

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

**January 17, 2018**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

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

**Absent:** Barbara Carmody

**Staff Present:** Stephen R. Rolle, Division of Planning & Regulatory Services  
Domenica Tatasciore, 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 Mr. Mitra the Board voted 3-0 to approve the minutes of December 6, 2017.

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

1. **92 Grand Street – Special Permit for Adaptive Reuse Overlay District (PB-2017-054)**
2. **92 Grand Street - More Than One Building On A Lot (PB-2017-054)**
3. **92 Grand Street - Definitive Site Plan (PB-2017-054)**

Items #1, #2, #3 were taken contemporaneously.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to postpone the Special Permit for Adaptive Reuse Overlay District, More Than One Building on a Lot & Definitive Site Plan to the February 7, 2018 Planning Board meeting and to extend the decision deadline until March 30, 2018.

4. **9 Mount Pleasant –More Than One Building on a Lot (PB-2018-001)**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to postpone the application for More Than One Building on a Lot to the February 7, 2018 Planning Board meeting and to extended the decision deadline until February 28, 2018.

**5. 100 Wall Street & 38 Norfolk Street - Definitive Site Plan (PB-2018-004)**

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to postpone the Definitive Site Plan to the February 7, 2018 Planning Board meeting and to extend the decision deadline until February 28, 2018.

**New Business**

**Public Hearing**

**6. Zoning Map Amendment - 0 Milton Street (aka 7 Brookfield Street), 15, 17, 19 Milton Street (ZM-2017-010)**

Howard Products, Inc., seeks to amend the City of Worcester Zoning Map by rezoning 0 Milton Street (aka 7 Brookfield Street) and by rezoning the entirety 0 Brookfield Street (Parcels B & D) as well as 15, 17, 19 Milton Street, located in MG-2.0 (Manufacturing, General), to be included entirely within the RG-5 (Residence, General) zoning district.

Martha and David Hawley from Howard Products appeared upon behalf of the application. Ms. Hawley stated her intention to withdraw the properties at 15, 17 & 19 Milton Street from the rezoning consideration and petition and to only proceed with 0 Milton Street (Parcels B and D); she stated that she had recently provided a letter withdrawing the Milton Street properties from the petition. She stated that they want to prepare the lots for residential uses and the Chamber of Commerce provided a letter to the Board regarding the application.

Mr. Rolle stated that the proposal presented by the petition does make sense in this case as it fronts a residential area and is located on a roadway that accesses residential properties.

Gail Lagoy, abutter to the property, stated that that while it may look appropriate for residential, it abuts a manufacturing area which makes the area very loud and dirty from the smokestacks. Ms. Lagoy stated that there is no housing shortage in the area and does not think request is appropriate.

Mr. Vigliotti stated that he prefers residential over manufacturing so he has no issue with the application. Mr. Mitra stated that he would recommend approval.

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

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to recommend approval of the petition pertaining to 0 Milton Street (Parcels B &D) to City Council.

***List of Exhibits***

- Exhibit A: Petition – Howard Products, Inc.; referred to Planning Board on November 14, 2017.
- Exhibit B: GIS Map; dated January 2, 2018; prepared by DPRS Staff.
- Exhibit C: Letter from Martha Hawley of Howard Products, Inc.; dated January 11, 2018
- Exhibit D: Letter of Support from the Chamber of Commerce.

**7. Zoning Map Amendment – 127 Cambridge Street (ZM-2017-011)**

Nick Lewis seeks to amend the City of Worcester Zoning Map by rezoning 127 Cambridge Street, which is currently split-zoned RG-5 (Residence, General) and BL-1.0 (Business, Limited) to be included entirely within the BL-1.0 (Business, Limited) zoning district.

Nick Lewis appeared upon behalf of the application and stated that he is looking to redevelop the property into a retail/business development and the site is currently split zone and they are looking for BL-1.0 to encompass the entire site.

Mr. Vigliotti stated that the applicant is not really moving into the residential area so does not have problem with the request.

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

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to recommend approval of the petition to City Council.

***List of Exhibits***

Exhibit A: Petition – Nick Lewis et al; referred to Planning Board on November 14, 2017.

Exhibit B: GIS Map; dated January 2, 2018; prepared by DPRS Staff.

**8. 21 Ayrshire Road – Definitive Frontage Subdivision (PB-2018-002)**

Attorney Donald O’Neil appeared upon behalf of the applicant, Ling Yi Ju and stated that the applicant seeks to create two separate lots, in order to construct a single-family detached dwelling on the newly created lot and they are seeking approval of the plans presented.

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

Upon a motion by Mr. Vigliotti, and seconded by Mr. Mitra, the Board voted 3-0 to approve all the waivers listed in staff’s review memo.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to approve the Definitive Frontage Subdivision with all the conditions of approval of staff’s review memo.

***List of Exhibits***

Exhibit A: Definitive Frontage Subdivision Plan Application; received December 14, 2017; prepared by Attorney Donald O’Neil on behalf of Ling Yi Ju.

