

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

November 16, 2016

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Satya Mitra
John Vigliotti
Andrew Freilich

Planning Board Members Absent: Andrew Truman

Staff Present: Stephen S. Rolle Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Department of Inspectional Services
Nicholas Lyford, Department of Public Works
Alexandra Kalkounis, Law Department

Call to Order – 5:30 pm

Approval of Minutes: July 20, 2016, Aug. 17, 2016, Sept. 7, 2016 & Sept. 28, 2016

The Board voted to postpone the approval of minutes to the next meeting.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

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

Mike Frongillo, an abutter to the property, stated that item is also coming before Conservation Commission and that is after the next Planning Board meeting so would request that item be postponed to after the Conservation Commission meeting.

Mr. Rolle stated that staff had contacted the applicant and asked them to continue to the January Planning Board meeting but the applicant declined and asked to postpone to the December 7, 2016 Planning Board meeting.

Mr. Vigliotti and Mr. Freilich stated that their position will be that he will deny the application if applicant keeps asking to postpone as not fair to the Board and abutters.

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to postpone the item until the December 7, 2016 Planning Board meeting and to extend the decision deadline until January 30, 2017.

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.

2. 104, 108, 110, 112, 116 (aka 102) Shrewsbury Street & 112 East Central Street – Amendment to Parking Plan (PB 2016-022)

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to continue the item until the January 11, 2017 Planning Board meeting and to extend the decision deadline until February 15, 2017.

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).

3. 25, 38 & 45 Arctic St., 1, 14 (aka 8 & 10 Plastics St.) & 23 Hygeia St., 274, 284 (aka 5 & 7 Arctic St.) & 290 Franklin St. – Definitive Site Plan (PB-2016-034)

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to continue the item until the December 7, 2016 Planning Board meeting and to extend the decision deadline until January 30, 2017.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received August 18, 2016; prepared by DOK Realty LLC.
- Exhibit B: Proposed Amended Definitive Site Plan, Franklin Street Lofts; prepared by JH Engineering Group and; dated October 16, 2014 and revised through to November 2, 2016.
- Exhibit C: Architectural renderings with elevations and floor plans; prepared by Dimensions 2 & 3; dated May 4, 2015 (included as part of the plan set).
- Exhibit D: Definitive Site Plan Decision; signed May 25, 2007.
- Exhibit E: Amendment to Definitive Site Plan Decision; signed April 15, 2015.
- Exhibit F: DPW Comments; dated September 21, 2016.
- Exhibit G: Fire Department Comments; received September 8, 2016.
- Exhibit H: Traffic Impact and Access Study; received October 19, 2016; prepared by MDM Transportation Consultants, Inc.

4. 146, 148, 152, 152R, 166 Moreland Street – Amendment to Special Permit for Cluster Subdivision (PB-2016-019)

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to continue the item until the December 7, 2016 Planning Board meeting and to extend the decision deadline until January 30, 2017.

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.

5. 128 Chandler Street - Amendment to the City of Worcester Zoning Map (ZM-2016-003)

The petitioner seeks to amend the City of Worcester Zoning Map by extending the CCOD-E (Commercial Corridor Overlay District – Elsewhere) district to include the entire property located at 128 Chandler Street. Presently, the property is split zoned with a portion located within the CCOD-E overlay district.

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to continue the item until the December 7, 2016 Planning Board meeting and to extend the decision deadline until January 30, 2017.

List of Exhibits:

- Exhibit A: Petition – Gregory T. Lano of Chandler 128 Associates LLC; referred to Planning Board on September 20, 2016.
- Exhibit B: GIS Map; dated October 31, 2016; prepared by DPRS Staff.

6. 64 Beacon Street (aka 51-53 & 57-59 Jackson Street & 64-68 Beacon Street), 79 Beacon Street, 42 & 54 Jackson Street & 35 Hermon Street – Amendment to Special Permit for Adaptive Reuse Overlay District (PB-2016-045)

7. 64 Beacon Street (aka 51-53 & 57-59 Jackson Street & 64-68 Beacon Street), 79 Beacon Street, 42 & 54 Jackson Street & 35 Hermon Street – Amendment to Definitive Site Plan (PB-2016-045)

Items #6, #7 were taken contemporaneously.

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to continue Items #6, #7 until the December 7, 2016 Planning Board meeting and to extend the decision deadline until January 30, 2017.

