

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

June 26, 2013

WORCESTER CITY HALL – LEVI LINCOLN ROOM

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

Planning Board Members Absent: None

Staff Present: Joel Fontane, Division of Planning & Regulatory Services (DPRS)
Marlyn Feliciano, Division of Planning & Regulatory Services
Abigail McCabe, Division of Planning & Regulatory Services
Katie Donovan, Department of Inspectional Services
K. Russell Adams, Department of Public Works & Parks
Alexandra Haralambous, Law Department

BOARD SITE VISITS

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:39 P.M. Mr. Truman introduced John Vigliotti as the new member and welcomed him to the Planning Board.

APPROVAL OF THE MINUTES:

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the minutes for June 5, 2013 were approved without any edits. The minutes for April 24, 2013 and June 5, 2013 were held since they were not ready for the Board's review.

REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS, WITHDRAWALS

1. 184 Highland Street – Definitive Site Plan Approval (PB-2013-012)

Ms. McCabe stated that the applicant submitted a postponement request to July 17, 2013. Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted 5-0 to postpone the item to July 17, 2013.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received 3/4/2013; prepared by D. E. Realty LLC.
- Exhibit B: Definitive Site Plan; dated February 28, 2013; prepared by Land Planning, Inc.
- Exhibit C: Floor Plans; dated 1/4/2013; prepared by R. C. Searles, Associates.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 184 Highland Street (PB-2013-012) – Definitive Site Plan; dated May 31, 2013; revised June 21, 2013.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 184 HIGHLAND STREET; Definitive Site Plan– PB-2013- 012; dated April 18, 2013.
- Exhibit F: Request to postpone the meeting to July 17, 2013.

2. 169, 170, 181, 187 Greenwood St & 1 Lundberg St – Parking Plan Approval (PB-2013-023)

Attorney Robert Longden stated that he is requesting a postponement until July 17, 2013 in order to address comments received from DPRS staff regarding the application and plans. Don Bonner, representing the veterans of the Quinsigamond Post #318 at 180 Greenwood Street, stated that July 17, 2013 doesn't work for them and was wondering if another date could be chosen. Mr. Truman stated that the item is typically postponed to the date the applicant requests. Upon a motion by Mr. Mitra and seconded by Mr. Rolle, the Board voted 5-0 to postpone the item to July 17, 2013.

List of Exhibits.

- Exhibit A: Parking Plan Application; received May 23, 2013; prepared by Greenwood LLC.
- Exhibit B: Proposed Site Plan; dated December 21, 2012, and lastly revised on May 23, 2013; prepared by Connorstone Consulting Civil Engineers and Land Surveyors; prepared for Greenwood LLC; received May 23, 2013.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 169, 170, 181, 187 Greenwood Street & 1 Lundberg Street - Parking Plan; dated June 25, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 169, 170, 181, 187 Green Wood Street – Parking Plan – OB-2013-023; dated June 21, 2013.
- Exhibit E: Greenwood Street Lot (revised) Lighting Plan; Prepared by REFLEXLIGHTING; dated June 26, 2013.
- Exhibit F: Streetworks Specification Sheet; EGL Sports Floodlights; Cooper Lighting.
- Exhibit G: Stormwater Report & Project Narrative for Proposed Rail Freight Storage Yard; 169-187 Greenwood Street; Prepared by Connorstone Engineering, inc. dated May 9, 2013.

3. **150 Goddard Memorial Drive – Parking Plan Approval (PB-2013-024)**

Attorney Robert Longden stated that he is requesting a postponement until July 17, 2013 in order to address comments received from staff regarding the application and plans. Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Rolle, the Board voted 5-0 to postpone the item to July 17, 2013.

List of Exhibits.

- Exhibit A: Amendment to Definitive Site Plan Application; received May 23, 2013; prepared by EJR Real Estate Trust.
- Exhibit B: Amendment to Definitive Site Plan; dated May 23, 2013; prepared by American Survey and Engineering, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 110, 112, 120 Gold Star Boulevard & 33 Millbrook Street – Amendment to Definitive Site Plan Approval (PB-2013-025); dated June 25, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 110, 112, 120 GOLD STAR BOULEVARD; Definitive Site Plan Amendment– PB-2013- 025; dated June 20, 2013.

