

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

**June 25, 2014**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

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

**Planning Board Members Absent:** None

**Staff Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Luba Zhaurova, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Chris Gagne, Department of Public Works  
Katie Donovan, Department of Inspectional Services

**BOARD SITE VISITS**

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 5-0 to approve the minutes for March 26, 2014 and April 9, 2014 without any edits. Ms. Smith stated that the minutes for April 30, 2014 were not sent to the Board.

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

**1. 0 Sarah Drive, Lots 81-86 (aka Bittersweet Blvd, Arboretum Phase IV) – Definitive Site Plan Approval (PB-2014-009)**

Mr. Truman stated that this item will be continued because the City is hiring a consultant geotechnical engineer to provide analysis to structural stability of Slope A. Mr. Rolle stated that the City is hiring a third party consultant to do an evaluation of the slope and the applicant has agreed to continue 60 days to allow for the evaluation.

Attorney Marc Donahue stated that they would like to continue to September 10, 2014.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 5-0 to continue the item to the September 10, 2014 meeting.

List of Exhibits:

- Exhibit A: Bittersweet Boulevard Lots 81-86 Application; received March 21, 2014; prepared by Arboretum Village, LLC.
- Exhibit B: Bittersweet Boulevard Lots 81-86 Plan; dated March 12, 2014; prepared by HS&T Group.
- Exhibit C: Rendering; dated March 12, 2014; prepared by HS&T Group.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Bittersweet Boulevard Lots 81-86; dated May 30, 2014; revised June 19, 2014.
- Exhibit E: Request for Postponement to June 4, 2014 from Mark Donahue, Applicant's Attorney, to the Planning Board; dated 4/25/14.
- Exhibit F: Request for Postponement to 6/25/14 to allow all petitions to be heard simultaneously from Mark Donahue, Applicant's Attorney, to the Planning Board; dated and received 6/4/2014.

## **UNFINISHED BUSINESS**

### **Public Hearings**

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

Items 2-6 were taken up contemporaneously.

Chuck Scott, CFS Engineering, introduced Lois Mariah who was representing the owner, stated that they had been before the Board in January to present applications dealing with two of the project's phases (phase 1 & 5). Phase 1 (northern part of the property) requires an Amendment to a Special Permit, More Than One Building on a Lot, and the Definitive Site Plan and Phase 5 (southern side of the property) requires approval for a cluster subdivision and extension of some roads. There will be a total of 70 lots combining Phase 1 and 5.

Mr. Scott stated that in January no abutters showed up and the Board had no comments that they needed to address. Mr. Scott stated that they are amenable to staff's comments in the memo and the conditions of approval.

Ms. Smith stated that on May 9, 2014, staff received an electronic copy of Findings of Fact. On May 14, 2014 the Board continued the item to June 25th as the required voting members for the petition were not present and given that the Board and staff had not received the requested revised plans in hardcopy, in advance of the meeting. On June 18, 2014, staff received revised plans as requested.

Ms. Smith stated that if approved, staff respectfully recommends the following conditions of approval:

- 1) Prior to the issuance of any certificates of occupancy, the applicant provides documentation demonstrating how the proposed open space will be preserved in perpetuity and certifying the establishment of a homeowners association;
  - a. Note: Staff does not recommend that open space be conveyed to the City or a non-profit agency as the proposed design is for a gated community with limited access to the general public.
- 2) Formally request discontinuation of the northerly most portion of Goldthwaite Road (~275 ft.) from the City of Worcester's official map and take the necessary steps through the courts to extinguish the existence of the northerly portion of Goldthwaite Road prior to the issuance of a building permit for the construction of units labeled numbers: 44, 45, 46 & 57 along Hillview Drive;
- 3) Provide 8 copies of revised Findings of Fact as submitted to staff on May 9, 2014;
- 4) Provide 8 copies of revised plans to DPRS prior to the issuance of a building permit showing the conditions of approval and annotations below;
  - a. Revise labels for light poles to reflect locations of light poles, not water hydrants.
    - i. The applicant has provided symbols in the legend key which are not shown on the plans: HYD is listed as the symbol for hydrant, however a hydrant is shown as a blue dot and on sheets C-14 to C-20 the hydrants are labeled as light posts; SL is listed as the symbol for street light, however street lights are shown as a black dot and on sheets C-14 to C-20 hydrants are labeled as street lights. Please revise the symbols to reflect the correct denotation of hydrants and streetlights in the Legend Keys and remove the incorrect label on sheets C-14 to C-20.

