

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

**August 17, 2016**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

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

**Planning Board Members Absent:** Andrew Freilich

**Staff Present:** Domenica Tatasciore, Division of Planning & Regulatory Services  
Katie Donovan, Inspectional Services  
Nicholas Lyford, Public Works  
Jennifer Beaton, Law Department

**BOARD SITE VISITS**

**Call to Order** – 5:30 pm

**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 & Definitive Site Plan (PB-2015-042)**  
Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to Request to Continue to September 7, 2016 and Extend Decision Deadline to October 30, 2016.
  
- 2. Kiara Drive (aka 770 Franklin Street) – Definitive Subdivision (PB-2016-018)**  
Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to Request to Postpone to September 7, 2016 and Extend Decision Deadline to October 30, 2016.
  
- 3. 0, 146, 148, 152, 152R, 166 Moreland Street – Amendment to Definitive Site Plan (PB-2016-020)**  
Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to Request to Postpone to September 7, 2016 and Extend Decision Deadline to October 30, 2016.

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

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to Request to Postpone to September 7, 2016 and Extend Decision Deadline to October 30, 2016.

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

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to Request to Postpone to September 7, 2016 and Extend Decision Deadline to October 30, 2016.

**6. 0, 146, 148, 152, 152R, 166 Moreland Street – Amendment to Special Permit for Cluster Subdivision (PB-2016-019)**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to Request to Postpone to September 7, 2016 and Extend Decision Deadline to October 30, 2016.

**7. 150 Blackstone River Road (AN-2016-028)**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to Request to Postpone to September 7, 2016 and Extend Decision Deadline to September 29, 2016.

**Unfinished Business**

**Public Meeting**

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

The applicant's engineer, YZ of HS&T Group, Inc., presented the application and stated that staff's recommendations of approval are acceptable.

Mr. Lyford detailed DPW's staff review memo for the board: 1. The water main location is not shown. A water main extension may be required if the lot is to be serviced by the municipal water supply and; 2. Show driveway clearly, and label the width.

Ms. Tatasciore stated that comments reflect a previous iteration of the plan and not the one presented to the board, such as denoting parking spaces, submitting a rendering and floor plans and that the petitioner is now requesting a waiver to show trees in excess of 9 inches in diameter.

YZ stated that they do not have any renderings since a design for the proposed house has not been selected and that the regularity factor shown on the plan has been fixed. He stated that the applicant is ready to remove the existing foundation. There is proposed screening between subject property and the property to the left to include arborvitae or equivalent landscaping.

Ms. Tatasciore stated that all recommended conditions still stand and also include DPW comments.

Mr. Vigliotti suggests a continuation for Planning Division to have time to review plans.

Upon a motion by Mr. Vigliotti, and seconded by Mr. Mitra, the board voted 3-0 to continue the item to September 7, 2016.

The board suggested an item be placed on the next meeting to discuss timelines for submissions of new materials to the board.

**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 and revised on August 5, 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

**New Business**

**Public Meetings**

**9. 21 Colonial Road - Definitive Site Plan (PB-2016-021)**

John Grenier, engineer, presented the application and stated the property is located on a corner lot with a grade greater than 15%. The slopes exist along the frontage and slope down toward the rear of the property. The applicant is proposing a 2,000 SF colonial-style home and a foot high retaining wall is proposed along Colonial and Havelock roads. Stormwater will be captured and diverted and along the perimeter, trees will be saved that are of substantial size. The applicant is proposing to plant 3 inch caliper oak tree near the driveway to replace a tree that will be removed.

Mr. Lyford stated that DPW comments have been addressed.

Mr. Truman opened the meeting to the public.

Rhonda McFleder, 61 Havelock Road, stated concerns over possible stormwater overflow on to their lot and asked for additional landscape screening between the lots for separation.

Mr. Grenier stated that there will be recharge chambers to catch runoff. A French-drain could be proposed on the southern side of the driveway to prevent water sheeting towards the neighbor's yard.

Mr. Grenier requested waiver of the requirement to label abutters

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to approve the petition subject to staff review recommended conditions of approval and DPW comments with the addition of vegetative buffer between 61 Havelock Road and the subject property and include a French drain with the driveway to catch runoff; also including a waiver of the requirement to label abutters and abutters to abutters within 300 feet of the property.

**List of Exhibits:**

- Exhibit A: Definitive Site Plan Application; received July 7, 2016; prepared by Gordon Olin.
- Exhibit B: Definitive Plan; dated July 7, 2016; prepared by J.M. Grenier Associates Inc.

**10. 104, 108, 110, 112, 116 (aka 102) Shrewsbury Street & 112 East Central Street – Amendment to Parking Plan (PB 2016-022)**

The applicant's engineer, YZ of HS&T Group, Inc., presented the application. YZ stated that the property houses Brew City as well as other retail and associated parking located on site. The applicant is seeking retroactive approval after purchasing 100 East Central Street, where they razed the building and included the footprint into existing parking.

