

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

October 4, 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
John Vigliotti, Vice Chair
Barbara Carmody

Absent: Satya Mitra

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

Call to Order – 5:30 pm

Approval of Minutes - Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to approve the minutes for September 13, 2017.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

1. **649 Plantation Street – Water Resource Protection Overlay District Special Permit (PB-2017-012) &**
2. **649 Plantation Street – Definitive Site Plan (PB-2017-012)**

Items #1, #2 were taken contemporaneously.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to allow for Leave to Withdraw without Prejudice for the Water Resource Protection Overlay District Special Permit and the Definitive Site Plan.

3. **287 Grove Street - Definitive Site Plan (PB-2017-041)**

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to postpone the Definitive Site Plan to the October 25, 2017 Planning Board Meeting and to extend the decision deadline to November 30, 2017.

4. **505 Salisbury Street - Definitive Site Plan (PB-2017-049)**

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to postpone the Definitive Site Plan until November 15, 2017 and to extend the decision deadline to December 30, 2017.

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

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to allow for Leave to Withdraw without Prejudice for the ANR.

6. **47R Fourth Street - Special Permit for Cluster Zoning (PB-2017-035) &**

7. **47R Fourth Street - Definitive Site Plan (PB-2017-035)**

Items #6, #7 were taken contemporaneously.

Chuck Scott, engineer for the project, appeared upon behalf of the items and requested Leave to Withdraw.

Mr. Vigliotti stated that he wanted on the record that if the item did come back before the Board he wants a complete application filed before the application is presented to the Board.

Upon a motion by Ms. Carmody and seconded by Mr. Vigliotti the Board voted 3-0 to allow for Leave to Withdraw for the Special Permit for Cluster Zoning and Definitive Site Plan.

New Business

Public Hearing

8. **Lot 2A and 2B (fka 26) McKinley Road – Definitive Frontage Subdivision (PB-2017-045) &**

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

Items #8 & #9 were taken contemporaneously.

Attorney Don O'Neil appeared upon behalf of the applicant, KLA Holdings, LLC. He stated that the applicant would like to construct a single-family semi-detached dwelling on a property and would need to create two separate lots, 2A & 2B, in order to construct a single-family semi-detached dwelling and reviewed the plans for the site and the heights for the retaining walls at location.

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

Upon a motion by Ms. Carmody and seconded by Mr. Vigliotti the Board voted 3-0 to approve the filing fee waiver for the Frontage Subdivision Plan; the filing fee from the ANR that was withdrawn and paid for will be applied to this application instead of issuing the applicant a refund.

Upon a motion by Ms. Carmody and seconded by Mr. Vigliotti the Board voted 3-0 to approve the Definitive Frontage Subdivision with conditions outlined in staff's memo.

Upon a motion by Ms. Carmody and seconded by Mr. Vigliotti the Board voted 3-0 to approve the waivers requested for the Definitive Subdivision Plan.

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

List of Exhibits – Frontage Subdivision:

- Exhibit A: Definitive Frontage Subdivision Plan Application; received September 21; prepared by Attorney Donald O'Neil on behalf of KLA Holdings, LLC.
- Exhibit B: Plan of Land; dated September 21, 2016; prepared by New England Land Survey, Inc.
- Exhibit C: Zoning Board of Appeals Decision of approval; signed April 24, 2017.

List of Exhibits – Definitive Site Plan:

- Exhibit A: Definitive Site Plan Application; received August 15, 2017; prepared by New England Land Survey.
- Exhibit B: Definitive Site Plan; dated August 9, 2017; prepared by New England Land Survey.
- Exhibit C: DPW Comments; dated September 6, 2017.

Public Meeting

10. 66 Franklin Street - Definitive Site Plan (PB-2017-047)

Cindy Lee from EMBARC appeared upon behalf of the application, along with representatives of Franklin Holdings, LLC.

Ms. Lee stated that the applicant seeks to construct an outdoor patio and music pavilion which involves the redevelopment of the former Paris Cinema site on Franklin Street as the existing facility is in the process of being demolished. She provided an overview of the project.

Kevin Quinn from Quinn Engineering reviewed the site plan for the site.

Frank Peace from Franklin Holdings, LLC, reviewed the management for the site.

Mr. Rolle stated that a Letter of Support from the Chamber of Commerce has been provided to the Board and was referenced as Exhibit H.

Jon Provost, city resident, expressed concern about the fire pit on the property. Mr. Truman stated that it will be propane so no burning embers.

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

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

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received August 24, 2017; prepared by Michael Kearns.
- Exhibit B: Renderings, elevations and floorplans; dated August 24, 2017; prepared by EMBARC Studio Architecture & Design.
- Exhibit C: Definitive Site Plan; dated August 24, 2017; prepared by Quinn Engineering, Inc.

- Exhibit D: Hydrology and Stormwater Report; dated August 24, 2017; prepared by Quinn Engineering, Inc.
- Exhibit E: MACRIS listing sheet for subject property.
- Exhibit F: Fire Department Comments; dated September 15, 2017.
- Exhibit G: Historical Building Demolition Waiver Determination; endorsed on August 15, 2016.
- Exhibit H: Letter of Support from the Chamber of Commerce.

11. 90 Barber Avenue – Definitive Site Plan (PB-2017-048)

Attorney Donald O’Neil appeared upon behalf of the applicant, Worcester Storage Partners, LLC and stated that the applicant seeks to construct a four-story, ~127,000 SF, self-storage facility and has received an approval for a Variance for the parking from the Zoning Board of Appeals.

Matt Bombeci, engineer from Bohler Engineering, reviewed the plan for the site.

Jo Hart, city resident, asked if this would block the view of Higgins Armory. Mr. Truman stated no.

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

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received August 24, 2017; prepared by Ric Newman of Worcester Storage Partners, LLC.
- Exhibit B: Site Plan; dated July 18 2017 and revised through to August 23, 2017; prepared by Bohler Engineering.
- Exhibit C: Architectural renderings with elevations; dated September 1, 2017; prepared by Arco Murray.
- Exhibit D: Drainage Report for Proposed Self-Storage Facility; dated August 23, 2017; prepared by Bohler Engineering.
- Exhibit E: Fire Department comments; dated September 14, 2017.

Other Business

12. Street Petitions

- a. Foster Street – discontinue portion of public way (ST-2017-017)**

Mr. Lyford reviewed the proposal.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to discontinue a portion of the public way for Foster Street.

13. Policy Discussion regarding application submittal completeness and establishing hard deadlines for revised and supplemental information and maximum number of requested postponements and continuances.

Mr. Rolle stated that the item was not ready for discussion yet.

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

- a. 664 Burncoat Street (public) (AN-2017-060)

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

- b. 16 Fifth Avenue (public) & 3 Ray Street (private) (AN-2017-061)

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

15. **Communication**

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

Adjournment - Upon a motion the Board voted 3-0 to adjourn the meeting at 6:31 p.m.