Required Annotations/Changes to Plans:

1. Show the extent to which all usable open space or common property is to be improved;
2. Provide a statement to the effect that existing topography is the result of an actual survey signed by a registered professional land surveyor;
  - i. The applicant has noted on the plans under "References", numbers 5 & 6 that the survey was performed, however no documents have been submitted by said Professional Land Surveyor.
3. Label a statement on the plan that the applicant will provide, at no cost to the City, all facilities shown on the plan including but not limited to roadways, curbs, bounds, drainage systems, earthworks, except as otherwise noted, on all sheets of the plan;
  - i. The applicant has provided this note on all sheets with the exception of the Erosion Control Plan sheets (Sheets E1-5); provide on sheets E1-5.

4. Provide the number of bedrooms per unit and the exterior materials of the proposed buildings;
  - i. The applicant has indicated that a minimum of 3 bedrooms will be provided per unit, however, no rendering or indication of the exterior materials of the structures proposed has been provided.
5. Provide a rendering that shows the relation of yard dimensions to the height of any building or structure.

#### Waivers & Relief:

Staff supports the applicant's requested waiver for the application requirement to show existing trees greater than 12" in diameter for the Amendment to a Special Permit application.

Mr. Vigliotti asked if a decision has been made as to how to preserve active recreational areas (aka playgrounds, etc.). Mr. Scott stated that a plan hasn't been developed yet but there will be a homeowner's association that will take care of those things.

Mr. Mitra asked if a definitive site plan was required for this project. Ms. Zhaurova stated that one will need to be in place before they start building.

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 5-0 to close the public hearing.

Ms. Smith reminded the Board that Mr. Freilich could not vote on these items since they were opened before he started as a member on the Board and was not present at all the meetings.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 4-0-1 (Mr. Freilich abstained) to approve the Amendment to the Special Permit for Phase 1 and the findings of fact subject to the conditions in the staff memo.

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 4-0-1 (Mr. Freilich abstained) to approve the Special Permit for Phase 5 and the findings of fact subject to the conditions in the staff memo.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 4-0-1 (Mr. Freilich abstained) to approve the More than One Building On a Lot for Phase 5 subject to the conditions in the memo.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa, the Board voted 4-0-1 (Mr. Freilich abstained) to approve the Amendment to Definitive Site Plan for Phase 1 subject to the conditions in the memo.

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 4-0-1 (Mr. Freilich abstained) to approve the Definitive Site Plan for Phase 5 subject to the conditions in the memo.

#### List of Exhibits:

Exhibit A: Burncoat Gardens Phase 1 Application; received 11/8/2013; revised 5/12/14; 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 1/21/2014; revised 2/11/2014; 2/26/2014; 3/24/2014; 4/7/2014, 5/13/2014, 6/19/2014.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: Goldthwaite Road (Burncoat Gardens); dated 1/16/2014
- Exhibit F: Request for 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 to 3/26/2014 from Chuck Scott, CFS Engineering to the Planning Board; dated 2/25/2014.
- Exhibit I: Request for Continuation to 4/30/14 from Chuck Scott, CFS Engineering to the Planning Board; dated 4/9/2014.
- Exhibit J: Revised Special Permit Application; prepared by Goldthwaite Holdings; received 5/9/14.

7. **Bittersweet Boulevard – Definitive Site Plan Approval (PB-2013-048)**

Attorney Marc Donahue, representing the applicant, stated that they reviewed in detail the plans when the item was first opened and the Board had asked for slope details. All comments from staff have been addressed and conform to all regulations.

Ms. Smith stated that on June 4, 2014, the Board voted to continue the hearing given that all the required voting Board members were not present for the hearing, as well as time for staff to review the revised plans that were submitted the same day. Staff has no further comments since the applicant addressed all the comments made previously. Ms. Smith stated that the applicant has requested a waiver of the application requirement to label all abutters within 300 ft. on the plan. The Board must vote to approve the waiver or require the applicant to provide this information.

Mr. Truman asked, if given the history, the Board can require certified as built plans of the slopes and the grading. Ms. Donovan stated that the Department of Inspectional Services requires them once the foundations have been poured but not of the slope and grading. Mr. Rolle asked Mr. Donahue if they would consider providing as built plans. Mr. Donahue stated that they will agree to provide one as long as it is not conditional to getting their certificate of occupancy.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa, the Board voted 5-0 to close the public hearing.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0-2 to grant the waiver requested.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0-2 (Mr. Ochoa and Mr. Freilich abstained since they were not present for all meeting) to approve the Definitive Site Plan subject to the condition that as built plans be submitted.

