

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

**August 5, 2015**

**WORCESTER CITY HALL – ESTHER HOWLAND ROOM**

**Planning Board Members Present:** Andrew Truman, Chair (arrived at 5:42 pm)  
Satya Mitra, Vice Chair  
Robert Ochoa, Clerk  
John Vigliotti  
Andrew Freilich

**Planning Board Members Absent:** None

**Staff Present:** Domenica Tatasciore, Division of Planning & Regulatory Services  
Marlyn Feliciano, Division of Planning & Regulatory Services  
Alexandra Haralambous, Law Department  
Katie Donovan, Inspectional Services  
John Gervais, Department of Public Works & Parks  
Nicholas Lyford, Department of Public Works & Parks

**BOARD SITE VISITS**

**CALL TO ORDER**

Vice-Chair Mitra called the meeting to order at 5:37 p.m.

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

**1. Forest Hill Drive – Special Permit Cluster Subdivision (PB-2015-025)**

Ms. Tatasciore stated that the applicant is requesting a continuance to September 9, 2015.

Attorney Joel Green, representing an abutter, stated that the neighbors have been waiting for three months for this to go forward and asked the Board that the item be heard at the Planning Board's meeting on September 9, 2015. He also stated that the developer has not communicated with the abutters, which was a recommendation to the developer by the Board.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to continue the item to September 9, 2015 and to have staff communicate to the developer that to have a neighborhood meeting.

**2. 462 Grafton Street – Special Permit Commercial Corridors Overlay District (PB-2015-023)**

Ms. Tatasciore stated that the applicant is requesting a postponement to the Planning Board’s August 26, 2015 meeting and to extend the constructive approval date to September 30, 2015.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to postpone the item to August 26, 2015 and to extend the constructive approval date to September 30, 2015.

Chair Andrew Truman arrived.

**3. 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2015-032)**

Ms. Tatasciore stated that the applicant is requesting a postponement to both the Amendment to Definitive Subdivision and the Definitive Site Plan to the Planning Board’s meeting on August 26, 2015.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 5-0 to postpone both items to August 26, 2015.

**List of Exhibits**

- Exhibit A: Definitive Subdivision Plan Application; received June 18, 2015; prepared by Howard Winter.
- Exhibit B: 128 Alvarado Avenue – Definitive Subdivision Plan; dated November 13, 2006 and revised through to April 17, 2008; prepared by HS&T Group, Inc.
- Exhibit C: Planning Board Certificate of Approval for 128 Alvarado Avenue Definitive Subdivision Plan; approved June 18, 2008.
- Exhibit D: Various e-mail correspondence regarding stormwater calculations; dated September 14, 2009 to May 11, 2010.
- Exhibit E: Comment Letter from Fire Chief Courtney; received July 27, 2015.

**4. 128 Alvarado Avenue – Definitive Site Plan (PB-2015-034)**

Taken up contemporaneously with Item #3.

**List of Exhibits**

- Exhibit A: Definitive Site Plan Application; received July 2, 2015; prepared by Howard T. Winter.
- Exhibit B: 128 Alvarado – A Definitive Site Plan; dated July 2, 2015; prepared by HS&T Group, Inc.
- Exhibit C: Stormwater Management Report & Drainage Calculations; dated May 12, 2008 and revised through to June 12, 2008; prepared by HS&T Group, Inc.
- Exhibit D: Comment Letter from Fire Chief Courtney; received July 27, 2015.

## **NEW BUSINESS**

### **Public Meetings**

#### **5. 10 Iroquois Street, 0 (aka 12) Quissett Street, and 48 & 50 Wamsutta Avenue - Definitive Site Plan (PB-2015-033)**

Zachary Couture, HS&T Group, stated that he was representing the applicant. They were applying for a definitive site plan because the parcel has 15% or more of slope and more than 5 dwelling units. The applicant is seeking to construct five single-family detached dwellings (part of the subdivision known as West View Estates) with associated off-street parking spaces along with related landscaping, utility, paving, grading, and erosion controls. The buildings will be vinyl-sided and each will have 4 bedrooms and a 2 car garage. Mr. Couture stated that the proposed sewer and water will connect to City Services. Mr. Couture explained the stormwater management proposed for the site to reduce roof runoff. This project is also going before the Conservation Commission for work within the 100 ft. buffer. He stated that he has revised plans to submit that address staff's comments.

Mr. Lyford stated that he would like to see the infiltration for the roof runoff provided, as shown on the subdivision plan. He also stated that they would like to see the proposed driveways labeled and shown as paved.

Ms. Tatasciore stated that staff has not reviewed any revised plans so they are unable to verify what has been addressed. The memo noted a lot of annotative issues. They also requested information regarding the type of slope treatment.

Mr. Couture stated that they put comments on the revised plans stating that any slope greater than 2:1 should be treated with riprap.

Ms. Tatasciore stated that the proposed driveways for lots 4 & 5 are located in close proximity to one another, with a streetlight directly between. She asked the engineer to please comment on the feasibility of re-locating the proposed driveways.

Mr. Couture stated that due to site constraints they had to place the driveways where they are. If they move them, they would go over the City's existing drainage infrastructure (manhole, pipes, and drainage easement). He explained that it was not an ideal location but it is the only location to place the driveways.

Ms. Tatasciore asked the engineer to comment on the existing retaining walls (materials and height). Mr. Couture stated that there are three retaining walls onsite and they are all built with large boulders. They are 4 ft. tall at their peak and taper off from there.

Ms. Tatasciore stated that two different renderings were submitted. She asked that he comment on the appearance of the proposed structures for each lot, including height in number of stories and exterior materials of the structures. She also asked the proposed deck locations, not shown on the plans, and their proximity to applicable setbacks (side & rear).

