

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

April 9, 2014

WORCESTER CITY HALL – LEVI LINCOLN ROOM

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

Planning Board Members Absent: None

Staff Present: Steve Rolle, Division of Planning & Regulatory Services
Luba Zhaurova, Division of Planning & Regulatory Services
Michelle Smith, Division of Planning & Regulatory Services
Jon Gervais, Department of Public Works
Katie Donovan, Department of Inspectional Services
Alexandra Haralambous, Law Department

BOARD SITE VISITS

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:30 P.M.

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

1. **Goldthwaite Road (aka Burncoat Gardens) Phase 1 - Amendment to Special Permit (PB-2013-041)**
2. **Goldthwaite Road (aka Burncoat Gardens) Phase 5 - Special Permit (PB-2013-043)**
3. **Goldthwaite Road (aka Burncoat Gardens) Phase 5 - More than One Building on a Lot (PB-2013-045)**
4. **Goldthwaite Road (aka Burncoat Gardens) Phase 1 - Amendment to Definitive Site Plan (PB-2013-042) (a public meeting)**
5. **Goldthwaite Road (aka Burncoat Gardens) Phase 5 - Definitive Site Plan Approval (PB-2013-044) (a public meeting)**

Items 1-5 were taken up contemporaneously.

Ms. Smith stated that the applicant submitted a written request to continue the item to April 30, 2014 and extend the constructive grant deadline to May 15, 2014. Ms. Zhaurova stated that given that

there are many items scheduled for the April 30, 2014 meeting and the applicant has not yet submitted revised plans, staff recommends that the Board continue the item to May 14, 2014.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 4-0 to continue the items to May 14, 2014 and extend the Constructive Grant Deadline to May 15, 2014 to allow the applicant time to revise plans.

List of Exhibits:

- Exhibit A: Burncoat Gardens Phase 1 Application; received 11/8/2013; prepared by CFS Engineering.
- Exhibit B: Burncoat Gardens Phase 5 Application; received 11/8/2013; prepared by CFS Engineering.
- Exhibit C: Burncoat Gardens Phase 5 Plan; dated 10/23/2013; prepared by CFS Engineering.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Goldthwaite Road (aka Burncoat Gardens); dated January 21, 2014; revised February 11, 2014; revised February 26, 2014; revised March 24, 2014; revised April 7, 2014.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: Goldthwaite Road (Burncoat Gardens); dated January 16, 2014
- Exhibit F: Request for Continuation/Postponement from Chuck Scott, CFS Engineering to the Planning Board; dated 12/06/2013 and 12/31/2013.
- Exhibit G: Notes from Fire Department; re: Burncoat Gardens.
- Exhibit H: Request for Continuation/Postponement from Chuck Scott, CFS Engineering to the Planning Board; dated 2/25/2014.

6. 60 & 72 Shrewsbury Street and 12 Leo Turo Way - Amendment to Shrewsbury Street Parking Overlay District Special Permit (PB-2013-003)

Robert Branca, Branded Realty Group, stated that they are seeking an amendment to a previously granted Special Permit. He stated that they acquired 72 Shrewsbury Street first and were in the process of developing it when they purchased 60 Shrewsbury Street. He stated that they're seeking to join the two buildings and redevelop them together to make the site work more effectively for the propose uses. He noted that in the memo staff observed trucks parked in the rear of the 72 Shrewsbury Street Lot where parking abuts East Central Street and that the trucks blocked circulation, eclipsing the aisle and designated parking spaces. Mr. Branca stated that the changes proposed will alleviate the issue as they plan to move the sheet metal manufacturing company from 72 Shrewsbury Street to 60 Shrewsbury Street and use the garage and interior loading spaces there to house the larger vehicles.

Ms. Smith stated that the properties have received independent relief in the past but are now under commonly owned and treated as one site for the purpose of zoning and thus they are seeking and amendment under a previously granted Special Permit. She stated that the applicant is requesting 68% relief from the parking requirements for the restaurant uses (256 space required; 128 spaces provided). Ms. Smith stated that the applicant provided 2 loading spaces and were compliant with

the number of compact and handicapped parking spaces. She stated that the applicant designated the six parking spaces, located in the rear of the parking lot at 60 Shrewsbury Street, as employee only spaces, per staff recommendation, as these spaces, when filled, impede access to the dumpster and would be challenging to back out of.

Ms. Smith stated that staff recommended additional striping and signage to ensure that circulation on the site functions as intended and that the engineer made such requested changes. She stated that the applicant indicated on the plans that the proposed dumpsters at 60 Shrewsbury Street will be screened with a wood or wood-simulated stockade fencing of minimum 6 ft. in height and proposed additional trees in this area on revised plans which staff believes to be adequate for screening. She stated that the dumpsters at 72 Shrewsbury Street are presently unscreened and, per the previous conditions of approval for the Special Permit, the dumpsters should be enclosed with a 6 ft. stockade fence. She also noted that three trees are required in the interior parking islands while only two were provided.

