

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

September 13, 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Satya Mitra
John Vigliotti
Barbara Carmody

Absent: Andrew Truman, Chair

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Jody Kennedy Valade, Department of Inspectional Services
Alexandra Kalkounis, Law Department

Call to Order – 5:30 pm

Approval of Minutes:

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the minutes of August 2, 2017, August 23, 2017 and August 31, 2017.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

- 1. 47R Fourth Street - Special Permit for Cluster Zoning (PB-2017-035)**
- 2. 47R Fourth Street - Definitive Site Plan (PB-2017-035)**

Items #2, #4 were taken contemporaneously.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to postpone the Special Permit for Cluster Zoning & Definitive Site Plan to the October 4, 2017 meeting and to extend the Decision Deadline to October 30, 2017.

Mr. Vigliotti stated that he like to put statement on the record and a letter sent to the applicant that if he is not ready to proceed at the next meeting that either the applicant ask for Leave to Withdraw or they will vote and will not allow anymore continuances. All Board members agreed.

- 3. 0 (aka Lot 6A) Salisbury Street - Definitive Site Plan (PB-2016-040)**

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to allow for Leave to Withdraw without Prejudice for the Definitive Site Plan.

4. Lot 2A and 2B (fka 26) McKinley Road - Definitive Site Plan (PB-2017-045)

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to postpone the Definitive Site Plan to the October 4, 2017 meeting and to extended the Decision Deadline to October 30, 2017.

5. 26 McKinley Road (public) (AN-2017-057)

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to postpone the item to the October 4, 2017 meeting and to extend the Decision Deadline to October 30, 2017.

New Business

Public Hearing

6. Zoning Map Amendment – 452 Southwest Cutoff (ZM-2017-007)

Amendment to rezone the portion of 452 Southwest Cutoff, which is currently zoned RS-7 (Residence, Single Family) to ML-0.5 (Manufacturing, Limited) zoning district.

David Sadowski from Sadowski Engineering representing Michelle Picard appeared upon behalf of the application. He stated that they are looking to amend the City of Worcester Zoning Map by rezoning the portion of 452 Southwest Cutoff from RS-7 (Residence, Single Family) to ML-0.5 (Manufacturing) and reviewed the proposal.

Mr. Vigliotti asked what was the proposed use that necessitated a rezoning. Mr. Sadowski stated that it would be a small used car lot which is consistent with the ML-0.5 zone.

Mr. Vigliotti stated that his problem with the proposal is that they are putting a manufacturing zoning district between residential and he does not feel the proposal is appropriate.

Mr. Sadowski stated that this is a special case as most of Route 20 is already manufacturing and this is a small area being requested.

Mr. Vigliotti asked the Law Department if this proposal could be done considering there is a lot manufacturing uses already there. Ms. Kalounkis stated it has not been done in past but it can be done and that this is a recommendation to City Council.

Trish Gilpin abutter to the property stated that she doesn't oppose to the change but her only concern was whether the proposed use was going to be a body shop with fumes and the hours of operation.

Mr. Vigliotti stated that this Board does not limit the business and their purview is over the zone change.

Ms. Carmody stated that her concern is whether the proposal is compatible with area and asked if any other automobile uses in the area. Mr. Vigliotti stated that he was familiar with area and there are.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to close the public hearing.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 2-1 (Mr. Vigliotti voting in opposition) to recommend the Zoning Map Amendment to City Council.

List of Exhibits

Exhibit A: Petition – Bruce LaBoffa; referred to Planning Board on July 18, 2017.

Exhibit B: Proposed Zoning Change Plan; dated May 5, 2017; prepared by Sadowski Engineering.

Exhibit C: GIS Map; dated August 4, 2017; prepared by DPRS Staff.

Public Meeting

7. 287 Grove Street - Definitive Site Plan (PB-2017-041)

Attorney Todd Brodeur appeared upon behalf of the application and stated that they would be looking to postpone the item.

Mr. Rolle stated that he thinks it good idea to postpone the item so staff has to meet with the applicant so they can discuss the proposal.

Mr. Vigliotti stated that since there is request to postpone they would not take any public testimony as the plans are going to change.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to postpone the item to the October 4, 2017 meeting and to extend the Constructive Grant Deadline until October 30, 2017.

