

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

**July 20, 2016**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra, Vice Chair  
John Vigliotti  
Andrew Freilich (left at 8:35 pm)

**Staff Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Domenica Tatasciore, Division of Planning & Regulatory Services  
Michael Antonellis, Division of Planning & Regulatory Services  
Katie Donovan, Inspectional Services  
Alexandra Kalkounis, Law Department

**BOARD SITE VISITS**

**Call to Order** – 5:35 pm

**Requests for Continuances, Extensions of Time, Postponements & Withdrawals**

**1. 0 & 9 Hemans Street More Than One Building on a Lot and Definitive Site Plan (PB-2015-042)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 4-0 to approve the continuance to August 17, 2016 and to extend the decision deadline to September 30, 2016.

**2. Sarah Drive – Arboretum Phase I – Amendment to Definitive Subdivision (PB-2015-025)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 4-0 to approve the postponement to August 17, 2016 and to extend the decision deadline to September 30, 2016.

**3. 23 Southwest Cutoff – Parking Plan (PB-2016-007)**

Upon a motion by Mr. Mr. Freilich and seconded by Mr. Mitra, the board voted 4-0 to approve the request to Leave to Withdraw without prejudice.

**4. 128 Alvarado Avenue – Amendment to Definitive Subdivision (PB-2015-032) & Definitive Site Plan (PB-2015-034)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 4-0 to approve the request to postpone to August 17, 2016 and extend the decision deadline to September 8, 2016.

## **5. 150 Blackstone River Road (AN-2016-028)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 4-0 to approve the request to postpone to September 7, 2016 and extend the decision deadline to September 8, 2016.

## **New Business**

### **Public Meeting**

#### **6. Kiara Drive (aka 770 Franklin Street) – Definitive Subdivision (PB-2016-018)**

Pat Burke, HS & T Group, presented the petition and stated that there is approximately 500 linear feet of cul-de-sac for the 9 lot subdivision with 18 single family semi-detached dwellings.

Ms. Tatasciore stated the plan had a number of deficiencies which should be incorporated into revised plans. Health Department, Public Works, and Fire department comments have all been incorporated into suggested conditions of approval.

Mr. Truman opened the hearing to public comment.

Michael Frongillo asked what the building height will be. Mr. Burke stated the heights will be similar to those located on Christina Road.

Mr. Frongillo stated concerns over increase impact of on-street parking and stated that the wetlands shown on the plan is not representative of what is actually in the field.

Linda Mulcurny stated that the wetlands are quite deep and also has concerns over blasting. Jim Mulcurny asked which trees will remain.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 4-0 to continue the meeting to August 17, 2016 in order to allow the applicant to revise plans that address DPW comments.

#### **List of Exhibits:**

- Exhibit A: Definitive Subdivision Plan Application; received June 9, 2016; prepared by Cesmir Spiro.
- Exhibit B: Kiara Drive (aka 770 Franklin Street) Definitive Subdivision Plan; dated June 9, 2016; prepared by HS&T Group, Inc.
- Exhibit C: Wetland Resource Evaluation; dated January 6, 2015; prepared by EcoTec, Inc.
- Exhibit D: E-mail from Wayne Curran, Chief Sanitarian of the Department of Inspectional Services' Division of Housing & Health Inspection to the Chief Planner, Domenica Tatasciore; re: 770 Franklin Street – Kiara Drive; dated June 20, 2016.
- Exhibit E: Fire Department Comments; received June 20, 2016.
- Exhibit F: DPW Comments; received July 14, 2016.

**7. 0, 146, 148, 152, 152R, 166 Moreland Street – Amendment to Special Permit for Cluster Subdivision (PB-2016-019) and**

**0, 146, 148, 152, 152R, 166 Moreland Street – Amendment to Definitive Site Plan (PB-2016-020) – both items were taken up contemporaneously.**

Amendment to Special Permit for Cluster Subdivision

Attorney O’Neil stated that the driveway will be shifted toward the center of the property and other minor improvements. A stormwater management retention unit, that was partially constructed, was discovered.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the board voted to postpone the Special Permit hearing to August 17, 2016

**List of Exhibits:**

- Exhibit A: Special Permit – Cluster Zoning Application; received June 29, 2016; prepared by applicant’s attorney Donald J O’Neil.
- Exhibit B: Plan of Land; dated April 27, 2016; prepared by H. S. & T. Group.
- Exhibit C: Memorandum from the City of Worcester Fire Department to the Planning Board; re: 148 Moreland St.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works to the Planning Board; re: 148 Moreland St; dated 7/13/16.