List of Exhibits:

- Exhibit A: Bittersweet Boulevard Application; received November 27, 2013; prepared by HS&T Group, Inc.
- Exhibit B: Bittersweet Boulevard Plan; dated November 27, 2013; prepared by HS&T Group, Inc; revised 2/26/2014 & 3/28/14, 5/23/14 & 6/4/14.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Bittersweet Boulevard; dated January 22, 2014, revised March 21, 2014, April 23, 2014, June 3, 2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: Bittersweet Boulevard Definitive Site Plan Approval; January 16, 2014; revised March 21, 2013, May 29, 2014 & June 18, 2014.
- Exhibit E: Comments from the City of Worcester Fire Department; re: Bittersweet Boulevard Definitive Site Plan Approval; January 17, 2014, revised via e-mail dated March 26, 2014.
- Exhibit F: Enforcement Order for Arboretum Subdivision (Phase IV) Bittersweet Boulevard off Sophia Drive issued by Conservation Commission 7/26/2013.
- Exhibit G: Request for Postponement to allow the applicant time to revise plans, dated and received 1/22/2014.
- Exhibit H: Transmittal from H S & T Group; re: Bittersweet Boulevard Definitive Site Plan; dated February 26, 2014; Revised March 26, 2014, May 23, 2014.
- Exhibit I: Request for Continuation to allow all required Board members to be present from Mark Donahue, Applicant's Attorney, to the Planning Board; dated and received 6/4/2014.

**NEW BUSINESS**

**8. Sarah Drive (aka 0 Sarah Drive & 86 Upland Street) – Definitive Subdivision Plan Approval (PB-2013-050)**

Attorney Marc Donahue, representing the applicant, stated that they have received staff comments and can address the required changes. Staff did comment that the Board should be aware that the Subdivision Plan cannot be endorsed until an unconstructed portion of Sarah Drive, east of the existing paved extent of the roadway, is removed from the Official Map as necessitated by the proposed plan. This may be done by amending the Definitive Subdivision Plan for Phase I of Arboretum Estates, either as a separate application or by re-submitting this plan as an Amendment to Phase I. They plan to withdraw this application and resubmit it as an amendment to the appropriate Phase but if the Board has any further comments on the matter they would like to take those back and address them when they re-apply.

Mr. Gagne stated that the plans do not reflect comments made at a previous meeting at DPW.

Mr. Donahue asked if those comments were in writing since he was not made aware of those.

Mr. Gagne stated that he was not part of that meeting but changes were drawn on the plan and the owner left the meeting with it. Another meeting can be scheduled to explain in detail what needed to be clarified.

Mr. Rolle stated that he believed that was pertinent to the connection for Sarah Drive and the proposed Bittersweet Drive. He stated that the applicant can choose to convert their filing to an amendment and it would just be re-advertised and abutters will be re-notified.

Mr. Donahue stated that he was amenable to that and asked that it be re-advertised for the September 10, 2014 meeting since they have to be before the Board then anyway.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 5-0 to postpone the item to September 10, 2014 and extend the constructive grant deadline approval to October 2, 2014.

#### List of Exhibits:

Exhibit A: Definitive Subdivision Plan Application; received December 19, 2013; prepared by Robert Gallo – Fix Hill Builders.

Exhibit B: Definitive Subdivision Plan; dated December 19, 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: Sarah Drive (aka 0 Sarah Drive & 86 Upland Street) – Definitive Subdivision Plan Approval; June 3, 2014.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: Sarah Drive Subdivision Application – PB-2013-050; dated May 19, 2014.

Exhibit E: Request to postpone the hearing to June 4<sup>th</sup>, 2014 and to extend Constructive Grant Deadline to June 20<sup>th</sup>, 2014; dated April 25, 2014.

Exhibit F: Request to postpone the hearing to June 25<sup>th</sup>, 2014 and to extend Constructive Grant Deadline to July 20<sup>th</sup>, 2014; dated June 4<sup>th</sup>, 2014.

#### 9. **4 Bird Street – Definitive Site Plan Approval (PB-20104-016)**

Normand Champigny stated that he is seeking Definitive Site Plan approval and he has received Zoning Board approval and he was before the Conservation Commission with a Notice of Intent and was also approved.