Mr. Couture stated that the plans have been revised to show the decks and they will all meet setback requirements.

Ms. Tatasciore stated that she would like to amend the condition that reads "Modify the existing easement to include all drainage infrastructure constructed in association with the Quissett Street Right-of-Way extension" and to remove the wording "Contact DPW&P and Law Department to determine the specific steps that need to be taken to resolve the issue;" to replace with the following wording "Modify the existing easement to include all drainage infrastructure constructed in

association with the Quissett Street Right-of-Way extension prior to the issuance of any building permits.” She also stated that the applicant has requested the following waivers:

- To label abutters and abutters thereto, within 300 ft., on the plan; and
- For labeling all trees of in excess of 9” diameter on the plan;

Mr. Freilich asked what the certification process was for the riprap slopes. Mr. Couture stated that the riprap is already built and it’s not structural; it’s used to break up the flow of water.

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

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 5-0 to approve the waivers requested.

### **List of Exhibits:**

Exhibit A: 10 Iroquois Street, 0 (aka 12) Quissett Street, and 48 & 50 Wamsutta Avenue Application; received 1/1/2015; prepared by Todd Ostrokolowicz.

Exhibit B: 10 Iroquois Street, 0 (aka 12) Quissett Street, and 48 & 50 Wamsutta Avenue Plan; dated 7/1/2015; prepared by HS&T Group, Inc.

Exhibit C: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 10 Iroquois Street, 0 (aka 12) Quissett Street, and 48 & 50 Wamsutta Avenue; dated 7/30/2015.

Exhibit D: Letter & Photos from Darlene Price to Worcester Planning Board; re: 10 Iroquois Street, 0 (aka 12) Quissett Street, and 48 & 50 Wamsutta Avenue; dated 7/22/2015.

Exhibit E: Renderings; dated 5/5/2015 & prepared by Acropolis Design Consultants.

Exhibit F: Order to Make Public the Quissett Street cul-de-sac.

Exhibit G: ANR plan for 10 Iroquois Street (aka lots 1 & 2); dated 6/12/2002.

## **6. 0 & 38 Toronita Avenue – Definitive Site Plan – Extension of Time (PB-2015-035)**

Carl Hultgren, Quinn Engineering, introduced the owner and stated that they submitted a request to extend site plan approval for 2 years for 0 & 38 Toronita Avenue. On August 6, 2014, the Planning Board approved a Definitive Site Plan, filed by AET Realty Trust, for the construction of three single-family detached dwellings with six accessory off-street parking spaces on property with 15% or more slope. The definitive site plan expires on August 6, 2015. The applicant is currently seeking an Extension of Time for Definitive Site Plan for a period of 2 years because the development at 38 Toronita Avenue depends upon the completion of improvements in Toronita Avenue and adjacent streets by the City of Worcester; these improvements are currently underway but have not been completed.

Mr. Gervais stated that he believed the sewer system was installed but that it has not been tested yet. Mr. Hultgren stated that he spoke to Chris Gagne at DPW and he stated that they thought they would test the system this year. Mr. Hultgren stated that if they only had a one year extension then they would not know how much time his client would have left to get the project completed.

Walter Burns stated that he met with the City's Engineering Department twice and he was told they aren't done with installation of the sewer or the drainage. He was concerned about the water runoff from this property into his lot or the lots across the street.

Mr. Freilich stated that the City's project has to be completed first before the applicant can build what was approved a year ago.

Mr. Truman stated that the minutes for the previous meetings are public record and he can review them to determine exactly what was approved a year ago.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 5-0 to approve a two-year extension of the definitive site plan until August 6, 2017.

## **Other Business**

### **7. Subdivision Bonding**

- a.** Request to Set Performance Bond Amount – Arboretum Phase IV - Bittersweet Boulevard (STA 4+71 to STA 8+71)

Mr. Lyford stated that they are not prepared to make a recommendation at this time. Ms. Tatasciore stated that they will postpone this item to the next meeting.

- b.** Request to Reduce Performance Bond Amount – Arboretum Phase IV – Bittersweet Boulevard (STA 0+15 to STA 4+71)

Mr. Lyford stated that they have an existing bond in the amount of \$260,000 and he recommended the release of \$121,000 for a remaining bond in the amount of \$139,000.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 5-0 to release \$121,000 from the performance bond.

- c.** Request to Reduce Performance Bond Amount – Quaboag Street Extension

Mr. Lyford stated that due to the limited amount of work left to be completed, DPW would not recommend the reduction of the bond and would instead like to see all the work completed.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 5-0 to accept DPW's recommendation.

- d.** Request to Reduce Performance Bond Amount – Arboretum Phase III – Holly Terrace (STA 0+00 to STA 3+18.75)

Mr. Lyford stated that there was a reduction of the bond approved in 2009 that was never executed. They recommend that the applicant execute the previously approved bond release.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 5-0 to accept DPW's recommendation.

### **8. Approval Not Required (ANR) Plans:**

- a.** 32 Willard Avenue (public) & Annisquam Street (private) – AN-2015-022

Ms. Tatasciore stated that the request is to carve out 6 properties from this one lot. They comply with all zoning requirements. Mr. Lyford stated he did a site view and confirmed

that the roads are passable. All the lots will have frontage on Willard Avenue and Annisquam Street and not on Pinnacle Street.

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

**9.** Communication - None

**10.** Signing of Decisions from prior meetings - decisions from the previous meeting were signed.

### **ADJOURNMENT**

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 5-0 to adjourn at 6:12 p.m.