UNFINISHED BUSINESS:

Public Hearing

4. **0 Sarah Drive (aka Bittersweet Boulevard – Arboretum Village Subdivision – Phase IV) – Definitive Subdivision Amendment (PB-2013-010)**

Cynthia Ramos was the ASL interpreter for this item.

Attorney George Kiritsy introduced Hussein Haghanizadeh and David Petravitch from HS&T Group. The purpose of this petition is to redesign the slope because they have had instability with the current riprap slope. They discussed various options but decided it was best to redesign the slope to 3:1 on the down gradient side of Bittersweet. Mr. Kiritsy stated that the Definitive Site Plan they had submitted was withdrawn and that they would reapply when the slope is stabilized and the lots can be built on.

Mr. Kiritsy stated that the plan is to eliminate the rock armor, re-grade it, loam and seed it in order to stabilize the site. At the bottom of the slope the applicant is proposing a swale which would intercept surface water and convey it to drainage facilities in the subdivision. On the west side of the subdivision the applicant is proposing a 2.5:1 slope which would also be stabilized with loam and seed. Both sides of the street will be less steep than it is now, it would be stable, covered with loam and seed. As a result of the re-design Snowberry Circle has been eliminated.

Mr. Adams stated that the applicant needs to provide details on the swale and that it be designed to handle the potential flow that could be entering the swale, and that the swale be extended to follow the proposed 3:1 grade. He also stated that the applicant should submit drainage calculations for the swale.

Mr. Fontane stated he had a few questions:

- How will the 3:1 slope and the areas that exceed the 3:1 slope be treated? What will the slope look like? Mr. Haghanizadeh stated that it will be loam and seeded.
- What construction techniques will be used to execute the plan and remove the existing slope? DPRS staff recommends a double row of hay bales and siltation along the bottom of the slope for better erosion controls given the proximity of the neighbors.
- How long will it take to implement the proposed work? Where will the dirt to be removed go? Mr. Haghanizadeh stated that the GeoTech engineer they have will oversee the entire project. They will be removing the riprap slope from the top to the bottom, they will grade it and then loam and seed it. They are amenable to using a double row of swale.

Mr. Truman asked if they planned to do the project in sections or do it all at once. Mr. Haghanizadeh stated that Mr. Gallo plans to do it simultaneously and then hydroseed the entire area to prevent erosion.

Mr. Fontane stated that staff would like to see a loam and seed detail as part of the plan set and that it be annotated on the plan. Scott Morrison, Ecotech engineer, stated that there is a stormwater pollution plan for the site and they can update that to include the entire process. He also stated they plan to hydroseed with a tackifier.

Mr. Fontane asked how long will it take the applicant to implement the solution if approved.

Attorney Nicole Reeves-Lavallee representing James Bisceglia, Honeysuckle Road resident, stated that she reviewed the new plans and her client hired an independent civil engineer, who stated that the engineer did not believe the 3:1 slope would resolve the drainage issues. She stated that she has photos and video to prove that there is a constant drainage issues at her client's property and that it is washing away any loam and seed he has planted in his backyard.

Mr. Bisceglia stated that he is frustrated because this has been going on and he wasn't informed when he bought the house that he would end up with a huge rock slope behind his house that will cause damage to his property. He also stated that with the recent rain, all that water has ended up in his land ruining his grass and creating holes. He showed a video to the Board.

Mr. Kiritsy stated that the site had a rise of 60 ft from the beginning. The hill wasn't created by his client, only the steepness. They want to remove all the fill material that created the steepness and plan to do this immediately after approval. Mr. Kiritsy stated that Mr. Gallo will not work on abutting properties; therefore, abutters will see a short run of rip rap on their property and from there the 3:1 slope will begin.

Timothy Viele, 46 Honeysuckle Rd, stated that at least 9 out of the 10 families affected would be willing to grant an easement to remove the rip rap that is on personal property. They are concerned with safety. He asked for details on the swale and what will happen to the three existing drainage tanks. Mr. Viele also asked where they are starting to grade 3:1.