List of Exhibits

- Exhibit A: Definitive Site Plan Application; received July 26, 2017; prepared by Michael C. O'Brien of Galaxy Grove LLC.
- Exhibit B: Site Plans – The Trolley Yard, 287 Grove Street; dated July 17, 2017; prepared by MidPoint Engineering + Consulting.
- Exhibit C: Renderings with elevations; dated July 7, 2017; prepared by Phase Zero Design.
- Exhibit D: Technical Memorandum - Stormwater Report; dated July 17, 2017; prepared by MidPoint Engineering + Consulting.
- Exhibit E: Traffic Impact and Access Study; dated May 2017; prepared by Green International Affiliates, Inc.
- Exhibit F: Fire Department Comments; dated September 4, 2017.
- Exhibit G: DPW Comments & Review of Traffic Impact and Access Study; dated September 6, 2017.

8. 85 Prescott Street, 100 & 106 Grove Street – Parking Plan (PB-2017-042)

Patrick Doherty from Mid-Point Engineering appeared upon behalf of the applicant, Grove Street Family Properties, LLC. He stated that they are seeking to demolish, in whole or in part, structures located on 100-106 Grove Street and to construct a 184 space parking lot and reviewed the plans for the site.

Mr. Doherty stated that he doesn't see any less intense use for the property and reviewed the phases for the project and stated that they have done a master plan of the proposal which they presented at the Historical Commission and fire protection will remain in place during the demolition process.

Mr. Rolle reminded the Board that their purview is only over the parking lot plan and not the demolition of the building.

James Buffone, representing Northworks Property an abutter to the property expressed concern about the demolition and concerns about the drainage and stormwater management on the site.

Mr. Vigliotti asked if DPW had reviewed the site. Mr. Rolle stated that they had.

Jo Hart, city resident, asked if buildings were visible from street. Mr. Vigliotti stated no.

An attorney from Seder and Chandler, who represents the abutting property, cited concerns regarding stormwater and water runoff.

Ms. Carmody expressed concern about impermeable surfaces on site.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to approve the Parking Plan with conditions outlined in staff's memo and the waiver requested not to show abutters to abutters on the plan.

List of Exhibits

- Exhibit A: Parking Plan Application; received July 27, 2017; prepared by Patrick Doherty of Grove Street Family Properties, LLC.
- Exhibit B: Site Plans – Parking Lot Improvement Project; dated June 26, 2017; prepared by MidPoint Engineering + Consultants.
- Exhibit C: Technical Memorandum – Stormwater Management Report; dated July 10, 2017; prepared by MidPoint Engineering + Consultants.
- Exhibit D: Historic Building Demolition Waiver Determination; signed August 24, 2017.
- Exhibit E: MACRIS listing for subject property.
- Exhibit F: Fire Department Comments; dated September 4, 2017.
- Exhibit G: DPW Comments; dated September 6, 2017

9. 1L & 1R (fka 46) Standish Street - Definitive Site Plan (PB-2017-043)

Zac Couture from H.S.&T. appeared upon behalf of the applicant, Chris Henchey of Blackhench, LLC. Mr. Couture stated that they are seeking to construct a Single Family Semi-Detached dwelling on a property with a slope of 15%. He stated that the lots were created through the ANR process and reviewed the plans for the site including the landscaping for the site and erosion controls.

Nancy McCullough expressed concerns about the number of cars that would be parked on site and increased in traffic in the area.

Domenic Mercurio asked if the owners will be looking directly into their house from their porches due to the grades of the properties. Mr. Couture stated that he couldn't speak to the exact grade but with this project they will be at a much higher grade so his property shouldn't be affected. Mr. Mercurio suggested as a buffer of trees be placed on site.

Mr. Vigliotti explained what the Board's purview was and stated that it would be up to the neighbors regarding that. Mr. Couture stated they aren't opposed to landscaping but would opposed to putting large trees in the retaining wall area.

Ms. Carmody stated that she would have concern about the privacy and buffer zones and stated that she believes it under their purview to discuss a condition that could address that.

Mr. Mitra stated that it is common in a city to be able to see your neighbor's backyard.

Ms. Carmody stated that she would recommend a condition of approval that a fence or some type of landscaping be provided to allow some type of buffer. Mr. Couture stated that he had no problem with that.

