

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

**November 4, 2015**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

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

**Planning Board Members Absent:** Andrew Truman, Chair  
John Vigliotti

**Staff Present:** Steven Rolle, Division of Planning & Regulatory Services  
Michael Antonellis, Division of Planning & Regulatory Services  
Nicholas Lyford, Department of Public Works & Parks  
Alexandra Kalkounis, Law Department

**BOARD SITE VISITS**

**CALL TO ORDER**

Chair Truman called the meeting to order at 5:56 p.m.

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

**1. 128 Alvarado Avenue – Amendment to Definitive Subdivision Plan (PB-2015-032)**

Mr. Rolle stated that the Planning Board is in receipt of request to postpone 128 Alvarado Avenue – Amendment to Definitive Subdivision Plan (PB-2015-032) to December 9, 2015 and extend constructive approval date to January 31, 2016.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to approve the postponement request, postponing the hearing December 9, 2015 and extending the constructive approval date to January 31, 2016.

**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 correspondences regarding stormwater calculations; dated September 14, 2009 to May 11, 2010.

Exhibit E: Comment Letter from Fire Chief Courtney; received July 27, 2015.

## **2. 128 Alvarado Avenue – Definitive Site Plan (PB-2015-034)**

Mr. Rolle stated that the Planning Board is in receipt of request to postpone 28 Alvarado Avenue – Definitive Site Plan (PB-2015-034) to December 9, 2015 and extend constructive approval date to January 31, 2016.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to approve the postponement request, postponing the hearing December 9, 2015 and extending the constructive approval date to January 31, 2016

### **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**

### **3. 926 West Boylston Street – Parking Plan (PB-2015-047)**

The petitioner seeks to construct a parking lot with ~21 spaces, along with associated site work, to be used in association with a proposed medical office on property located at 926 West Boylston Street and located within a BL-1.0 (Business, Limited) zone. The petitioner also intends to seal and stripe the parking area and to replace missing or damaged landscape plantings.

Peter LaPointe presented the application and stated that the property is surrounded by the Stop and Shop property and the subject building was originally designed for a Blockbuster Video. It is now proposed to be a medical office use building which is permitted in the zone.

Mr. LaPointe stated that the façade of the building will be upgraded with new awnings, brick fascia, the electrical and heating will be replaced, and the exposed masonry will be painted a brick red as to be compatible with the brick veneer.

Mr. LaPointe stated that the old dumpster area will now be used for 2 parking spaces. A dumpster will now be provided closer to the building. Mr. LaPointe stated that the chain link will be changed to stockade fence and the dumpster has been moved back in order to avoid conflict with the gates and traffic.

Mr. LaPointe stated that the dumpster will only be used for common office-type refuse and medical waste will be hauled off by a private contractor. Mr. LaPointe stated that no new lighting is proposed and there is plenty of ambient light to illuminate the property. He further stated that the applicant will add additional plantings as was noted by staff to the front of the property.

Mr. LaPointe stated that he has submitted request for waiver regarding the requirement to add vegetative buffer in the interior of the parking lot pursuant to Article IV, Section 7, Table 4.4, Note 6. Mr. LaPointe also stated that he is requesting a waiver from the requirement to show all abutters within a 300 foot buffer.

Mr. Antonellis asked that the final plan show the dumpster and its gates moved back from the parking lot as to not interfere with traffic from protruding dumpster gates. Mr. Antonellis the stated that the applicant has addressed all of staff's concerns.

Mr. Vigliotti asked if staff is satisfied with proposed lighting. Mr. Rolle stated that staff is satisfied with the lighting.

Mr. Mitra asked if the conversion will begin after completing the parking lot. Mr. LaPointe stated that the renovations will begin as soon as possible.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to approve, including all requested waivers and noted changes to the gates of the dumpster.

#### **List of Exhibits**

Exhibit A: Parking Plan Application; received September 30, 2015; prepared by Colvest/Worcester, LLC.

Exhibit B: Parking Plan & Building Elevations; dated September 30, 2015; prepared by Timothy Coon, Professional Engineer

Exhibit C: Special Permit and Variance – Findings of Fact and Decision, by the Worcester Zoning Board of Appeals, dated October 5, 2015.