Brian MacEwen, Graz Engineering, stated that this is an undeveloped lot at the corner of Bird Street and Boston Avenue. The applicant proposes to construct a two-story single-family attached structure with 3 dwelling units and 12 off-street parking spaces. Mr. Champigny will keep ownership and these will be rental units.

Mr. MacEwen stated that the plans he was presenting were revised from the ones the Board has. The access to the site will be off of Bird Street and two-car garages will be provided underneath each unit. They have worked with DPW to come up with the best proposal for drainage because this area has drainage issues. Bird Street is an unpaved, roughly graded private street and there

was concern with the drainage due to the additional impervious surface. They will slope the site towards Bird Street and catch the drainage from the parking in the back of the property.

Ms. Zhaurova stated that on June 16, 2014, the ZBA closed and approved with conditions a Special Permit to allow a single-family attached dwelling in the RL-7 zoning district. Some of the conditions were a fence in the rear to provide screening for the abutting neighbors. The drainage concerns were referred to the Planning board because it's not really under the Zoning Board's purview. On June 19, 2014, the applicant submitted renderings and revised plans showing a reduced driveway entrance (from 24 to 16 feet), reduced impervious surface area, property line screening information and a 12-inch pipe on Bird Street to control drainage. Staff respectfully recommends approval of the Definitive Site Plan for 4 Bird Street with the condition that 6 copies of final revised plans are submitted to the Division of Planning & Regulatory Services prior to the release of the decision addressing issues listed below:

1. The structure be constructed in substantial accordance with the final approved definitive site plan;
2. Tree species selected should be non-Asian Longhorned Beetle susceptible species;
3. Protect the existing Ash and Maple trees on the Northwestern and Oak trees on the Southeastern sides of the property during and after construction (avoid disturbance within the drip-line);
4. Label and delineate the proposed parking spaces;
5. Provide a detail for the 2.5:1 slope stabilization erosion control method (detail provided is for 3:1 slopes);
6. Provide a detail for the 16-foot wide Stabilized Construction Entrance (detail provided is for 24-foot width).
7. Provide 6 copies of the rendering to-scale to DPRS and label the structure's height in feet, floor area ratio and exterior materials.
8. Remove the Planning Board signature box.

Ms. Zhaurova asked DPW if the erosion and sedimentation controls were found adequate and stated that the project was approved by the Conservation Commission and they also look at erosion control methods.

Mr. Gagne stated that the latest revised plans show erosion controls and they are sufficient.

Joseph Rauktis, 7 & 8 Bird Street, stated that the neighborhood was concerned with the drainage but what the engineer has proposed looks adequate. He asked what the neighbor's recourse is if the drainage or the erosion controls are inadequate.

Mr. Gagne stated that he can contact the City's customer service number and they will direct him to the appropriate person. He also stated that during construction, City personnel will inspect to ensure the hardware installed is what was approved on the plans.

Mr. Freilich asked if the applicant will keep the existing Ash and Maple trees on the Northwestern and Oak trees on the Southeastern sides of the property during and after construction (avoid disturbance within the drip-line).

Mr. McEwen stated that they are unable to save that tree but will replant three trees in front of the units along Boston Ave and one additional tree along Bird Street. All trees proposed are Asian Longhorned Beetle resistant trees from the list provided by City staff. They will preserve

some trees but the Maple tree in the middle of the lot will need to be removed to do grading in that area.

Ms. Zhaurova stated that that condition of approval would have to be amended.

Mr. MacEwen stated that another condition of approval was to provide a detail for the 2.5:1 slope stabilization erosion control method. He stated that the notes in the plans provide detail for 3:1 slopes and steeper, which includes 2.5:1 slope. The renderings requested have been submitted tonight with the additional information needed. The width of the access aisle was minimized and the pavement area from the parking as well.

Mr. Rolle stated that they can amend the tree condition to state that they protect the existing trees that aren't shown in the site plan to be removed. Condition #5 can be eliminated.

Mr. Truman stated that the proposed wall is going into the right-of-way. Mr. Gagne stated that he did not realize that but the wall cannot extend into the right-of-way and that would have to be one of the conditions.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 5-0 to approve the definitive site plan with the following conditions from the memo:

That 6 copies of final revised plans are submitted to the Division of Planning & Regulatory Services prior to the release of the decision addressing issues listed below:

- The structure be constructed in substantial accordance with the final approved definitive site plan;
- Tree species selected should be non-Asian Longhorned Beetle susceptible species;
- Protect the existing Ash and Maple trees on the property during and after construction except for those shown on the plan to be removed;
- Label and delineate the proposed parking spaces;
- Provide a detail for the 2.5:1 slope stabilization erosion control method (detail provided is for 3:1 slopes);
- Provide 6 copies of the rendering to-scale to DPRS and label the structure's height in feet, floor area ratio and exterior materials;
- Remove the Planning Board signature box;
- That the retaining wall does not extend into the right-of-way.