Amendment to Definitive Site Plan

Mr. Couture stated that the changes pertain to the driveway by making it more centered on the lot, increasing the square footage of the driveway to incorporate the doors on the garage and to add a turn around. The garage is proposed to be skewed a bit to allow addition of a deck.

Mr. Antonellis asked the applicant address stormwater. Mr. Couture stated that stormwater will include a foundation drain and splash pad. A dry well is intended to be removed from the plan.

Mr. Antonellis asked the petitioner to comment on encroachments. Attorney O’Neil stated that they will ask the neighbor to remove the encroachments including the pole and the driveway. Attorney O’Neil stated that a shared driveway is not desired.

Attorney O’Neil stated that plans will be modified and they will submit a rendering.

Mr. Couture stated that the runoff from the driveway will directed in a way to avoid the home structure into the wetland detention pond and added that access to open space is through individual lots.

Attorney O’Neil stated that there is no need for added fencing and landscape screening.

Mr. Truman opened the meeting to the public.

Paul Matthews provided a handout to be entered as Exhibit H. Mr. Matthews stated concerns over impact of stormwater onto adjacent parcels. Attorney O’Neil stated that the directed stormwater through a pipe is a concern for the direct abutter and it is upon the Matthews to create a solution.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the board voted 4-0 to continue the meeting to August 17, 2016.

**List of Exhibits:**

- Exhibit A: Definitive Site Plan Application; received June 29, 2016; prepared by Anthony Romeo.
- Exhibit B: Definitive Site Plan; dated April 27, 2016; prepared by H. S. & T. Group.
- Exhibit C: Memorandum from the City of Worcester Fire Department to the Planning Board; re: 148 Moreland St.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works to the Planning Board; re: 148 Moreland St; dated 7/13/16.
- Exhibit E: Special Permit as most recently Amended; final action on 11/4/2011.
- Exhibit F: Definitive Site Plan Approval, as most recently Amended; final action on 10/26/2011.
- Exhibit G: Approved Plans per Exhibits E & F; last revised 9/21/2011; received 12/6/2011.
- Exhibit H: Comments from Paul, Patricia, and Stanley Matthews; received 6/29/2016.

**8. 35 Natural History Drive – Definitive Site Plan (PB-2016-014)**

Pat Burke, HS & T, stated that the project exceeds the 15% grade and briefly described the project.

Ms. Tatasciore stated that the property was issued a cease and desist order in 2014, and the Planning Board denied an ANR in 2015 relative to the condition of the road way or lack thereof. The property is not accessible from the north and only accessible from the south.

Mr. Burke stated that the existing foundation would be demolished first and temporary stockpiling will be used up hill and shortly remove thereafter.

Mr. Rolle stated that staff suggests that the existing slab be removed prior to construction of the new structure as condition of approval.

Mr. Truman stated that the plan is lacking contour data.

Mr. Vigliotti stated that he would prefer to continue to allow time for the applicant to fix incomplete items on the plan.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 4-0 to continue the meeting until August 17, 2016.

**List of Exhibits:**

- Exhibit A: Definitive Site Plan Application; received May 19, 2016; prepared by Rocco Leone.
- Exhibit B: Definitive Site Plan for 35 Natural History Drive; dated May 19, 2016; prepared by H. S. & T. Group.
- Exhibit C: Fire Department Comments; received June 9, 2016.
- Exhibit D: Approval Not Required Decision - Denial; dated September 9, 2015.
- Exhibit E: Cease & Desist Letter from ISD; dated July 29, 2014.
- Exhibit F: Memo from the Department of Public Works to the Planning Board; dated July 14, 2016

**9. Lot 3 Burncoat Heights – The Village at Burncoat Heights (fka 604 Burncoat St.) – Definitive Site Plan (PB-2016-015)**

Mr. Rolle stated that the petitioner is not present but wished that the board would hear the item regardless.

