (12' x 29') addition onto the side of the building (Gifford Drive side) to install handicap accessible bathrooms and office space. Mr. Andrade stated that they would match it to the look of the existing building. He also stated that they want more parking on the site and propose to move the retaining wall in order to provide seven (7) additional parking spaces along the retaining wall.

Mr. Andrade stated that the existing drive through has no escape lane and they will be adding an escape lane adjacent to the drive-through lane. The site does not presently have formal drainage and an underground roof recharge system is proposed which will have an overflow into the Gifford Drive drainage system.

Mr. Andrade stated that they plan to transplant or replace the hedgerow that currently exists on top of the retaining wall. He also stated that the non-compliant temporary signs identified in the DPRS staff memo will be removed.

Mr. Adams stated that there is a drain line that comes in from the retaining wall area and ties into the infiltration system. He asked that the drain line be shown on the plans.

Mr. Andrade stated that that drain line was in a previous set of plans and it was for a sub-drain behind the retaining wall but due to the underground piping that already exists on site the drain will not be connected to the infiltration system.

Mr. Adams stated that they need revised calculations that show what is proposed on site meets the stormwater handbook. Mr. Andrade stated he would make the change.

Ms. McCabe stated that the following are suggested conditions of approval: Install at least 6 mature shrubs above the new retaining wall along the abutting properties or keep the existing and remove the non-compliant temporary signs on the retaining wall and windows. The applicant may want to consider removing the two parking spaces adjacent to the drive-through to allow for more room for cars to bypass the drive-through. Ms. McCabe stated that the item is scheduled to appear before the Zoning Board for a Special Permit at their next meeting.

Mr. Rolle asked if there was a concern having the infiltration system so close to the gas tanks. Mr. Adams stated that he is no aware of any setback requirements for that. Mr. Andrade stated that where the tanks are on the site is ~100 ft away from where the infiltration system will be and the owner has a plan to replace those tanks in the next five years.

Mr. Rolle asked if this project is complaint with all the setback requirements. Ms. Donovan stated that there are no setback requirements in the BL-1.0 zone.

Mr. Mitra asked if the applicant plans to remove the two parking spaces abutting the drive-through lane. Mr. Andrade respectfully requested to keep those since the owner really needs the extra parking spaces.

Mr. Truman asked if there was a way they could prevent people from parking in the wedge on the corner of Gifford and West Boylston St. Mr. Andrade stated that the air station that is presently there will be relocated to the side of the building and no parking signage will be posted. Mr. Andrade stated that they could install a planter to prevent anyone parking there.

Mr. Rolle stated that he did not have an issue with the two parking spaces next to the retaining wall since they abut the escape lane.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa-Schutz, the Board voted 4-0 to approve the Definitive Site Plan with the conditions as stated in the DPRS memo (remove the temporary non-compliant signs, install at least 6 mature shrubs above the retaining wall), provide updated drainage calculations, and that a planter(s) be installed in the area south of the new addition to prevent parking in the area between the addition and Gifford Drive.

List of Exhibits.

Exhibit A: Definitive Site Plan Application; received February 4, 2013; prepared by Sanat Patel.

Exhibit B: Definitive Site Plan – Yankee Food mart Site Improvements; dated January 28, 2013; prepared by Graves Engineering, Inc.

- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 67 West Boylston Street – Definitive Site Plan (PB-2013-004); dated March 15, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 67 West Boylston Street Definitive Site Plan – PB-2013-004; dated March 14, 2013.
- Exhibit E: Stormwater Report for Yankee Food Mart Site Improvements for 67 West Boylston Street; prepared by Graves Engineering, Inc.; dated January 28, 2013.

7. **93 School Street – Parking Plan Approval (PB-2013-005)**

Hussein Haghazadeh, HS&T Group, stated that the proposal is to construct a used car sales display parking. He stated most of the site is already paved. They would add landscaping, a trailer, and parking. Mr. Haghazadeh stated that they received Zoning Board of Appeals approval for 18 display spaces and two customer/employee spaces.

Mr. Adams asked clarification because the plans show 28 display spaces. Ms. McCabe stated that the ZBA approved only 18 display spaces although 28 were originally proposed by the applicant. She stated that the applicant had submitted revised plans but staff has not had an opportunity to review them. The conditions should be that two (2) copies of final revised plans be submitted to the Division of Planning & Regulatory Services addressing the following:

- Zoning Board's March 4, 2013 conditions;
- Provide a summary of the Parking Schedule, including existing, required, and proposed parking spaces;
- Label distances from adjacent buildings;
- Label the percentage of the lot covered by the principal and accessory buildings, proposed and existing;
- Label location, size and arrangement of any lighting and/or signs, if any;
- Label driveways and access aisles; and
- Label relief granted by Zoning Board of Appeals on March 4, 2013.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to approve the Parking Plan subject to the conditions in the DPRS memo (label the ZBA approval and conditions and other plan annotations).