Mr. Lyford detailed DPW concerns: 1. Provide documentation that the proposed parking expansion complies with Massachusetts Stormwater Standards and; 2. Show label or note that details curb cut for 112 Shrewsbury Street being closed.

Ms. Tatasciore reviewed planning staff review memo, specifically mentioning deficiencies and suggesting compact spaces be included and CCOD requirements regarding the 3-foot buffer. Questions include adequacy of proposed lighting and snow storage, and other questions noted in the memo.

YZ asked that the board continue the meeting to allow time address comments.

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 3-0 to continue the item to September 7, 2016.

**List of Exhibits:**

- Exhibit A: Parking Plan Amendment Application; received July 7, 2016; prepared by Jerry Azzarone.
- Exhibit B: Parking Amendment Plan; dated May 9, 2016; prepared by H.S. & T. Inc.
- Exhibit C: Parking Plan Decision; signed October 29, 2009 (included with application materials).
- Exhibit D: Parking Plan; dated August 10, 2009 and revised through to October 23, 2009; prepared by H.S. & T. Inc. ((included with application materials).

**11. 1 Moreland Street - Definitive Site Plan (PB-2016-023)**

Mohamad Djamshidi presented the petition and proposed a single family dwelling on the property. The property is mostly flat with the exception of the property line. The basketball court on the site will have to be removed to test the soils. A rendering was submitted to the planning board.

Mr. Lyford stated that DPW comments have been addressed.

Ms. Tatasciore stated concerns regarding drainage and separation between properties.

Mr. Djamshidi stated that a cultic chamber is proposed for the site and the specifications will be provided on the plan. Most of the trees will be preserved on the property.

Mr. Truman opened the meeting to the public.

Michael Bowes, 11 Moreland Street, stated concerns over drainage being downslope of the property and would like to see mature trees maintained on the property.

Mr. Djamshidi offered to put stonework on the proposed concrete retaining wall.

Mr. Djamshidi requested waiver of the 300 foot abutter requirement.

Upon a motion by Mr. Vigliotti, and seconded by Mr. Mitra, the board voted 3-0 to approve the petition with conditions of approval as noted in the staff review memo and added condition that the retaining wall include a stone façade, and that a detail of the cultic be provided on the plan; and approval of the waiver from the requirement to label abutters and abutters to abutters within 300 feet of the property.

**List of Exhibits:**

- Exhibit A: Definitive Site Plan Application; received July 7, 2016; prepared Mohammad Djamshidi on behalf of Robert and Patricia Sprunger.
- Exhibit B: Definitive Site Plan; dated July 7, 2016 and revised through to August 11, 2016; prepared by ASA Engineer.Org.
- Exhibit C: ANR Plan; dated July 8, 2016; endorsed July 20, 2016.
- Exhibit D: Fire Department Comments; received July 28, 2016.

**12. Blackstone River Road - Street Petition Abandonment & Discontinuance a Portion of the Public Way (ST-2016-011)**

Todd Rodman presented the petition and stated that the street has been informally abandoned when the road was changed from Millbury Road to Blackstone River Road.

Mr. Lyford stated that DPW is in agreement with the petitioner.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to approve the abandonment of a portion of the Public Way known as Blackstone River Road.

**Other Business**

**13. Hooper Street - Street Petition to make Public (from Catharine St. to Mount Vernon St.) (ST-2016-010)**

Mr. Lyford stated DPW recommends a priority number 1.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to approve the recommendation of priority to City Council to make Hooper Street a Public Way.

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

Mr. Lyford stated construction is completed and a complete release is recommended by DPW.

Upon a motion by Mr. Vigliotti, and seconded by Mr. Mitra, the board voted 3-0 to approve the recommendation to release the full amount of the bond totaling \$47,500.

**15. Vote to correct and re-sign decisions:**

- a. Beck Street – Discontinuance & Removal of Private Street from Official Map (ST-2013-008)
- b. Lundberg Street – Discontinuance & Removal of Private Street from Official Map (ST-2013-009)

Both street petitions were signed.

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

- a. 150 Blackstone River Road & a portion of the current Blackstone River Road Right-of-Way (public) (AN-2016-028)**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the board voted 3-0 to Postpone to September 7, 2016 and Extend Decision Deadline to September 29, 2016.

- b. 32 Willard Avenue (public), Pinnacle Street (private) & Annisquam Street (private) (AN-2016-033)**

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

- c. Lot 1L & 1R (fka portion of 23-25) Kenberma Road (private) (AN-2016-034)**

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

- d. 17 Briarcliff Street (private), aka 1 Firglade Street (private) and Balmoral Street (private) (AN-2016-035)**

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

- e. 417 & 421 Cambridge Street (public) (AN-2016-036)**

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

**17. Communication**

- a.** Letter from CMRPC, dated July 5, 2016, regarding the appointment of delegates & alternates for FY17
- b.** Letter from BSC Group, Inc., dated July 14, 2016, regarding Notice of License Application Pursuant to M.G.L. Ch. 91 – Waterways License Application Number W16-4720 for Blackstone Gateway Park Project

**18. Signing of Decisions from prior meetings**

**Adjournment:** 6:34 pm