#### List of Exhibits:

Exhibit A: 4 Bird Street Definitive Site Plan Application; received May 1, 2014; prepared by Normand R. Champigny.

Exhibit B: Definitive Site Plan – Boston Avenue & Bird Street, Worcester, Massachusetts Plan; dated May 1, 2014; prepared by GRAZ Engineering, LLC.

Exhibit C: Request for Postponement and Extension of Constructive Approval Date from owner Normand Champigny to the Planning Board; dated May 29, 2014.

Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 4 Bird Street – Definitive Site Plan Approval; dated June 19, 2014.

Exhibit E: Rendering & Floor Plans; dated June 11, 2014; prepared by MVA Engineering.

Exhibit F: Definitive Site Plan – Boston Avenue & Bird Street, Worcester, Massachusetts Plan; dated May 1, 2014 and revised on June 18, 2014; prepared by GRAZ Engineering, LLC.

10. **200 Front Street (City Square - Parcel F, aka 0 Front St and 3 Eaton Pl: MBL 02-23B-00A-1) – Amendment to Definitive Site Plan Approval (Priority Development Site) (PB-2014-017)**

Mike Gerhardt, Senior Property Project Manager for the City Square project, introduced George Tremblay from Arrow Street Architects, and Attorney Katie Thomason. Mr. Gerhardt stated that they are seeking an amendment to the definitive site plan approval they received in 2005. They want to update the surface level configuration (Parcel F). At the last meeting the Board approved the configuration changes to the underground parking garage. Individual projects have returned to get approval on a site by site basis. Parcel F is bounded by Front Street, Mercantile Street, and the existing buildings for Unum, St. Vincent’s Cancer Center, and the East Garage. The only buildings proposed by this amendment are two head houses for access to the garage. They have proposed the location of a future building only to update the location where a future it may be located, but when specifics are determined then that building would come in for definitive site plan approval. Other changes to the original plan relate to hardscaping and landscaping.

George Tremblay stated that they received staff’s memos and will address them tonight. They provided the requested additional row of bike racks closer to the parking headhouse that is located at the corner of Eaton Place and Front Street. They have also prepared a photometric plan that will illustrate the lighting in the park area and the streets. They are consistent with the lighting standards for City Square. Mr. Tremblay gave an overview of the plans for the Board. He stated that the headhouses are made of brick, steel, timber and glass and they house the elevator and the stairway that leads to the garage in addition to providing exhaust and fresh air to the garage.

Mr. Rolle stated that staff has been participating in the evolution of the design which is why the memo only had a couple of comments, which were addressed. He asked the architect if the locations of the light poles are shown on the site plan. Mr. Tremblay stated that they were shown on the site plan and the different types of lights are shown as well.

Mr. Freilich stated that he thought what was happening with the project was amazing and asked how the level of lighting was decided upon. Mr. Tremblay stated that the appropriate amount of lighting for a safe public street is 3-4 light foot candle. So what is proposed will be consistent with all the other streets surrounding it. In the park area the light is diminished to provide comfort but it’s strong enough to see what is going on and to be able to see the walkways in all seasons.

Upon a motion by Mr. Ochoa and seconded by Mr. Mitra, the Board voted 5-0 to approve the amendment to the definitive site plan with the conditions in the memo.

List of Exhibits:

- Exhibit A: Amendment to Definitive Site Plan Application; received 5/1/2014; prepared by CitySquare II Development Co. LLC acting by and through LM Administrative LLC.
- Exhibit B: Amendment to Definitive Site Plan; dated May 1, 2014 and prepared by Arrowstreet Inc., Nitsch Engineering and CBA Landscape Architects LLC.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 200 Front Street (aka 0 Front Street, 3 Eaton Place, Parcel F) CitySquare – Amendment to Definitive Site Plan Approval (Priority Development Site) (PB-2014-015); dated June 19, 2014.