Ms. Smith stated that if approved, staff recommends the following suggested Conditions of Approval:

1. Submit 10 copies of revised plans reflecting conditions of approval and showing the following, to the Division of Planning and Regulatory Services prior to the issuance of the Building Permit:
 - a. Correct the labeling of the existing fencing to match what is on-site (the rear of 72 Shrewsbury Street has a decorative wrought-iron style fence, not a chain-link fence);
 - b. Show compliance with the Zoning Board of Appeals approval of the petitioned Variance for the rear-yard setback requirement, approved January 13, 2014 for the rear portion of 60 Shrewsbury Street;
2. Screen all existing and proposed dumpsters, at both 60 & 72 Shrewsbury Street, with a min. 6 ft. tall stockade variety fence;
3. Stripe site and provide traffic signage in accordance with the plans;
4. That commercial and oversized vehicles are not to be parked on-site for extended periods of time and should at no time interfere with traffic flow on the site;
5. Until, and if, the drive-through is used for the approved bank with a drive-through use, limit parking allowed in the drive-through lane to 15-minutes in accordance with the traffic flow shown on the plan. The applicant should consider reversing the direction of travel through the drive-thru and escape lane to eliminate the conflict point created at the driveway with Shrewsbury Street. The escape lane must be kept clear for traffic circulation;
6. That the project is completed in substantial accordance with the final approved plans and landscaping is completed in compliance with the Landscaping Ordinance by providing a 5 ft. buffer where parking areas abut other properties, planting minimum 3" caliper shade trees every 20-25 ft. where parking areas abut the street & parks, and providing a minimum of three trees in interior landscaping islands (the latter applies only to 72 Shrewsbury St.).

Ms. Smith stated that the applicant did not request a waiver of the application requirement to provide a rendering, but staff would support such a waiver if requested by the applicant.

Mr. Branca stated that the dumpsters at 72 Shrewsbury Street will be relocated within the enclosure at 60 Shrewsbury Street. He stated that they lost some of the trees during the winter so they will

replace them to be compliant. He stated that they're working with their neighbors to replace the fencing so that it is consistent throughout the site. He explained that the individuals parking in the drive-through lane are the construction workers working on the Wormtown Brewery space. He stated that, eventually, they plan to eliminate the drive-through and hope to gain some parking spaces and snow storage with such a modification.

Mr. Rolle asked the applicants if they were amenable to reversing the flow of traffic if they are eliminating the drive-through. Mr. Branca stated they were amenable to that.

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

Mr. Branca requested a waiver of the rendering requirement.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted to approve the petition, and grant the waiver for the rendering requirement, with the following conditions of approval:

1. 10 copies of final revised plans reflecting conditions of approval (below) and showing the following, are submitted to the Division of Planning and Regulatory Services prior to the issuance of the Building Permit:
 - a. Show re-configuration of the dumpster locations, as stated at the hearing, any additional parking that is generated at 72 Shrewsbury Street as a result and update the parking tables to reflect the accurate number of parking spaces associated with said re-configuration;
 - b. Show compliance with the Zoning Board of Appeals approval of the petitioned Variance for the rear-yard setback requirement, approved January 13, 2014 for the rear portion of 60 Shrewsbury Street;
 - c. Correct the labeling of the existing fencing to match what is on-site (the rear of 72 Shrewsbury Street);
2. Stripe the site and provide traffic signage in accordance with the plans;
3. Reverse the direction of travel through the drive-thru and escape lane to eliminate the conflict point created at the driveway with Shrewsbury Street. The escape lane must be kept clear for traffic circulation, and until, and if, the drive-through is used for the approved bank with a drive-through use, limit parking allowed in the drive-through lane to 15-minutes.;
4. Screen all existing and proposed dumpsters, at both 60 & 72 Shrewsbury Street, with a minimum 6 foot tall stockade variety fence;
5. That commercial and oversized vehicles are not to be parked on-site for extended periods of time and should at no time interfere with traffic flow on the site;
6. That the project is completed in substantial accordance with the final approved plans and landscaping is completed in compliance with the Landscaping Ordinance by providing a 5 ft. buffer where parking areas abut other properties, planting minimum 3" caliper shade trees every 20-25 ft. where parking areas abut the street & parks, and providing a minimum of three trees in interior landscaping islands (the latter applies only to 72 Shrewsbury St.); and
7. Provided the project is in compliance with all governmental codes.

List of Exhibits:

- Exhibit A: 60 & 72 Shrewsbury Street Application; received January 31, 2014; prepared by J.M. Battista Family Limited Partnership.
- Exhibit B: 60 & 72 Shrewsbury Street Plan; dated 1/30/2014; prepared by Finlay Engineering Services; revised April 1, 2014.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Zoning Board of Appeals; re: 60 & 72 Shrewsbury Street and 12 Leo Turo Way; dated March 24, 2014, revised April 7, 2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 60 & 72 Shrewsbury Street and 12 Leo Turo Way Special Permit Amendment; dated March 3, 2014.
- Exhibit E: Site plan marked up by staff, dated 2/27/14.
- Exhibit F: Transmittal letter from Finlay Engineering Services; re: 60 & 72 Shrewsbury Street & 12 Leo Turo Way; dated April 2, 2014 and received April 4, 2014.

APPROVAL OF THE MINUTES

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 4-0 to approve the minutes for January 22, 2014 and March 5, 2014.

OTHER BUSINESS:

7. Signing of decisions from prior meetings

The decisions for the following projects were signed: 55 Linden Street & 15 John Street - Parking Plan Approval; 721-31 722-24 Main Street –Extension of Time; 31 Harlow Street - Leave to Withdraw; 72 Gove St Definitive Site Plan Approval; and Esper Avenue & Midgley Avenue - Recommendations to City Council re: Public Street Conversions.

Mr. Truman stated that he would like to receive his board packet with applications and memos prior to Sunday so that he has sufficient time to review the materials before the meeting. Mr. Rolle stated that staff will review deadlines and get back to the Board with ways they can ensure that occurs.

ADJOURNMENT:

Upon a motion by Mr. Ochoa and seconded by Mr. Vigliotti, the Board voted 4-0 to adjourn the meeting at 5:52 p.m.