List of Exhibits:

- Exhibit A: Special Permit Amendment Application; received October 24, 2016; prepared by Shane Brady, Brady Sullivan Worcester Properties LLC.

- Exhibit B: Definitive Site Plan Amendment Application; dated received October 24, 2016; prepared by Shane Brady, Brady Sullivan Worcester Properties LLC.
- Exhibit C: Layout & Materials Plan for Junction Shop Loft Apartments Site Plan Set; dated October 21, 2016; prepared by Meridian Associates.
- Exhibit D: Amendment to Special Permit Decision; signed March 2, 2012.
- Exhibit E: Amendment to Definitive Site Plan Decision; signed March 2, 2012.
- Exhibit F: Historic Building Demolition Waiver Determination – 35 Hermon Street; dated July 16, 2015.
- Exhibit G: Historic Building Demolition Waiver Determination – 49-57 Hermon Street, 51-59 Jackson Street, 62-74 Beacon Street; dated January 30, 2015.

7. Pond Street - Street Petition for Discontinuance & Removal a Portion of the Public Way from Official Map (ST-2016-016)

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to allow for Leave to Withdraw without Prejudice.

8. 20 Jolma Road – Definitive Site Plan (PB-2016-038)

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to postpone the item to the January 11, 2017 Planning Board meeting and to extend Decision deadline to February 11, 2017.

9. 0 (aka Lot 6A) Salisbury Street - Definitive Site Plan (PB-2016-040)

Michelle Nguyen the applicant appeared for the item.

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to postpone the item to the December 7, 2016 Planning Board meeting and to extend Decision deadline to January 30, 2017.

10. 10 Pullman Street – Parking Plan (PB-2016-041)

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to postpone the item to the December 7, 2016 Planning Board meeting and to extend Decision deadline to January 30, 2017.

11. 2 Main Street - Definitive Site Plan (PB-2016-044)

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to postpone the item to the December 7, 2016 Planning Board meeting and to extend Decision deadline to January 30, 2017.

12. 150 Blackstone River Road & a portion of the current Blackstone River Road Right-of-Way (public) (AN-2016-028)

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to postpone the item to the December 7, 2016 Planning Board meeting and to extend Decision deadline to December 15, 2016.

New Business

Public Hearing

13. 80-100 Wall Street & 38 Norfolk Street - Amendment to the City of Worcester Zoning Map (ZM-2016-004)

The petitioner seeks to amend the City of Worcester Zoning Map by extending the RG-5 (Residence, General) zoning district to include the entire property located at 80-100 Wall Street and 38 Norfolk Street. Presently, the property is split zoned - located in both the RG-5 (Residence, General) and the RL-7 (Residence, Limited) zoning districts.

Mr. Rolle stated that the applicant was unable to attend tonight but he had told the applicant that he was comfortable presenting on his behalf as applicant had appeared before the Planning Board a few meetings ago. Mr. Rolle stated the applicant had requested a zoning change for 38 Norfolk Street and the intent at that time was to request a zoning change for a portion of 100 Wall Street and Mr. Rolle reviewed the additional parcels the applicant was seeking to amend.

Stu Loosemore, Chamber of Commerce, spoke in favor of the petition.

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to approve the Amendment to the City of Worcester Zoning Map.

14. Goddard Street – Street Petition for Discontinuance & Removal a Portion of Private Way from Official Map (ST-2016-015)

Mr. Rolle stated that Goddard Street is a private way so the Board has the authority to remove the way from official map but is different from discontinuance but doesn't extinguish any rights to exist to pass or re-pass over the way.

Bob Clark from Major Associates appeared on behalf of the application. Mr. Clark reviewed on plans the areas effected and stated the request is to make a more efficient parking lot in that area.

Mr. Lyford stated that DPW has no objections to the application.

Paul Verdini, abutter to the property, expressed concern as to whether people will still be able to go around Goddard Street into Winter Street. Mr. Clark stated yes.

Kevin Carroll, abutter to the property, asked if there be any gates. Mr. Clark stated no.

Mr. Freilich expressed concerns about whether the abutters cars could pass through the site.

Mr. Vigliotti stated that he has concern about who actually has rights to the property.

Mr. Rolle stated it may be a good idea to continue the item so research can be done as to who has the legal right to the property.

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to continue the item until the December 7, 2016 Planning Board meeting.