Mr. Truman stated that the Board can't force the neighbors to give Mr. Gallo easements to fix the slope on abutting properties. That is out of the Board's purview and it is a private matter. Mr. Fontane stated that the easements need to be granted and an amendment to the subdivision would have to be filed by the applicant before the Board could take that up.

Mr. Kiritsy stated he feels the plans address the issues discussed; it addresses the runoff, provides stability, and avoids erosion. If the abutters want to discuss removing the slope on their property with Mr. Gallo they can do it but it shouldn't hold off the approval of the current plan before the Board.

Mr. Bisceglia stated that the neighbors have been complaining to Mr. Gallo that they want the rocks off their property. They didn't get permission to put it there so they should be made to take them out. Also, he stated he wants the drains on his property removed and placed elsewhere.

Mr. Ochoa-Schutz stated that the Board needs to deal with what's before the Board and restrict the discussion on what's a private matter.

Mr. Bisceglia stated that the Board has been continuing this since September 2012 and Mr. Truman responded that the Board did not have plans that were approvable so it was the applicant delaying it, not the Board.

Jo Hart, Worcester resident, stated that the slope is dangerous and scary and something needs to be done.

Mr. Mitra asked Mr. Adams if the 3:1 slope is sufficient to address the issues at the site. Mr. Adams stated that the plans submitted meet subdivision regulations. The 3:1 slope is an acceptable method to stabilize slope just as rip rap is an acceptable method with slopes in excess of 3:1 if built correctly.

Mr. Ochoa-Schutz and Mr. Mitra both asked what happens if the plans are not approved. Mr. Adams stated that it would revert to what was previously approved and the applicant would have to fix the existing slope to comply with the previously approved plans.

Mr. Mitra asked if the Board can make Mr. Gallo remove the rocks from the abutting properties. Mr. Fontane stated that this is not before the Board. The neighbors would have to grant easements to Mr. Gallo to work on their property and they would have to amend the Arboretum Definitive Subdivision and Site Plan Phase III that deals with those particular properties. Ms. Haralambous stated that if the rocks were placed illegally on the abutting properties then that's an enforcement issue.

Mr. Truman stated he wanted a peer review done on the plans in order to ensure that these plans will indeed address all the issues that have been brought forth to the Board such as the grading, the layout, the design of the swale, and the drainage.

Mr. Fontane stated that the subdivision regulations state that "Additional Professional Services – The Board may at its discretion, and the applicant's approval, obtain at the applicant's expense such additional engineering advice as it deems necessary or desirable in order for it to determine to approve, modify and approve or to disapprove the Definitive Plan." The Board would need to define the scope of the review.

Mr. Kiritsy asked if they could submit a review from their geologist and engineer and Mr. Truman stated he would like an independent party.

Mr. Rolle stated he was concerned about the swale and if it was adequate to handle the runoff. Mr. Rolle stated that although he also wanted the plans reviewed by another party he did not believe they had something that was reviewable yet.

Mr. Fontane stated that for the next meeting staff can have a draft scope for the Board, we should have a revised set of plans from the applicant with the drainage and swale details and then we can start the procurement process.

Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Rolle, the Board voted 5-0 to continue to July 17, 2013. Mr. Kiritsy stated that his client would not agree to any further continuations of the matter.

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, March 29, 2013, June 4, 2013, and June 26, 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; sheets 1 - 13 dated June 30, 2009; revised on February 11, 2013; revised on April 4, 2013; received on April 22, 2013, revised plans dated April 4, 2013 and received by DPRS on June 11, 2013.
- Exhibit L: Memorandum from Department of Public Works; re: Arboretum IV – Revised Definitive Subdivision PB-2013-010; dated May 13, 2013; Revised memo dated June 20, 2013, and revised on June 26, 2013.
- Exhibit M: Letter from Lesley Wilson, HS&T Group, Inc.; Re: Arboretum – Phase 4 Amendment to definitive subdivision plans; dated May 1, 2013.
- Exhibit N: Letter from James Bisceglia; Subject Site Inspection; dated June 10, 2013.
- Exhibit O: Electronic Mail from James Bisceglia; Subject: RE Bittersweet Blvd Slope Problem; dated July 8, 2013.
- Exhibit P: Department of Environmental Protection letter to Arboretum Village, LLC; dated June 21, 2013.