Upon a motion by Ms. Carmody, and seconded by Mr. Mitra, the Board voted 3-0 to approve the waiver to not show abutters to abutters on the plan.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to approve the Definitive Site Plan with conditions outlined in staff's memo with the exception of 1b. and DPW comments and a

recommendation that the applicant provide screening, in the form of wither fencing or landscaping from the rear of the property and the adjacent property preferably on the second retaining wall from the rear.

List of Exhibits

- Exhibit A: Definitive Site Plan Application; received August 3, 2017; prepared by Chris Henchey of Blackhench, LLC.
- Exhibit B: Definitive Site Plan; dated August 3, 2017; prepared by HS&T Group, Inc.
- Exhibit C: Rendering with elevations; undated; prepared by John Marro III, AIA.
- Exhibit D: DPW Comments; dated September 6, 2017.

10. 2 Mount Avenue (fka 32 Brooks Street) - Definitive Site Plan (PB-2017-044)

Andy Baum from New England Land Surveyors appeared upon behalf of the application. He stated that they would like to construct a Single Family Detached dwelling on a property with an attached garage and property that would front onto Mount Avenue and reviewed the plans for the site.

Mr. Antonellis stated that the property did receive ANR approval for the lot this year.

Abutter, Carl, expressed concern about the developer stating that developer is destroying the neighborhood and expressed concerns about the driveway proposed and how it will effect safety in the area.

Mr. Rolle stated that staff has spoken with DPW and they are comfortable with the proposed driveway.

Upon a motion by Ms. Carmody, and seconded by Mr. Mitra, the Board voted 3-0 to approve the waiver to not show abutters to abutters on the plan.

Upon a motion by Ms. Carmody and seconded by Mr. Mitra the Board voted 3-0 to approve the Definitive Site Plan with conditions outlined in staff's memo and DPW memo.

List of Exhibits

- Exhibit A: Definitive Site Plan Application; Received August 3, 2017; Submitted by Silver Tree Realty, LLC.
- Exhibit B: Definitive Site Plan: Received August 3, 2017; Dated August 2, 2017 and revised September 5, 2017; prepared by Summit Engineering & Survey, Inc.
- Exhibit C: DPW Comments; dated September 6, 2017.

11. Lot 2 Orient Street (fka 9 Ridge Street) - Definitive Site Plan (PB-2017-045)

Patrick Burke from H.S.&T. appeared upon behalf of the application. He stated that they are seeking to construct four Single Family Attached dwelling units on a property which will each have their own driveway and they will connect to existing utilities.

Ms. Carmody asked if any trees were being taken out. Mr. Burke stated no.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the waiver requesting to not show abutters to abutters on the plan.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Voard voted 3-0 to approve the Definitive Site Plan with conditions outlined in staff's memo and well as DPW's memo.

List of Exhibits

- Exhibit A: Definitive Site Plan Application; received August 17, 2017; prepared by Harry Avery of HCA Investments, LLC.
- Exhibit B: Definitive Site Plan; dated August 17, 2017; prepared by HS&T Group, Inc.
- Exhibit C: Rendering with floorplans; dated August 7, 2017; prepared by Westchester Modular Homes, Inc.
- Exhibit D: DPW Comments; dated September 6, 2017.

Other Business

- 12.** Policy Discussion regarding application submittal completeness and establishing hard deadlines for revised and supplemental information and maximum number of requested postponements and continuances – Held to October 4 meeting.

13. Approval Not Required Plans (ANR)

- a. Lots 87R & 87L Bittersweet Blvd. (private) & Lots 88R & 88L Snowberry Circle (private- (AN-2017-056)**

Mr. Rolle stated that these lots are currently designated as open space and just because the Board votes to ANR the lots does not change the current status of the lots as open space as stipulated in the Definitive Subdivision Plans.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

- b. 24 Doyle Street (public) (AN-2017-058)**

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

- c. 6 Beale Street (private) (AN-2017-059)**

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

14. Communication

- a.** Massachusetts Division of Fish & Wildlife – Mass Endangered Species Act’s Priority & Estimated Habitat Map update as of August 1, 2017. No comment.

15. Signing of Decisions from prior meetings

Adjournment

Upon a motion the Commission voted 3-0 to adjourn the meeting at 7:37 pm.