11. **1 Carver Street – Amendment to Definitive Site Plan Approval (PB-2014-019)**

Maureen Finley, Summit Engineering, introduced the applicant, William Dowell, and provided the Board with revised plans (Exhibit G). She stated that the applicant is proposing to construct a three-story multi-family low-rise with 9 dwelling units on a parcel located on the corner of Belmont Street and Carver Street. There are 18 parking spaces proposed and some landscaping that includes larger trees on this lot and on a lot across the street as well. The trees are in response to the discussion at the Zoning Board meeting. Ms. Finley stated that there is an underground system proposed for drainage underneath the parking area. The roof drainage will be tied directly into the underground system. There used to be a building on site so they will try to connect to the existing sewer line. Ms. Finley reviewed the erosion controls that will be in place and stated that the Conservation Commission reviewed and approved it Monday night.

Mr. Gagne stated that the drive aisle width is shown as 18.1' and DPW looks for a minimum of 20'. Ms. Finley stated that they have 20' for most of it but there is a corner that they only have 18.1' for and they are seeking Planning Board's approval at 18.1'.

William Dowell asked why 20' were required for the aisle width and Mr. Gagne stated that it's a standard that allows two cars to pass simultaneously and 18.1' would be tight to accommodate that.

Mr. Rolle stated that it is a recommended practice from the Institute of Transportation Engineer. The Board can approve it as is because it is not a Zoning Ordinance requirement or you can choose to continue the item and require them to seek relief at Zoning Board.

Mr. Freilich asked what will be in the lower level of the building. Mr. Dowell stated that there is a foundation and an entry foyer. He had the building elevated because there is a large retaining wall directly behind it and he did not want the first floor windows to look out to a wall.

Mr. Freilich stated that he was concerned if someone is trying to get into parking space #6 at the same time someone is coming in the opposite direction, it might create a bottleneck and spill out into Belmont Street, which is very busy.

Mr. Gagne stated that he was not concerned about spillover into Belmont Street because the ingress and egress point is on Carver Street as far away from Belmont as they could get it.

Mr. Freilich recommended that maybe they can gain a little more space by beveling the corner of the building. Mr. Dowell stated that he was amenable to that but stated that the first floor apartment layout will be affected.

Mr. Ochoa stated that he would be concerned if this was a commercial building but being residential he did not think it was an issue.

Mr. Dowell asked if he just needed bevel it all the way to the top or if he can go back to the square corner so that the rest of the apartments on the end are not affected. Mr. Truman stated that once he clears the first floor he can go back to a square corner.

Ms. Smith stated that there were plan annotations that the engineer seemed to have addressed but since the revised plans were submitted today staff has not had time to review them to confirm they were all included. On June 16, 2014, the applicant was approved for relief from the Zoning Board of Appeals with conditions. While the applicant would be required to provide 1,300 SF of open recreational space, the approved Variance reduces this requirement to 875 SF of open space, as shown on the plan. Landscaping buffers are compliant along Carver and Belmont Streets while a Special Permit has relieved non-compliance of the buffer provided along the northwestern lot line and along the southern lot line where parking is provided.

Ms. Smith asked

- What will be planted in the area to the northwest of the site where a 3 ft. landscape buffer exists? Has the applicant considered some variety of tall ornamental grasses which would screen the retaining wall, softening the hardscape from the street?
- Is any lighting proposed on the building's façade and/or near the rear entrance?

Ms. Finlay stated that they were able to increase the open space by a couple of hundred feet and the revised plans include the landscaping they will be using to screen that retaining wall. They are proposing 2 light posts on the property and there is an existing street light on Carver Street. There will only be a foot candle of spillover onto abutting residential properties.

Mr. Truman asked if any of the units are handicapped accessible and if they will provide a handicapped parking space and Mr. Dowell stated that all the first floor units can be converted but he does not have the space to provide an additional 8' for loading.

Mr. Freilich asked who the target renters will be for these units and Mr. Dowell stated that they will be targeted to medical students since UMASS is across the street.

Mr. Truman stated that they should ensure the compact spaces have signs identifying them as such so that if a large car parks there it does not narrow the aisle width further.

Ms. Smith stated that the applicant did not submit a rendering so the Board can add a condition requiring that it be submitted or they can request a waiver from that requirement. The applicant did submit one for the Zoning Board filing so the one the Board was looking at was from that filing.