Public Hearing

5. **501 & 509 Salisbury Street – Cluster Zoning Special Permit (PB-2013-011A), More than One Building on a Lot (PB-2013-011C) and Definitive Site Plan Approval (PB-2013-011B) – Brookside Gardens, Inc.**

Attorney Donald O’Neil, representing Brookside Gardens, Inc., introduced Chris Keenan from Quinn Engineering and Scott Morrison from Ecotech. Mr. O’Neil stated they received approval from the conservation Commission on Monday night. The project proposed is a six unit cluster development; for one story single-family dwellings with handicapped access since the intention is that they will likely be for elderly residents.

This project is in conjunction with Illyrian Gardens, who has a waiting list of over 130 people, so there is demand for this type of housing. The project will be run in collaboration with St. Mary’s Albanian Orthodox church.

Mr. O’Neil stated that the road was constructed 20-25 years ago as fire access to Illyrian Gardens but there are no restrictions in the comprehensive permit limiting the use of the driveway. The street will remain private and will be maintained by the owner. The units will remain under one owner. The site is 4 acres and they meet all open space requirements. He stated that revised plans were submitted to incorporate the changes that the Conservation Commission requested.

Mr. O’Neil stated that he has received several comments from abutters and he wanted to address them. He stated that they will eliminate the dumpster and each resident will have an individual trash can that they would keep indoors and the owner will arrange for weekly trash pickup. He also stated that they will provide additional screening along the houses on Salisbury Street by installing an arborvitae hedge but the height/grade changes provides screening since these houses will be much lower than the abutting properties. Other comments Mr. O’Neil has heard has been regarding the location for fire safety drills from the Illyrian Gardens complex. St. Mary’s Church has no issues providing another location as a gathering place for all the residents.

Mr. O’Neil stated that he has also heard that the driveway is supposed to be chained but the comprehensive permit does not mention that and the fire department asked for it to be removed when it was in place. Assumption College stated concern with a driveway directly across from their main entrance/exit. Mr. O’Neil stated that they have no problems limiting the use of that

driveway to residents and their guests and for fire access only. There should be a minimal amount of traffic since there are only 6 single-family homes.

Mr. Keenan reviewed the plans with the Board. He also confirmed that the full length of the driveway was accounted for in the revised stormwater management report.

Ms. McCabe stated that on June 24, the Commission approved the Notice of Intent application and voted to issue an Order of Conditions with the following conditions: that a 4-ft fence be installed to protect the 30-ft wetland buffer, no dumping signage be installed to protect the wetlands, and that the replication area be increased to 4,125 SF. She also stated that if approved 8 copies of the final revised plans and 3 copies of the revised storm water management report be submitted to DPRS and that all of the requested revisions be incorporated into the plans prior to the release of the Definitive Site Plan decision.

Henry Rose, abutter to the south, stated that there is a beaver brook that passes through the church land and then through his land. The brook is normally 10' wide but when there is heavy rain, the flow through the brook increases to 40' wide covering a large portion of their land and their lawn. He is concerned that the project proposed will greatly increase the stormwater and affect the brook even more and hence affect his land.

Mr. O'Neil stated that the driveway is already there. They are using pervious pavers for the individual driveways so there is no increase to impervious surface. They will also have a drainage system that captures the drainage from the roof and connects it to their drainage system. He stated he does not believe this project will affect the brook at all. The drainage calculations prove that there is no increase from this project.

Ellen Moore, abutter, stated that she is concerned that the trees behind her property are largely deciduous and for many months in the year there is no screening from her property to the field that they are planning to build on. She is concerned about glare from any lighting that will be installed and she is requesting evergreens be installed as screening. She also stated that she is concerned that the homes would become student housing because of its proximity to Assumption College.

Mr. O'Neil stated that renting to students is not their intention but it is not age restricted. Mr. Keenan stated that there will be no lighting installed on the street just a small light over each driveway. He also stated that he did not believe that a fence won't make a difference because those homes are 20-30 feet above where the new homes are proposed so they will see right over the fence and it will not provide any screening.

Robert Longden, representing Assumption College, stated that they are not against the proposal, they are just concerned with traffic. The driveway is directly across from the entrance and exit of Assumption so the college is concerned that if the driveway entrance will become a full access driveway from either Illyrian Gardens or the church, that there will be conflict at the intersection. He requested that the access be limited to the residents of the units and their guests and emergency vehicles.