List of Exhibits.

- Exhibit A: Parking Plan Application; received February 5, 2013; prepared by HS&T Group, Inc.
- Exhibit B: Parking Plan; dated January 25, 2013; prepared by HST & Group, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 93 School Street – Parking Plan; dated March 15, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 93 School Street – Parking Plan; dated March 14, 2013.

8. **950 Main Street – Definitive Site Plan Approval (PB-2013-006)**

Mike Andrade, Graves Engineering, stated that this was on the northern site of the campus adjacent to the parking garage and athletics center. The addition will infill an alcove between the parking garage and the athletics center. The proposal is to construct a 7,400 SF addition to the Bickman Fitness Center/Kneller Athletic Center Building located in the rear of the campus fronting onto Florence Street. The project includes installing new water, sewer, and drain utilities. The stormwater is managed by collecting roof runoff and putting it through an underground recharge system with an overflow to the existing drainage system.

Mr. Andrade stated that there are sidewalk modifications needed around the new building. Landscaping is not shown on the plans but there is a note on the plan that the owner will install some low growing plants. Mr. Andrade addressed the comments in the DPRS memo and stated that no additional lighting is proposed other than security lights above doors and the proposed project does not trigger additional parking. The site is flat but Mr. Andrade stated that they will add sediment controls to contain everything.

Mr. Andrade stated that he submitted a waiver request to show the entire site (in this case – Clark University campus) on the plans.

Ms. McCabe stated that the applicant has addressed most of the comments in the DPRS memo. She stated that DPRS recommends approval with the condition that 6 copies of the final revised plans be submitted to the Division of Planning & Regulatory Services showing the erosion controls prior to the release of the decision. Ms. McCabe stated that staff supports the waiver request because it is common for large institutions such as Clark University to be granted this waiver from the plan application requirements.

Mr. Rolle stated that he believed Mr. Andrade has done a nice job of fitting the addition to the existing structures.

Mr. Mitra asked when they expect to finish. Mr. Andrade stated he was unsure because they were still in the bidding process.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to approve the waiver request.

Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 4-0 to approve the Definitive Site Plan subject to the following condition: that 6 copies of final revised plans are submitted to the Division of Planning & Regulatory Services showing the erosion controls prior to the release of the decision.

List of Exhibits.

Exhibit A: Definitive Site Plan Application; received February 6, 2013; prepared by Trustees of Clark University.

- Exhibit B: Definitive Site Plan; dated January 25, 2013, revised February 1, 2013; prepared by Graves Engineering, Inc.
- Exhibit C: Rendering of Proposed Addition; prepared by Perkins & Will; undated; 3 pages; received March 15, 2013.
- Exhibit D: Application Requirement Waiver Request; prepared by Graves Engineering; dated March 15, 2013.
- Exhibit E: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 950 Main Street – Definitive Site Plan (PB-2013-006); dated March 15, 2013.
- Exhibit F: Memorandum from the City of Worcester D Department of Public Works & Parks to the Planning Board; re: 950 MAIN STREET; Definitive Site Plan– PB-2013-006; dated March 14, 2013.

9. 39 Belcourt Street – Definitive Site Plan Approval (PB-2013-008A)

This item was taken up contemporaneously with item #5.

10. 81 Providence Street – Definitive Site Plan Approval (PB-2013-009)

Chair Truman recused himself and Mr. Rolle was acting chair.

Attorney Joshua Lee Smith, Bowditch & Dewey, introduced Consultant Steven Garvin, Samiotes Consultants, and Architect Peter Kleiner, Schwartz Silver Architects. Mr. Smith stated that the main campus is on the National Registry of Historic Places. The buildings that will be affected will be Walker Hall, the Megaron, and Adams Hall. They are used as classrooms, offices, and for various performing arts and visual arts programs.

Worcester Academy is building a new accessible entrance on the southerly façade of Walker Hall and replacing a dormer on the easterly side of the roof in order to accommodate an elevator within the building. They plan to build a connector between Walker Hall and the Megaron and replace all the windows.

Mr. Smith also proposed another ramp and a plaza area linking the Megaron and Adams Hall which will eliminate approximately 1,600 SF of existing vegetation. There will be some updates to the stormwater drainage in front of the Megaron and Adams Hall. Mr. Lee also stated that they will install a 6 ft chain link fence along Aetna Street and a concrete walkway.