Mr. Vigliotti stated he prefer an applicant be before the board for an item to be heard.

Mr. Freilich stated he does not have a problem moving forward with the petition.

Mr. Rolle stated the application did not warrant substantive comments from staff.

Mr. Antonellis stated that the board received written requests for a waiver.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the board voted 3-1 to approve the waiver to list abutters and abutters to abutters within 300 feet.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the board voted 3-1 to approve the definitive site plan with conditions of approval as noted in staff review memo.

**List of Exhibits:**

- Exhibit A: Definitive Site Plan Application; received June 8, 2016; prepared by Charles Scott of Burncoat Heights Trust.
- Exhibit B: Plot Plan; dated May 19, 2016; prepared by CFS Engineering.
- Exhibit C: Certificate of Approval for The Village at Burncoat Heights Definitive Subdivision Plan; dated August 7, 2013.
- Exhibit D: Memo from the Department of Public Works to the Planning Board; dated July 14, 2016.

**10. 150 Blackstone River Road – Definitive Site Plan (PB-2016-016)**

Bill Hannigan stated that much of the review has been through the Conservation Commission thus far. Only automobile traffic will be accessed on the northeast side of the building; truck traffic will be directed with signage through entrance to the west routed around the west side of the building to the back.

There will be 3 tenants on the property and approximately 305 jobs will be created.

Tenant #1 - The first tenant will encompass the eastern half of the building which will consist of loading docks. . For the first tenant there are 246 parking spaces proposed,

Tenant #2 – The second tenant will have 36 parking spaces.

Tenant #3 – The third tenant will have 78 parking spaces.

Additional parking is placed elsewhere on the site to accommodate a future use and to accommodate zoning ordinance. A waiver request has been made regarding the provision of interior trees.

Mr. Hannigan went into detail about the drainage proposed for the site.

Mr. Rolle stated that suggested conditions were largely notational.

Mr. Hannigan stated that trash will be handled by internal compactor.

Mr. Rolle asked if the corner on the northwest side is sufficient radius for trucks and Mr. Hannigan answered affirmatively. Mr. Rolle stated that there is a RR crossing on the property and asked Mr.

Hannigan to describe how to handle this conflict. Mr. Hannigan stated that there will be a stop sign placed at the conflict with the RR.

Mr. Rolle stated that the board should consider placing a condition that cut sheets for catch basins be provided to DPW for approval and location with double catch basins be approved by DPW as well as striking #4 and #25 of suggested conditions.

Mr. Truman opened the meeting to the public. No one was present.

The applicant request a waiver from labelling abutters within 300 feet, providing interior trees within the southern side parking lot, and from submitting a rendering. Upon a motion by Mr. Freilich, and seconded by Mr. Mitra, the board voted 4-0 to approve the requested waivers.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the board voted 4-0 to approve the definitive site plan with condition as noted in the staff review memo, striking #11, 13, 18, 22 and 25 and including DPW recommendations item #1, 2 and 3 and adjustment of noted parking spaces.

**List of Exhibits:**

- Exhibit A: Definitive Site Plan Application; received June 9, 2016; prepared by Hannigan Engineering of behalf of Steve Goodman, 150 Blackstone River Road, LLC.
- Exhibit B: Definitive Site Plan; dated May 26, 2016; prepared by Hannigan Engineering, Inc.
- Exhibit C: Memorandum from the City of Worcester Department of Public Works & Parks; received July 14, 2016.
- Exhibit D: Comments from Fire Department.
- Exhibit E: Letter from DPW to Steven Goodman; dated June 7, 2016.
- Exhibit F: MACRIS Listing; 130 Blackstone River Road & 1000 Millbury Street.

**11. 110, 112 & 120 Gold Star Blvd. & 33 Millbrook Street – Amendment to Definitive Site Plan (PB-2016-017)**

Attorney Joshua Lee Smith stated that the site is located next to a car dealership across from the Panera Bread Company as well as other various businesses. The proposal includes a 2 bay car wash including detail center and vacuum stations. The use is permitted by right within the MG-2 zone. The project complies with parking and there is no loading requirement. The request is for an amendment based on a reconfiguration of the site.