15. 212 Summer Street (aka 1 Washington Square) – Amendment to Definitive Site Plan (PB-2016-039)

Attorney Don O’Neil appeared on behalf of the applicant, Summer Street Hotel, LLC. Attorney O’Neil stated that this is amendment to the site plan approve last year and they are looking to add some parking to the underpass on Shrewsbury Street, in total of 12 additional spaces. Attorney O’Neil stated that they have changed the lighting per staff’s request. He stated that the additional parking will not impact the storm water management.

Tim Hayes, Bohler Engineering reviewed the plans for the site.

Mr. Lyford stated that DPW would like a memo regarding the storm water management is in compliance.

Mr. Rolle asked if snow would be kept on site or trucked off. Mr. O’Neil stated that if the snow interferes with anything they would truck off site.

Mr. Mitra asked how long it would take to complete the parking lot. Mr. Oneil stated about two weeks.

Mr. Freilich if condition in staff’s memo about snow could be removed. Mr. Rolle stated that he would have no objection to that.

Mr. Lyford asked where the fence would be. Mr. Hayes reviewed on the plans where the fence would be located. Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to continue the item until the December 7, 2016 Planning Board meeting.

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to approve the waiver for showing abutters and abutters within 300 feet of the property on the plan.

Attorney O’Neil asked for a refund of the filing fee. Mr. Rolle explained that due to circumstances involved with the City the project took longer than expected so City is fine with that request.

Upon a motion by Mr. Freilich and second by Mr. Vigliotti the Board voted 3-0 to approve the Amendment to the Definitive Site Plan with all the conditions listed in staff’s review memo and to approve the filing fee waiver request.

List of Exhibits:

- Exhibit A: Definitive Site Plan Amendment Application; received October 6, 2016; prepared by Attorney Donald O’Neil.
- Exhibit B: Definitive Site Plan; dated July 17, 2015 and revised through to October 6, 2016; prepared by Bohler Engineering.
- Exhibit C: Definitive Site Plan Decision; signed September 18, 2015.
- Exhibit D: Special Permit Findings of Fact & Decision; signed August 31, 2015.

Public Meeting

16. 18 Bullard Avenue - Definitive Site Plan (PB-2016-042)

YZ from H.S.&T. Group appeared on behalf of the applicant, JEKN, LLC, YZ reviewed the plans for the site and stated that they have revised the plans to reflect DPRS and DPW's comments.

Mr. Antonellis stated that the applicant is looking for a waiver for showing abutters to abutters within 300 feet and labeling trees wider than nine inches.

A brief discussion was held on whether an arbor vitae or white vinyl fence be placed on the property.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to approve the waiver request to show abutters to abutters within 300 feet and labeling trees wider than nine inches.

Upon motion by Mr. Mitra and second by Mr. Vigliotti the Board voted 3-0 to approve the Definitive Site Plan with all the conditions listed in staff's review memo.

List of Exhibits:

Exhibit A: Definitive Site Application; received October 6, 2016; prepared by HS&T Group, Inc.

Exhibit B: Definitive Site Plan; dated October 6, 2016; prepared by HS&T Group, Inc.

Other Business

17. Policy Discussion re: Length of time applications may be postponed and/or continued as well as timeliness of revised plan submittals

Mr. Rolle stated that Board had expressed concerns about times items have lingering on the agenda and staff is looking into ways to limit the extent to which items linger on the agenda but staff needs time to do research but they do recognize as it as a problem.

Mr. Freilich stated 14 items were continued tonight and it a waste of time for the Board and understands that things come up for people and appreciates staff looking in the matter.

Mike Frongillo stated that through sitting through the Board meetings it seems that it one firm that is usually postponing and it waste of the Board's and neighbor's time and there should be a fixed amount of postponements.

18. Approval Not Required (ANR) Plans

- a. 18 Fletcher Street (public) (AN-2016-044)

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the Board voted 3-0 to approve the ANR.

19. Communication

- a. Draft Waterways License Application No. W16-4720 for Blackstone Gateway Park – notice of approval; from MassDEP; received 10/4/2016. No comment.
- b. Issuance of Chapter 91 Waterways License No. W16-4720 for Blackstone Gateway Park; from MassDEP; received 10/27/16.-No comment.

20. Endorse Frontage Subdivision mylar for 22 (Lot 4) & 24 (Lot 5) Northboro Street

The board voted to endorse the mylars.

21. Signing of Decisions from prior meetings

Adjournment

Board adjourned at 6:53 p.m.