Mr. Rolle asked Inspectional Services if a handicapped parking space is required and if it is, can the Board vote on it. Ms. Donovan stated that if required, the applicant would have to request a variance through the Architectural Access Board but she believed only one of every 8 handicapped accessible parking spaces needs to be van accessible and would require that additional 8 ft. The applicant only needs to provide one handicapped space.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 5-0 to approve the Amendment to Definitive Site Plan subject to the condition in the memo and that the corner

angles be softened to a 45° for the first floor level to provide a wider access aisle width, that signage be provided to identify the compact parking spaces.

List of Exhibits:

- Exhibit A: 1 Carver Street – Definitive Site Plan Application; received May 22, 2014; prepared by William A. Dowell.
- Exhibit B: 1 Carver Street – Definitive Site Plan; dated May 14, 2014; prepared by Summit Engineering & Survey, Inc.
- Exhibit C: 1 Carver Street Rendering; dated June 16, 2014; prepared by John Ciccariello & Associates, Inc.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 1 Carver Street – Definitive Site Plan; dated June 19, 2014.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 1 Carver Street – Definitive Site Plan; dated forthcoming.
- Exhibit F: 1 Carver Street – Definitive Site Plan Drainage Analysis; dated May 22, 2014; prepared by Summit Engineering & Survey, Inc.
- Exhibit G: 1 Carver Street – Revised Definitive Site Plan; dated May 22, 2014; prepared by Summit Engineering & Survey, Inc.

12. **100 Wall Street – Definitive Site Plan Approval (PB-2014-020)**

Michael Andrade, Graves Engineering, representing the applicant, Acorn Allocations, introduced Engineer Richard Hakala and stated that the 1.8 acres site was the former El Morocco Restaurant. The applicant is for the construction of a three-story, ~20,800 SF footprint, multi-family low-rise residential dwelling with 59 dwelling units (16 1-bedroom and 43 2-bedroom rental units) and 119 associated off-street parking spaces. They will maintain the existing curb, keep the retaining walls already on site and supplement with new ones.

Mr. Andrade stated that he tried to maintain the grades coming into the property as much as possible. The building will have two major access points. A dumpster area has been provided in the corner of the site. Landscaping and lighting are also proposed and the photometric plan shows there will be no spillover to the abutting residential properties. The project increases the impervious surface by ~600 ft. A stormwater management system is needed for attenuation and treatment and consists of catch basins, manholes, and an underground system with an overflow to Wall Street.

Mr. Andrade stated that he received staff's memo and he wanted to discuss some of the comments further. The memo mentioned providing the required landscape buffer and Mr. Andrade stated that mature vegetation is already growing on top of the retaining wall. They are amenable to additional plantings to the areas that do not have it in order to comply with the 5 ft. landscape buffer. Another comment from the staff memo was regarding the required open space and Mr. Andrade stated that they plan to add some common seating areas in the flat parts of the site along the building but they might not reach the required 10%. And lastly, the Fire Department's comment regarding the turning radius has been addressed because Mr. Andrade

has provided several turning radius plans to the Fire Department and Chief Powers found them acceptable as long as snow isn't pushed up along the retaining wall and prohibit cars from pulling into their spaces fully. Mr. Andrade stated that they understand that excess snow that does not fit in the snow storage areas designated in the plans will have to be trucked offsite.

Ms. Zhaurova stated that a minimum 5' landscaping buffer along the entire length of the easterly (rear) property boundary is required but if the retaining wall and existing mature plantings meet the 5 ft. requirement then staff finds what's existing is sufficient. Landscaping is not required along the northern side lot line buffer because the project is not adjacent to a street, park or a residential use but staff encourages having plantings along this lot line.

Ms. Zhaurova stated that open space needs to be provided for high-density residential developments. It is always an option to reduce the density of the project in order to provide sufficient open space. If this project is approved, staff recommends that revisions be submitted showing missing information.

Marshal Farmelant, president of the Fraternal Order of Eagles at 53-55 Norfolk Street, stated that he was concerned with the parking since neither Wall Street nor Norfolk Street can handle much overflow parking. He stated that he hopes the snow is plowed appropriately since he does not want flooding due to melting snow. He is concerned with the signage proposed.

Mr. Andrade stated that the project is providing all the required parking plus one additional space. Only one sign is proposed and the snow storage is all on paved surfaces so when it melts it is collected by the drainage system.

Lynne Ritacco, 13 Shale St, stated that she was concerned with the height of the structure because she has a nice view of the City now and the existing structure is only one floor. She also wanted to know what they will be installing along her property line.

Mr. Andrade stated that they will be installing a retaining wall and above the wall there will be plantings and a chain-link fence.