Paul Hutnak, project engineer, stated that the primary access will be off of Millbrook Street leading to 2 pay kiosks with the option to continue through carwash and/or detail including adequate space for customers to reclaim vehicles from the detail bays. Emergency exits will be placed along the car wash. Directional signage included on the site to help circulation. In response to fire comments, the applicant will include an emergency exit to Millbrook Street.

Ms. Tatasciore asked if the proposed vacuum stalls were self-service and also asked for the applicant to address waste management. Mr. Hutnak stated the vacuums are self-service and that proposed dumpsters will be fenced in.

Fire Department comments were also discussed.

Michelle Tuck, project architect, gave an overview of the proposed structure. A handout was given showing revised floor plans and exterior elevations. Ms. Tuck also responded to Fire Department comments.

Mr. Truman opened the meeting to the public.

Jo Hart expressed concerns over the retention of dirty water and disposal. Ms. Tuck stated that the car wash will be self-contained.

Mr. Hutnak stated that the exit only will be chained off with a bollard. Mr. Rolle stated “A do not enter sign” would be a good addition, both on site and street-side.

Mr. Freilich stated concerns over confusion of traffic circulation on that block. The President of Harr Motors was present, and described the layout of the lot in relation to other retail traffic.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the board voted 4-0 to approve the amendment to a definitive site plan subject to conditions of approval as noted in the staff review memo, including fire department comments.

Upon a motion by Mr. Truman and seconded by Mr. Freilich, the board voted 4-0 to approve the request to extend the decision deadline to October 30, 2016.

## **Other Business**

### **12. Request to Release Performance Bond – Arboretum Definitive Subdivision – Phase III (Holly Terrace)**

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 4-0 to approve the full release of the remaining performance bond balance of \$60,000 for Holly Terrace - Sta. 0 + 00 to Sta. 3 + 30 to include Lots # 53 L&R through to 60 L&R.

### **13. Request to Reduce Performance Bond – Arboretum Definitive Subdivision – Phase IV (Bittersweet Blvd. STA 4+71 to STA 8+71)**

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the board voted 4-0 to approve the reduction of the existing \$300,000 performance bond down to \$150,000, thus releasing a total of \$150,000 for Bittersweet Boulevard – Sta. 4+71 to Sta. 8+71 to include Lots 83 L&R thru 87 L&R and 108 L&R thru 111 L&R.

### **14. Request to Reduce/Release Performance Bond – Quaboag Street Definitive Subdivision**

This item was postponed to the next meeting.

### **15. Holly Terrace – Street Petition to make Public (ST-2016-009)**

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the board voted 4-0 to recommend a priority #1 to make Holly Terrace a public street.

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

- a. **10 & 16 Castine Street (public) and 15 Cumberland Street (public) (AN-2016-029)**  
Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to endorse the plan.
- b. **1 Moreland Street (public) (AN-2016-030)**  
Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to endorse the plan.
- c. **231 Lake Avenue (public) (AN-2016-031)**  
Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to endorse the plan.
- d. **20 Third Street (private) (AN-2016-032)**  
Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to endorse the plan.

## **17. Election of Officers**

Mr. Mitra made a motion, which was seconded by Mr. Freilich, to nominate Mr. Truman to serve as Chair. All voted in favor.

Mr. Truman made a motion, which was seconded by Mr. Freilich, to nominate Mr. Mitra to serve as Vice Chair. All voted in favor.

Mr. Truman made a motion, which was seconded by Mr. Freilich, to nominate Mr. Vigliotti to serve as Clerk. All voted in favor.

## **18. Registry of Deeds Signature Sheet**

## **19. Communication**

- a. Letter from Patrick Healey, dated May 31, 2016 regarding 1284 Main Street project completion
- b. Letter from CMRPC, dated July 5, 2016, regarding the appointment of delegates & alternates for FY17

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

## **Adjournment**

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to adjourn the meeting at 8:41pm.