Exhibit D: Planning Board Definitive Site Plan approval; dated March 30, 1998.

Exhibit E: Parking Lot Permit Plan; undated; Colvest Group

Exhibit F: Dumpster Pad and Enclosure; undated; Colvest Group

Exhibit G: Waiver Request; November 4, 2015; Colvest Group

#### **4. 79 Joppa Road – Definitive Site Plan (PB-2015-048)**

The applicant proposes to construct a ~1,400 (footprint) single-family detached dwelling with two off-street parking spaces (2-car garage) along with related grading and site work at property located at 79 Joppa Road. The property has 15% or greater slope and is zoned RS-7 (Residence, Single-Family).

James Spahiu, owner and applicant, presented the application and stated that he will be building a single family home and that the first floor will be 1 foot from front yard setback. Mr. Spahiu stated the first floor will have an entrance and a 2-car garage. The home will also have a basement.

Mr. Mitra opened the meeting to the public.

Dana Lewis asked what the setback for the front is. Mr. Rolle stated that the front yard setback is 20 feet. Mr. Lewis asked how the height is measured. Mr. Rolle stated that Inspectional Services typically starts counting height from the frontage and that the bottom floor is not considered to be habitable.

Mr. Lyford stated that currently the sanitary main does not front the property and a long connection for the sanitary has been denied because there is a further buildable lot adjacent to it. In order to proceed, the applicant will have to extend the sanitary and drainage main approximately 70 feet to the property.

Mr. Spahiu stated that he filed application for a long sewer connection and was denied and he never received an actual denial in writing.

Mr. Freilich asked Mr. Lyford to clarify.

Mr. Lyford stated that in order to do the project, the water and sewer main need to be extended approximately 70 feet, because there is a buildable lot across the street. This is based off a 2001 DPW policy.

Mr. Rolle stated that DPW can grant long connections and are only approved if evidence is that further development is not possible down the street. Either approach would not affect the site layout. Mr. Rolle stated that the board can vote to condition based on the DPW recommendations to extend the sewer line.

Mr. Spahiu stated that he understands that this is the requirement and that he is actively appealing the denial.

Mr. Rolle stated that the board can condition the approval subject to the satisfaction of the DPW, pursuant to the DPW letter issued or any other option satisfactory to the DPW.

Mr. Spahiu stated that he started with this project one year ago and started with an 81-G application.

Mr. Vigliotti stated that the discussion is getting past the scope of the work. Mr. Vigliotti asked if Mr. Spahiu is agreeable to comply with DPW conditions. Mr. Spahiu stated that yes, he is.

Mr. Rolle reviewed the recommendations from staff's review memo.

Mr. Vigliotti asked if the proposed rip-rap is satisfactory. Mr. Rolle stated that the plan noted the rip-rap to MassDOT standards and is acceptable.

Mr. Rolle stated that the applicant should ask for the following waivers;

1. Showing all abutters within 300 feet;
2. Showing entire parcel on the plan, given the size of the parcel.

Mr. Spahiu requested the waivers as stated.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to approve the definitive site plan with all the recommendations from the staff review memo and including the 2 waivers of relief and DPW's condition to meet DPW's requirements for extending and connecting to sewer and storm drainage systems.

## **List of Exhibits**

Exhibit A: Definitive Site Plan Application; received October 13, 2015; prepared by Finlay Engineering.

Exhibit B: Revised Definitive Site Plan Application; received October 30, 2015; Prepared by Finlay Engineering

Exhibit C: Definitive Site Plan; received October 13, 2015; prepared by Finlay Engineering Services

Exhibit D: ZBA Variance Decision; dated October 5, 2015.

Exhibit E: Memorandum received from the City of Worcester DPW; October 29, 2015

## **OTHER BUSINESS**

### **5. Election of Officers**

Mr. Freilich stated that this item should be postponed to the next meeting.

### **6. Approval Not Required (ANR) Plans**

No ANR's to sign.

### **7. Communication**

No communication items.

### **8. Signing of Decisions from prior meetings**

## **ADJOURNMENT**

Upon a motion by Mr. Frielich and seconded by Mr. Vigliotti, the board voted 3-0 to adjourn at 6:32 pm.