

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

**March 16, 2016**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra  
John Vigliotti

**Planning Board Members Absent:** Andrew Freilich

**Staff Present:** Steven Rolle, Division of Planning & Regulatory Services  
Domenica Tatasciore, 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 5:35 p.m.

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

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

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

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to postpone Items 2 & 7 to April 27, 2016 and extended the decision deadline to May 30, 2016.

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

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to postpone this item to April 27, 2016 and extended the decision deadline to May 30, 2016.

**4. 0 (aka 727 & 757) Salisbury Street (Salisbury Hills CCRC) – Amendment to Special Permit (PB-2015-065)**

**5. 0 (aka 727 & 757) Salisbury Street (Salisbury Hills CCRC) – Amendment to Definitive Site Plan (PB-2016-001)**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to postpone Items 4 & 8 to March 22, 2016 and extended the decision deadline to April 30, 2016.

**6. Hemans Court – Street Petition for removal of Private Way from Official Map (ST-2016-003)**

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to postpone this petition to April 27, 2016.

**APPROVAL OF MINUTES**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the minutes for February 24, 2016 were approved.

**UNFINISHED BUSINESS**

**Public Meeting**

**7. 1219 Main Street and 4 & 6 Young Street - Parking Plan (PB-2015-054)**

John Riel, designer and general contractor for the project, stated that they have addressed the board's concerns and comments regarding the outstanding parking space configuration and dimension issues. They have added an additional tree and expanded the landscaping area.

Ms. Tatasciore stated that the applicant's latest revision is a reduction from 32 parking spaces to 24, which still complies with the requirements (13 spaces). Most of the comments from staff have already been addressed. Therefore, staff recommends approval with the conditions of approval proposed and also of the requested waiver for labeling abutters within 300 ft. on the plan.

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

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to approve the parking plan with the conditions of approval in the memo:

1. That all proposed plantings shall be on a non-Asian Long-horned Beetle susceptible species and shall not be known invasive species.
2. That the northerly curb cut be signed in accordance, as "enter" only and the southerly curb cut be signed in accordance, as "exit" only.
3. That the applicant improves the sidewalk along 4 & 6 Young Street, to DPW standards, in order to eliminate any walkway gaps.
4. The maximum spillover illumination onto adjacent properties used for residential purposes shall not exceed 1.0 foot candle.
5. That the project shall be constructed in substantial accordance with the final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.

**NEW BUSINESS**

**Public Hearing**

**8. Winter Street Court – Street Petition for discontinuance and removal of Private Way and city-owned easements from Official Map (ST-2016-006)**

Nick Lyford, DPW&P, stated that the Department of Public Works submits a favorable recommendation for the removal of Winter Street Court from the Official Map.

Julie Holstrom, Worcester Business Development Corporation, stated that this is part of the site redevelopment and thanked the board for considering it.

Mr. Rolle stated that since this is a private street removal the Planning Board's decision is final.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to remove the private way from the Official Map.

## **Public Meetings**

### **9. 275 Harrington Way – Parking Plan Amendment (PB-2016-004)**

Andy Baum, on behalf of the applicant, stated that the applicant seeks to construct a church with 262 seats across from the Ecotarium with a parking lot with ~87 spaces, along with associated site work. The proposed 6,113 SF structure will also consist of 2 classrooms and an office. The primary entrance will be from Harrington Way.

Mr. Baum stated that the current use of the site is vacant and was formerly used for greenhouses. He also stated that the Fire Department required them to provide a secondary access to turn a fire truck around, therefore, they did a gravel road extension to Raphael Street and it will have restricted access.

Mr. Lyford stated that the following items need to be addressed:

1. The proposed 6-inch fire service and 1-inch domestic shall be relocated. They shall be installed in the proposed driveway instead of them being installed through the proposed detention basin.
2. There are existing 1" and 2" water services to the lot, one of Harrington Way, the other off of Raphael Street. If these services are not going to be used, they need to be properly abandoned at the water main.
3. Provide filter fabric for the recharge wicks in the detention basin.

Mr. Baum was amenable to those changes.

Ms. Tatasciore stated that the applicant was compliant with parking requirements. The plan shows a separate lot, labelled as Lot 2, that is held in common ownership, located on the northerly side of the property fronting Raphael Street. An ANR plan was signed for this property on May 6, 2015 (AN-2015-019) but was never recorded with the Registry of Deeds. What is the intention for this parcel? The ANR plan should either be recorded, or Lot 2 should not be shown as a separate lot on the parking plan. If the applicant intends to record the endorsed ANR plan, then the location of the proposed snow storage area, shown on Lot 2, must be removed from this parcel and relocated elsewhere on what is designated as Lot 1.

Mr. Baum stated that the intent is not to subdivide the lot.