Beverly Brooks, Illyrian Gardens resident, stated that she spoke to the fire marshal and he stated that the road could not be closed or blocked for any reason. She was also concerned because where they are going to build is used as a backyard by the residents of Illyrian Gardens and as a meeting area in case of evacuations. Some of the other options are hilly and the elderly in walkers cannot make it up to the other locations. She is concerned with their safety.

Mr. O'Neil stated that they are committed to coming up with an alternate location for evacuations that will work for the residents of Illyrian Gardens.

Jeffrey Vaughn, 525 Salisbury Street abutter, stated that the applicant might consider a fence to prevent people trying to crossover through their property to reach Salisbury Street.

Mr. Truman asked the height of the arborvitae hedge that is being proposed. Mr. Morrison stated that they will be 6 to 6.5 ft and will be planted close together to form a hedge.

Mr. Vigliotti asked the law department staff if they could limit access. Ms. Haralambous stated that they can because it is a private way. Mr. Rolle stated that they would just require signs that restrict access. Mr. O'Neil was amenable.

Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Rolle, the Commission voted 5-0 to close the hearing for the Special Permit.

Upon a motion by Mr. Mitra and seconded by Mr. Rolle, the Commission voted 5-0 to close the hearing for the More than One Building on a Lot.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Commission voted 5-0 to approve the Special Permit and amend the findings of fact as modified by staff that the dumpster be eliminated.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Commission voted 5-0 to approve the More than One Building on a Lot.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Commission voted 5-0 to approve the Definitive Site Plan with the conditions on page 1 of the DPRS staff memo and that a sign on each end of the driveway to denote that it is for local and fire access only and that there be no exterior dumpster for the development.

List of Exhibits.

Exhibit A: Definitive Site Plan, Definitive More Than One Building on a Lot, and Special Permit Application; received February 28, 2013; prepared by Brookside Gardens, Inc.

Exhibit B: Definitive Site Plan of Land; dated January 25, 2013, revised February 25, 2013 and March 12, 2013 and revised on April 16, 2013; prepared by Quinn Engineering.

Exhibit C: Architectural Roof Plans, Elevations & Sections; dated June 8, 2012; and revised on April 22, 2013; prepared by Theodhosi & Michael Architecture and Design.

Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 501 & 509 Salisbury Street – Definitive Site Plan Approval (PB-2013-011A) and Cluster Zoning Special Permit (PB-2013-011); dated April 3, 2013; revised on April 19, 2013 and April 24, 2013; revised on June 21, 2013 and June 26, 2013.

Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 501 & 509 Salisbury Street Special Permit – PB-2013-011; re: 501 & 509 Salisbury Street Definitive Site Plan – PB-2013-011A; re: 501 & 509 Salisbury Street More Than One Building on a Lot – PB-2013-011B; dated March 14, 2013; and revised on April 23, 2013.

- Exhibit F: Letter from Quinn Engineering, Inc. to Planning Board; re: Special Permit/Site Plan 501 & 509 Salisbury Street; dated April 3, 2013.
- Exhibit G: Definitive Plan – More Than One Building on a Lot Application; received April 4, 2013; prepared by Brookside Gardens, Inc.
- Exhibit H: Letter from Donald J. O’Neil to Andrew Truman; re: 501 & 509 Salisbury Street (1987 Order of Conditions); dated April 22, 2013.
- Exhibit I: Project Review Form from the City of Worcester Fire Department; date received April 23, 2013.
- Exhibit J: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Conservation Commission; re: 501 & 509 Salisbury Street – Notice of Intent (CC-2013-018)); dated May 10, 2013; revised on May 30, 2013; revised on June 21, 2013 and revised on June 26, 2013.
- Exhibit K: Postponement request dated May 30, 2013.
- Exhibit L: Letter to St Mary’s Albanian Orthodox Church, 531 Salisbury Street; from Salisbury Street residents; Re: proposed Development at 501 & 509 Salisbury St.; dated May 29, 2013.
- Exhibit M: Letter from Ms. Beverly Brooks; dated June 6, 2013; received June 7, 2013.
- Exhibit N: Revised plan showing wetlands replication detail and fence at 30-ft wetland buffer; received June 26, 2013; prepared by Quinn Engineering.

