

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

February 3, 2016

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Satya Mitra
Andrew Freilich

Planning Board Members Absent: John Vigliotti

Staff Present: Steven Rolle, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Katie Donovan, Inspectional Services
Nicholas Lyford, Department of Public Works & Parks
Alexandra Kalkounis, 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. 0 & 9 Hemans Street and a portion of 40 Milton Street – More Than One Building On A Lot (PB-2015-042)

2. 0 & 9 Hemans Street and a portion of 40 Milton Street – Definitive Site Plan (PB-2015-042)

Items #1 & #2 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to approve the continuance to April 27, 2016 and extend the decision deadline to May 30, 2016.

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

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

Items #3 & #4 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to approve the postponement to March 16, 2016 and extend the decision deadline to April 30, 2016.

5. Sarah Drive - Arboretum Phase I – Amendment to Definitive Subdivision (PB-2015-055)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to approve the postponement to March 16, 2016 and extend the decision deadline to April 30, 2016.

6. 0 (aka 727 & 757) Salisbury Street (Salisbury Hills CCRC) – Amendment to Special Permit (PB-2015-065)

7. 0 (aka 727 & 757) Salisbury Street (Salisbury Hills CCRC) – Amendment to Definitive Site Plan (PB-2016-001)

Items #6 & #7 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to approve the postponement to February 24, 2016 and extend the decision deadline to March 31, 2016 due to a lack of quorum.

NEW BUSINESS

Public Meetings

8. 661 Salisbury Street (Temple Emanuel Sinai) – Definitive Site Plan (PB-2015-064)

Michael Andrade from Graves Engineering, representing the applicant, Temple Emanuel Sinai, stated that the applicant proposes to renovate the existing temple building and expand by creating a ~3,025 SF addition. This is to create office space, newer restrooms, etc. They also plan to re-pave a portion of the existing parking lots as well as sidewalks to bring them into Architectural Access Board (AAB) compliance. The project received Conservation Commission approval. They are amenable to the conditions of approval suggested by staff with the exception of the condition that states “i. Eliminate the gap in the proposed sidewalk where it intersects with the existing driveway, or provide a crosswalk to provide pedestrians with access to the sidewalk on the opposite side (Att. B #2).” Mr. Andrade stated that the area referred to is rarely used and a crosswalk is not needed.

Mr. Lyford stated that the Department of Public Works (DPW) comments are:

- Provide detail for riprap splash pad for the outflow of the subsurface infiltration system.
- Provide betterment (catch basin, dry well or similar system) of runoff outflow from existing parking lot to allow for silt settlement and possibly infiltration.

Mr. Andrade stated that they have already addressed that since the Conservation Commission required that information as well.

Mr. Rolle stated that staff recommends approval with the conditions of approval in the memo and that he is fine with striking condition 1(i). He asked the applicant to address the parking onsite.

Mr. Andrade stated that they have 92 parking spaces onsite and they are reducing that by one parking space to accommodate the addition. The required number of parking spaces is 42 based on the temple seating of 165 seats. The parking is generally underutilized with the exception of Rosh Hashanah and Yom Kippur, in which they might overflow onto on street parking.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to approve the requested waivers.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to approve the Definitive Site Plan with the condition in the review memo with the exception of condition 1(i) regarding the crosswalk.

List of Exhibits

- Exhibit A: Temple Emanuel Sinai Application; received December 21, 2015; prepared by Graves Engineering, Inc.
- Exhibit B: Definitive Site Plan; dated October 21, 2015; prepared by Graves Engineering, Inc.
- Exhibit C: Rendering; dated October 21, 2015; prepared by Graves Engineering, Inc.
- Exhibit D: Comments from Fire Chief; received January 21, 2016.
- Exhibit E: Comments from DPW; dated January 26, 2016.
- Exhibit F: Lighting Details; McGraw-Edison; Cooper Lighting; received 2/2/16
- Exhibit G: Updated Parking Schedule; received 2/2/16
- Exhibit H: Email from Applicant representative; RE: 661 Salisbury St DSP; received 2/2/16

OTHER BUSINESS

9. Election of Officers

Postponed until a full board is present.

10. Approval Not Required (ANR) Plans

a. 33 Fairhaven Road (public) (AN-2016-003)

Mr. Rolle stated that the request was to split the lot into 2 parcels and both meet the frontage requirements.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to endorse the ANR.

b. 17 & 19 Boxford Street (private) (AN-2016-004)

Mr. Rolle stated that the request was create a zero lot line for the duplex onsite. Each parcel meets all dimensional requirements. This is a private way and Mr. Lyford verified that the access road is in good condition and passable.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to endorse the ANR.

c. 87 & 89 Endicott Street (public) (AN-2016-005)

Mr. Rolle stated that the purpose is to convey a small piece of land to the adjacent owner.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to endorse the ANR.

d. 259 Massasoit Road (public) (AN-2016-006)

Mr. Rolle stated that the request was to split the lot into 2 parcels and both meet the frontage requirements.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to endorse the ANR.

11. Communication - None

12. Signing of Decisions from prior meetings – the decisions from the previous meetings were signed.

ADJOURNMENT

Upon a motion, the Board voted 3-0 to adjourn the meeting at 5:52.