Ms. Tatasciore stated that the proposed building is sited well off of Harrington Way with no means for pedestrian access. Has the applicant considered provision of a sidewalk/walkway along the northerly side of the proposed driveway? Mr. Baum stated that the only place where they could put it is where the drainage swale is. The applicant should request a waiver from labeling abutters within 300 feet on the plans.

Leonard Ciuffredo, 289 Harrington Way, stated that he was concerned with access to Raphael Street, which is a dirt road and it is private. Is there any other alternative for fire truck access?

Mr. Rolle stated that the board can add an additional condition that requires a physical barrier that is acceptable to the Fire Department that will limit the use of that way to only emergency vehicles. Mr. Baum was amenable to that.

Judy Verdini, 271 Harrington Way, asked if the parking lot will be gated because there are youngsters that hang around the ball park at night and that disturbs the neighbors. She stated that she doesn't want to see them hang around an empty parking lot. She was also concerned with the location of the snow storage area because it will cause her backyard to flood.

Mr. Baum stated that the church has not considered gating the parcel since it is not a requirement. Mr. Rolle stated that the police and the fire departments might want to have unencumbered access to the parcel. We would have to check with them first.

Mr. Baum stated that they moved the snow storage area to the south western portion of the site since they can't have it now where it impedes the new fire access road.

Maurice Colonna, 8 Raphael Street, asked why the fire access didn't go out to Emerson Street instead.

Mr. Baum stated that Emerson Street is not accessible where the parcel meets it, it is too steep and the road is unfinished.

Unidentified gentleman stated that he lives on Emerson Street and asked if there was some requirement prohibiting the church members from parking on Emerson St. or Raphael St. Mr. Truman stated that there is no regulation that prevents people from parking on any street.

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

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to approve the parking plan with the following conditions of approval:

1. That the project shall be constructed in substantial accordance with the final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.
2. That six (6) copies of the final revised plans are submitted to the Division of Planning & Regulatory Services prior to the issuance of a Building Permit showing the following:

*General*

- a. Provide zoning boundaries on the locus map;
- b. Label the type of fencing, located near the northwest corner of the property, that is to remain;

*Landscaping & Screening*

- c. Provide five (5) additional 3" caliper shade trees along the southern lot line in compliance with Article IV, Section 7, Table 4.4, Note 5 and Article V, Section 5C;

*Lighting*

- d. Revise the Photometric Plan to provide an additional light fixture, located near the location of the proposed dumpster, in order to provide increased illumination for safety concerns;

*Fire Department*

- e. A gate or similar access barrier, acceptable to the Fire Department, shall be placed to limit access between the parking lot and Raphael Street for emergency use only.

3. The proposed 6-inch fire service and 1-inch domestic shall be relocated. They shall be installed in the proposed driveway instead of them being installed through the proposed detention basin.
4. There are existing 1” and 2” water services to the lot, one of Harrington Way, the other off of Rafael Street. If these services are not going to be used, they need to be properly abandoned at the water main.
5. Provide filter fabric for the recharge wicks in the detention basin.

## **OTHER BUSINESS**

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

#### **a. 28 Forsberg Street (public) & Evelyn Street (private) (AN-2016-010)**

Ms. Tatasciore stated that the intent is to subdivide the lot into 3 lots. One which will house the existing structure and the other two will be buildable lots.

Mr. Lyford stated that there is proper access for all the lots requested.

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

#### **b. 20 & 24 Cumberland Street (public) (AN-2016-011)**

Ms. Tatasciore stated that they are subdividing the lot and merging Lot 1 with adjacent property.

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

#### **c. 58 & 60 Chester Street (public) and 94 Parkton Avenue (public) (AN-2016-012)**

Ms. Tatasciore stated that they are looking to merge the parcel behind the baseball fields and with the two adjacent parcels on Chester Street.

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

#### **d. 47 Olean Street (public) and Fernside Road (public) (AN-2016-013)**

Ms. Tatasciore stated that this ANR seeks to subdivide the lot into 2 and it meets all the dimensional requirements.

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

#### **e. 314 Hamilton Street (public) & Hilton Street (public) (AN-2016-014)**

Ms. Tatasciore stated that this ANR seeks to subdivide the lot into 2 and it meets all the dimensional requirements.

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

f. **198 & 200 West Mountain Street (public) (AN-2016-015)** – Postponed to March 22, 2016.

**11. Communication** – None

**12. Execution of Subdivision Performance Agreement for Arboretum Phase IV - Bittersweet Boulevard (STA 4+71 to STA 8+71)** – Signed by the Board

**13. Signing of Decisions from prior meetings** – Decisions were signed

**ADJOURNMENT** – Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to adjourn at 6:23 p.m.