Recess

The Board called a recess at 8:05 pm and called the meeting to order at 8:10 p.m.

Public Meeting

6. 102 Randolph Road (FKA 40 Randolph Road) – Definitive Site Plan Approval (PB-2013-021)

Chair Truman recused himself. Vice Chair Rolle was Acting Chair.

Todd Rodman, representing KMRN Investments LLC, introduced the principals of the company Micha Shalev and Ben Herlinger, and Mike Andrade and Ruth Neman. Mr. Rodman stated that they were granted a special permit by the Zoning board of Apeals on June 17, 2013 for a nursing home use located at the vacant Odd Fellows property for the proposed Oasis at Dodge Park project. He stated they met with the neighborhood, specifically with the project abutters, on May 30, 2013. The level four rest home proposed will have 82 units, built in 41 unit wings in two phases of construction. The project is geared to being a state of the art residential facility for patients with dementia or memory impairments. The rest home will consist of two building approximately 30,000 SF each, offering 700 SF per resident and providing a total of 36 off street parking spaces. The total project cost will be approximately \$15 million and will create 78 full time jobs when the second phase is completed. Mr. Rodman stated that the project has received Zoning Board and Conservation Commission approval.

Mr. Andrade stated that access to and from the site is from Randolph Road with an emergency access road to Wildey Avenue. The existing driveway has two curb cuts on Randolph Road and this project proposes to close the easterly curb cut and return to a grassed lawn area and install a subsurface detention system. The applicant is proposing a drop-off turn around area and 8 parking spaces in front of the main entrance on Randolph Road. There is a loading area located near the kitchen. They submitted a lighting and landscaping plan.

Ms. McCabe stated that staff respectfully recommends approval of the Definitive Site Plan for 102 Randolph Road with a suggested condition of approval that 4 copies of final revised plans are submitted to the Division of Planning & Regulatory Services prior to the release of the decision with the addition of the missing information, as stated below and the following conditions of approval:

- That snow storage not be located in the required landscape buffer and screening areas;
- Update the renderings to label the proposed building's materials;
- The fencing on the retaining walls over 4' shall be black vinyl coated as noted on the plans in the sheet notes;
- That the project be constructed substantially in accordance with the final approved plans.
- That the Planning Board's and Zoning Board's conditions of approval be annotated on the plans.

Jo Hart, Worcester resident, stated that it was a shame that this beautiful historical property will be torn down.

Mr. Mitra asked if the funding for this project was already in place because he didn't want the project to begin and then not get completed. Mr. Rodman stated that the owners are working on it and that the phases are set up to get completed entirely independently from each other.

Mr. Rolle asked what the Historical Commission's action was. Ms. Donovan stated that they denied it but their denial only delays the project for a year. The year has passed and the applicants can demolish the building. Mr. Rolle stated that it was a shame to lose this building.

Mr. Rolle asked if this project needed to provide a handicapped accessible route from the street. Ms. Donovan stated that she was unsure if this type of facility required it. Mr. Andrade stated that it does not require it and stated that there is no sidewalk on either side of Randolph Road.

Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 4-0 (Truman recused himself) to approve the Definitive Site Plan with the conditions in the DPRS memo.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received May 14, 2013; prepared by KMRN Investments, LLC.
- Exhibit B: Definitive Site Plan; dated May 14, 2013, sheets C0.00 – C3.03, L1.00, SL-1 & SL-2; prepared by Graves Engineering.
- Exhibit C: Stormwater Report for Oasis at Dodge Park – 102 Randolph Road; Prepared by Graves Engineering, Inc.; dated May 14, 2013.