Mr. Smith stated that new electric service will be necessary to accommodate all the changes presented and a transformer pad will be installed next to Walker Hall and another concrete pad will house a new chiller unit.

Mr. Smith stated that the circulation of the site and the parking will remain unchanged, with the exception of moving an existing handicapped parking spot closer to Walker Hall. Mr. Smith stated that lighting and open space will also remain unchanged. Mr. Smith stated that noise during construction will be adequately managed as construction will occur during normal business hours and will be intermittent. The chiller will have a sound attenuation in order to mitigate any noise impacts.

Mr. Smith stated that the building inspector has made the determination that the site provides sufficient parking and loading and is a protected use under the Dover Amendment.

Mr. Smith stated that a letter was submitted on March 20, 2013 requesting the various waivers.

Ms. McCabe stated the following waives were required:

- Site plan showing boundary lines and dimensions of the entire subject property (~10.7 acres)
- Site plan showing attributes of existing buildings of the entire subject property
- Site plan requirement showing vehicular and pedestrian circulation elements of the entire subject property
- Site plan showing location, designation and total area of all usable open space or common property and the extent to which it is to be improved.

Ms. McCabe also stated that DPRS recommends approval with a condition that six (6) copies of the final revised plans are submitted showing the proposed planting legend for the areas labeled as 'Planted Area'.

Jo Hart, Worcester resident, stated that she believed that the Historical Commission and the Planning Board should work more closely together to achieve accessibility differently than what the applicant proposed. She stated that she was tired of seeing building defaced when there are options such as an outdoor elevator or underground tunnels.

France Doloski asked what kind of stormwater management system the school had presently and the location of the chiller.

Steven Garvin, Samiotes Consulting, stated that they are relocating and reconfiguring the drainage to tie into existing internal drain lines that connect to Aetna Street. The chiller will be installed along Aetna Street but visible from Providence Street.

Mr. Rolle asked how the chiller will be screened. Mr. Kleiner stated that there is existing chain link fencing along the perimeter but they will also be enclosing the chiller with chain link fencing as well with slats.

Mr. Mitra asked if the project had been approved by the Historical Commission. Mr. Kleiner stated that the project has been approved by the Massachusetts Historical Commission and the Worcester Historical Commission. Mr. Mitra asked about the construction schedule and Mr. Kleiner stated that they are planning summer construction over two summers.

Mr. Ochoa-Schutz asked if the area where they relocated the handicapped parking a one-way street. Mr. Garvin stated there will be removable bollards to protect it from on-coming traffic but it will be used by emergency responders. The road is 11-12 ft wide in that spot, including the unloading area for the handicapped spot. Ms. Donovan asked if Fire had commented on that and Ms. McCabe stated that the Fire Department reviewed the application and had no comments.

Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 3-0 to approve the 4 waivers as requested on the letter submitted by Attorney Longden on March 20, 2013.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa-Schutz, the Board voted 3-0 to approve the Definitive Site Plan with the conditions in the DPRS memo.

List of Exhibits.

- Exhibit A: Definitive Site Application; received February 14, 2013; prepared by Worcester Academy.
- Exhibit B: Definitive Site Plan; dated February 14, 2013; prepared by Samiotes Consultants, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 81 Providence Street – Definitive Site Plan; dated March 15, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 81 Providence Street – Definitive Site Plan; dated March 14, 2013.

OTHER BUSINESS:

Chair Truman resumed the meeting as Chair.

11. Bellvista Road – Convert Portion to Public (ST-2013-006)

Mr. Adams stated that a petition was submitted to City Council to convert the private section of Bellvista Road, from Sierra Street to Manhattan Road, to public and DPW&P recommends a Priority 1 for the conversion. Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 4-0 to recommend the conversion to City Council.

12. Bergin Lane – Convert to Public (ST-2013-007)

Mr. Adams stated that a petition was submitted to City Council to convert the entire length of Bergin Lane to public and DPW&P recommends a Priority 1 for the conversion. Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 4-0 to recommend the conversion to City Council.

13. Approval Not Required (ANR) Plans

a. **0 Aurora Street – (AN-2013-010)**

Ms. McCabe stated that the applicant was proposing to subdivide the lot into three lots to build three single family detached dwellings. The lot is in a RS-7 zone which requires 65 ft of frontage and the plan provides over 90 ft for each lot. Mr. Rolle stated that they viewed the property and it is steep and rough but there are houses on the other side proving that the site can be developed. Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 4-0 to endorse the ANR plan.

b. **29 Lanesboro Road** – This application was not submitted for this meeting and was put on the agenda as it was expected to be submitted soon.

14. Decisions from prior meetings - No decisions were signed at this meeting.

ADJOURNMENT:

Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted to adjourn the meeting at 7:07 p.m.