Mr. Vigliotti asked if there was a way to modify the project to include the open space.

Mr. Andrade stated that they can provide some but will not get to 40 SF per unit. He has not calculated the open space areas but he believes he can achieve half of the requirement.

Ms. Zhaurova stated that indoor community space can also be used towards this calculation.

Richard Hakala stated that there is a community room inside and seating areas in front of the stairways as well. Mr. Andrade stated that the interior spaces and the exterior ones discussed will net most, if not all, the open space required.

Mr. Truman stated that signage should be provided for compact spaces.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 5-0 to approve the petition with the conditions as stated in the staff memo and that the amount of open space provided is as close as practicably possible to 2,400 SF (minimum 40 SF/dwelling unit) per the Board's Policy; that Fire Department concerns with respect to a turning radius for aerial apparatus maneuverability throughout the entrance and parking lot are addressed to the satisfaction of the Worcester Fire Chief; and that compact spaces be signed with placards accordingly.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; prepared by Acorn Allocations, LLC; received May 22, 2014.
- Exhibit B: Definitive Site Plan, 100 Wall Street; prepared by Graves Engineering, Inc.; dated May 20, 2014; received May 22, 2014.
- Exhibit C: Supplemental Information –  
Photometric Plan; prepared by SK & Associates; dated May 30, 2014.  
Fire Truck Turning Radius Plan; prepared Graves Engineering, Inc.; dated June 9, 2014.  
Architectural Elevations; prepared by TASC, Inc.; dated June 20, 2014.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 100 Wall Street – Definitive Site Plan Approval; dated June 19, 2014, revised June 23, 2014.
- Exhibit E: Project Review from Fire Department District Chief – John P. Powers; undated.
- Exhibit F: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 100 Wall Street, Site Plan Application – PB-2014-020; dated June 19, 2014.

**OTHER BUSINESS**

13. **Approval Not Required (ANR) Plans:**

**a) 1 & 5 Dupuis Avenue (public) (AN-2014-027)**

Ms. Smith stated that staff received a request to postpone the ANR for 1 & 5 Dupuis Avenue to July 16, 2014.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 5-0 to postpone the item to July 16, 2014.

**b) 56 Darrow Street (public) (AN-2014-028)**

Ms. Smith stated that the proposed use will be to build a duplex and are creating two lots. There is an existing single family on the lot but they are not creating any non-conformity and are providing sufficient frontage for the proposed use of the new lot.

Upon a motion by Mr. Ochoa and seconded by Mr. Vigliotti, the Board voted 5-0 to endorse the ANR.

**c) 419 Burncoat Street/Arbutus Road (public) (AN-2014-029)**

Ms. Smith stated that the proposal is to subdivide a parcel into two lots, both for single-family use. The plans propose to remove an existing garage and staff confirmed with the surveyor that all the setbacks are met. Both lots meet frontage requirements.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 5-0 to endorse the ANR.

**d) 5 Cadman Street (private) (AN-2014-030)**

Ms. Smith stated that this lot is on a RS-7 zone and on a private way. It is a single family proposed use. Already existing on the lot is a single-family dwelling with a detached garage. Both lots meet frontage requirements.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 5-0 to endorse the ANR.

**14. 604 Burncoat Street - Village at Burncoat Heights Subdivision – Accepting Covenant as a Form of Security**

The Planning Board made a motion to accept the covenant as a form of security and the Chair signed the covenant.

**15. Kelleher (fka LaChapelle St) Subdivision – Acceptance of the performance agreement and release of the restrictive covenant**

The Planning Board made a motion to accept the performance agreement and the Chair signed the covenant release.

**16. Armory Street – Petition to Discontinue a portion of the street (ST-2014-015)**

Mr. Gagne stated that DPW recommends discontinuing the portion of Armory Street from Janice Nadeau Way to Southgate Place.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 5-0 to recommend discontinuance of a portion of Armory Street.

**17. Signing of Decisions from prior meetings**

The following decisions were signed:

- Open Space Plan letter of support
- CCRC – SP Amendment - PB-2014-007A
- CCRC – DSPA - PB-2014-007B
- 40 Quinsigamond – DSPA - PB-2014-015
- CCOD recommendation - ZO-ZM-2014-001
- Adaptive Re-use to allow conversion of schools recommendation - ZO-2014-002

**ADJOURNMENT**

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 5-0 to adjourn the meeting at 7:35 p.m.