- Exhibit D: Rendering entitled “Oasis a Dodge Park Permit Set; prepared by Levi & Wong Design Associates; undated; received on May 31, 2013.
- Exhibit E: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 102 Randolph Road; dated June 24, 2013.
- Exhibit F: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 102 Randolph Road Definitive Site Plan – PB-2013-21; dated June 20, 2013.
- Exhibit G: Letter from Graves Engineering to Worcester Conservation Commission; re: Notice of Intent (CC-2013-024); dated June 12, 2013.
- Exhibit H: Worcester Historic Commission Demolition Delay Waiver Decision; dated May 19, 2010.
- Exhibit I: MACRIS Form B for Worcester Odd Fellow’s Home.
- Exhibit J: Revised Planting Plan (sheet L1.00) for Oasis at Dodge Park; dated May 14, 2013; revised on June 14, 2013.

Chair Truman rejoined the meeting.

7. 3 Wigwam Hill Drive – Definitive Site Plan Approval (PB-2013-022)

Matt Shahi, owner of the parcel, introduced the engineer Mr. Azizi and stated that he could answer any technical questions they had about the plan. Mr. Shahi stated that they received the staff memo and they have made the requested revisions.

Ms. McCabe stated that they received an email from an abutter, Rachel Aubin, who was not able to attend the meeting. The letter stated that she was concerned about the drainage. Ms. McCabe stated that staff respectfully recommends approval of the Definitive Site Plan for 3 Wigwam Hill Drive with the condition that six (6) copies of final revised plans be submitted to the Division of Planning & Regulatory Services addressing the following:

- Correct zoning summary to indicate 7,000 SF minimum lot area and 65’ frontage requirements;
- Provide floor area ratio and exterior materials to be used;
- Label street as private and indicate right-of-way width;
- Include the circular symbol (on trees) in the legend; and
- Provide three (3) Asian Longhorned Beetle-resistant trees (minimum 3” caliper) along Wigwam Hill Drive (planted north of driveway, south of driveway and within the proposed half-circle island).

Mr. Rolle stated that the plans show a solution of the drainage issues Ms. Aubin is concerned about. Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 5-0 to approve the definitive site plan with the conditions in the DPRS memo.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received May 17, 2013; prepared by Matt Shahi.
- Exhibit B: Definitive Site Plan; dated May 11, 2013; prepared by Asa Engineer.Org.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 3 Wigwam Hill Drive – Definitive Site Plan; dated June 21, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 3 Wigwam Hill Drive, Definitive Site Plan – PB-2013-022; dated June 21, 2013.
- Exhibit E: Email from Rachel Aubin to the Planning Board; re: PB-2013-022; dated June 19, 2013.

8. 150 Goddard Memorial Drive – Parking Plan Approval (PB-2013-024)

Dam Bremser, acting as project manager for Seven Hills, introduced Rich Martel from Seven Hills and David Swordman, the architect. Mr. Bremser stated that they are before the Board with a parking plan. Seven Hills is purchasing the property and they are sharing the space with Tufts Dental School. The existing building will stay the same size but will have slight modifications, such as a covered sidewalk for handicapped access and some outside vestibules. Mr. Bremser said he was amenable to all the conditions of approval in the DPRS staff memo. He also stated that they can install a railing on top of the retaining wall to make sure it complies with the height requirement.

Mr. Adams stated that the catchbasin to manhole connections are to be made using 8” DR18 PVC pipe and that the applicant should provide City of Worcester Standard details.

Ms. McCabe stated that six (6) copies of final revised plans be submitted to the Division of Planning & Regulatory Services addressing the comments listed in the parking plan review.

Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted to approve the parking plan subject to all the conditions listed in the DPRS memo, the DPW memo, and install the fence on the retaining wall.

List of Exhibits.

- Exhibit A: Parking Plan Application; received May 23, 2013; prepared by Seven Hill Holding Crop. & Seven Hills Family Services, Inc.
- Exhibit B: Existing Conditions & Parking Layout Plans; dated October 22, 2012, revised May 21, 2013; prepared by Hancock Associates.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 150 Goddard Memorial Drive; dated June 21, 2013.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 150 Goddard Memorial Drive – PB-2013-024 - Parking Plan; dated June 20, 2013.

9. **100 Research Drive– Definitive Site Plan Approval (PB-2013-026)**

Phil Caldero, representing Abvvie Bioresearch Center, stated that they are proposing to build a three-story 4,000 SF addition in the northwest corner of the existing facility. The addition will serve as warehouse space for the bio research center. They are also proposing modifications to their landscaping and to an existing sidewalk in order to maintain ADA compliance. Some of the existing utilities will need to be relocated. Mr. Caldero stated that some 12” pines will be removed as well as two larger diameter trees. The other trees will be protected. This project has received Conservation Commission approval.