Exhibit B: Plan of Land; dated August 22, 2017; prepared by Jarvis Land Survey, Inc.

Exhibit C: Zoning Board of Appeals Decision of approval; signed December 8, 2017

## Public Meeting

### 9. 127 Derby Street - Definitive Site Plan (PB-2017-061)

Alex Abdow appeared upon behalf of the application and stated that he is seeking to construct a single-family semi-detached dwelling and stated that the proposal has been reviewed by the Conservation Commission.

Ms. Tatasciore stated that there is also an ANR on tonight's agenda for the splitting of the lot.

Ms. Tatasciore stated that there is also a shed that is encroaching on the property as well as a chain-link fence fronting the property and asked the applicant its status. Mr. Abdow stated that the will work with the neighbor to relocate the shed and that with regards to the chain link fence, it will also be removed.

James Arakelian stated that erosion controls were address with the Conservation Commission. Mr. Abdow stated that with regard to the retaining walls they will work with the existing grading.

Sara Kreisel and Alisa Lando stated that they were abutters to the property and expressed concerns about the proposal and any potential damage to the root system of the existing tree in their yard.

Upon a motion by Mr. Vigliotti, 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 Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to approve the Definitive Site Plan with conditions outlined in staff's memo as well as all portions of proposed retaining walls greater than 4 feet have a fence atop and compliance with building codes.

#### *List of Exhibits:*

Exhibit A: Definitive Site Plan Application; Received November 1, 2017; prepared by Alex Abdow

Exhibit B: Definitive Site Plan; Received November 1, 2017; Prepared by New England Land Survey, Inc; dated October 26, 2017

### 10. 41 Rustic Drive Ext. - Definitive Site Plan (PB-2018-003)

Zac Couture from H.S.&T. representing the petitioner, Eilio Romeo who is seeking to construct a single family detached dwelling on a lot with 15% slope or greater and located within an existing subdivision with associated parking.

Mr. Couture reviewed the plans for the site.

Mr. Lyford stated that the proposed sewer line must meet city standard standards.

Upon a motion by Mr. Mitra, 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 Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to approve the Definitive Site Plan with conditions outlined in DPW's memo and staff's memo as well as all portions of proposed retaining walls greater than 4 feet have a fence atop and compliance with building codes.

*List of Exhibits*

- Exhibit A: Definitive Site Plan Application; Received December 14, 2017; completed by Eilio Romeo.
- Exhibit B: Definitive Site Plan; Received December 14, 2017; dated December 14, 2017; provided by H. S. & T Group, Inc

**11. 112 Harding Street (fka 104 Harding Street) – Definitive Site Plan Amendment (PB-2018-005)**

Robert Clark from Alan Major Associates appeared upon behalf of the applicant, Worcester Sports Center. Mr. Clark stated that this is the final amendment and specifically pertains to sidewalk relocation, parking lot light pole relocation, sidewalk material alteration, stairway decorative fencing, and guardrail extension.

Upon a motion by Mr. Mitra, 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 Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to approve the Definitive Site Plan Amendment with all conditions of approval in staff's and DPW's memos.

*List of Exhibits:*

- Exhibit A: Definitive Site Plan Amendment Application; received December 18, 2017; prepared by Craig L. Blais.
- Exhibit B: Amended Site Plan – Worcester Ice Center; dated April 19, 2016 and revised through to December 5, 2017; prepared Allen & Major Associates, Inc.
- Exhibit C: Definitive Site Plan Decision & Amended Definitive Site Plan Decision; included in application materials supplied by applicant.

**Other Business**

- 12. Election of Officers** - Item held to February 7, 2018 Planning Board meeting.
- 13. Acceptance of Performance Agreement & Release of Restrictive Covenant - The Village at Burncoat Heights** - Item held to February 7, 2018 Planning Board meeting.
- 14. Acceptance of Performance Agreement & Release of Restrictive Covenant – 128 Alvarado Avenue** - Item held to February 7, 2018 Planning Board meeting.
- 15. Approval Not Required Plans (ANR)**
- a. 34 Toronita Avenue (private) (AN-2017-077)
- Mr. Lyford stated that the street is open and passable.
- Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to endorse the plan.

- b. 127 Derby Street (public) (AN-2018-001)

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

- c. 286 Lincoln Street (public) & Norton Street (public) (AN-2018-002)

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

- d. 2, 4 & 6 Waverly Street (public) (AN-2018-004)

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

- e. 61 & 63 Derby Street (private) (AN-2018-005)

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

- f. 661 (Lots 2 & 3) Grove Street (public) (AN-2018-006)

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

## **16. Communication**

- a. Letter from ATC Group Services, dated December 18, 2017 re: AUL for 47 Indian Lake Parkway. No comment

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

**Adjournment** - Upon a motion the Board voted 3-0 to adjourn the meeting at 7 p.m.