Mr. Adams stated that the applicant needs to provide City of Worcester Standard details and provide information regarding stormwater mitigation.

Ms. McCabe stated that staff recommends approval of the Definitive Site Plan for 100 Research Drive with a suggested condition of approval that 8 copies of final revised plans are submitted to the Division of Planning & Regulatory Services prior to the release of the decision with the addition of the missing information (per DPRS and DPW&P memos) and the Conservation Commission’s Conditions of approval.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa-Schutz, the Board voted to approve the definitive site plan subject to all the conditions in the DPRS memo and the DPW memo.

List of Exhibits.

Exhibit A: Definitive Site Plan Application; received May 23, 2013; prepared by Abvvie Bioresearch Center, Inc.

Exhibit B: Definitive Site Plan; dated May 23, 2013, revised June 4, 2013; prepared by Architectural Resources Cambridge.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 100 Research Drive– Definitive Site Plan Approval (PB-2013-026); dated June 25, 2013.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 100 RESEARCH DRIVE; Definitive Site Plan– PB-2013- 026; June 20, 2013 .

OTHER BUSINESS:

Russ Adams and Joel Fontane left the room.

10. **Approval Not Required (ANR) Plans**

a) **Chiltern Hill Drive North (AN-2013-031) (public)**

Ms. McCabe stated that #5 Chiltern Hill Dr North is giving a 607 SF area labeled as parcel A to the abutting parcel at 11 Chiltern Hill Dr. Both lots are single-family dwellings in an RS-10 zone which requires 80 ft of frontage. As proposed lot 1 (#5) will still have over 250 ft of frontage and ~180 ft for #11. Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Mitra, the Board voted 5-0 to endorse the plan.

b) **22 Carter Road** (AN-2013-032) (public)

Ms. McCabe stated that the existing lot at 22 Carter Rd has 200 ft of frontage and the owner is proposing to subdivide the lot to create 2 lots in the RL-7 zone. Lot A with the single family will have 120 ft of frontage and the new lot B will have 80 ft of frontage. Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 5-0 to endorse the plan.

c) **278 Wildwood Avenue** (AN-2013-033) (private)

Ms. McCabe stated that this is currently an undeveloped lot on a private road. The 1,435 SF parcel A is to be joined and conveyed to #276. #278 is proposed to be divided into three lots in the RS 7 zone which requires 65 ft of frontage. Lot 2 & 3 will have 65 ft and lot 1 will have 70 ft. Upon a motion by Mr. Ochoa-Schutz and seconded by Mr. Rolle, the Board voted 5-0 to endorse the plan.

d) **Pocasset Street** (AN-2013-034) (private)

Ms. McCabe stated that at the meeting on May 15, 2013, the Worcester Planning Board voted to deny endorsement of ANR Plan AN-2013-023 – 0 Pocasset Street because the road has not been paved or constructed to City standards per the 81G approval. The property owner is proposing to split the existing 8,000 SF lot into 2 lots for a single-family semi-detached dwelling in the RL-7 zone. Lot 2A has 62.45 ft of frontage and lot 2B has 62.55 ft of frontage when 35 per du is required in RL-7 zone. Mr. Vigliotti stated that during the site visit he saw that the road had been constructed. Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 5-0 to endorse the plan.

Russ Adams and Joel Fontane re-entered the room.

e) **26 & 30 Rena Street** (AN-2013-035) (public)

Ms. McCabe stated that 26 Rena Rd is shown as lot 2. Lot 2L is being removed from lot 2R to be conveyed to lot 1 at 30 Rena Rd. Lots in the RL-7 zone require 65 ft for single family. Lot 1 = 80 ft and lot 2 = 70 ft. Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 5-0 to endorse the plan.

11. **Decisions from prior meetings** – the decisions for 75 Grove Street, 1413 Grafton Street, and 428 Shrewsbury Street were signed.

ADJOURNMENT:

Upon a motion by Mr. Rolle and seconded by Mr. Ochoa-Schutz, the Board voted to adjourn the meeting at 8:52 p.m.