

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

May 2, 2018

LEVI LINCOLN CHAMBERS

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

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Jennifer Beaton Law Department
Jody Kennedy Valade, Department of Inspectional Services
Nick Lyford, Department of Public Works

Approval of Minutes:

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 4-0 to approve the minutes of March 21, 2018 and April 11, 2018.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

1. 11 Nathaniel Court (aka 80 Southwest Cutoff) - Definitive Site Plan (PB- 2018-018)

Upon a motion by Mr. Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to postpone the Definitive Site Plan to the May 23, 2018 Planning Board meeting and extend the decision deadline until June 30, 2018.

2. 100 Wall Street & 38 Norfolk Street - Definitive Site Plan (PB-2018-004)

Upon a motion by Mr. Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to postpone the Definitive Site Plan to the May 23, 2018 Planning Board meeting and extend the decision deadline until June 30, 2018.

New Business

Public Hearing

3. Zoning Ordinance Amendment – Table 4.1 (ZO-2018-002)

The petitioner, Councilor George Russell, seeks to amend the Worcester Zoning Ordinance by amending Article IV, Section 4, Table 4.1 for the permitted uses in the RL-7 zoning district pertaining to the exclusion of multi-family low-rise and single-family attached residential uses.

Mr. Rolle gave a brief overview of the petition.

Paul Towler expressed concerns that more multi-family homes, which turn into rental properties, are coming into his neighborhood and this type of zone change will preserve the character of the neighborhood.

Attorney Don O'Neil spoke briefly stating that he believed that there should be more review and more outreach to people who may be effected if this ordinance change were to happen.

William Dowell stated that he is a developer and he puts a lot of thought into when he develops to make sure the project fits the neighborhood and this type of zoning change effects a large area and believes this type of zoning change should be open to debate.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to continue the Zoning Ordinance Amendment to the May 23, 2018 Planning Board meeting.

List of Exhibits:

Exhibit A: Proposed Zoning Ordinance Amendment Petition; petition submitted by Councilor George J. Russell; referred to Planning Board on February 27, 2018.

Exhibit B: Location of Existing 3-family and Multi-family Residences in the RL-7 Zoning District.

4. Zoning Map Amendment – 5 Reeves Street (ZM-2018-002)

Attorney Don O'Neil along with petitioner David Hutchins appeared upon the proposed amendment to rezone the portion of 5 Reeves Street that is currently zoned BL-1.0 (Business, Limited) to be included entirely within the RL-7 (Residence, limited) zoning District. The petitioner also seeks to remove the portion of the property that is located within the CCOD-E (Commercial Corridor Overlay District – Elsewhere) overlay district.

Attorney O'Neil stated that there was a three-family residence on the property that was demolished and the CCOD does not allow single or two family uses in the district and effective use of the lot is not possible without some amendment. Attorney O'Neil stated that his client has spoken to the neighbors and they have no problem with property being developed as rather see that than a vacant lot.

Mr. Vigliotti asked what would be the proposal for the property if approved. Attorney O'Neil stated a duplex. Mr. Vigliotti stated that would he be in favor of a residential use over a business use in this instance.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to approve the Zoning Map Amendment as presented.

List of Exhibits:

Exhibit A: Petition – David & Michelle Hutchins; referred to Planning Board on April 3, 2018.

Exhibit B: GIS Map – BL-1.0 to RL-7; dated April 24, 2018; prepared by DPRS Staff.

Exhibit C: GIS Map – Remove From CCOD-E; dated April 24, 2018; prepared by DPRS Staff.

Mr. Vigliotti recused himself from the 407, 417, 421 & 423 Cambridge Street – Amendment to Special Permit for Cluster Zoning & Amendment to Definitive Site Plan applications. Mr. Truman noted that the item was an amendment to a Special Permit and would require 4 sitting members to hear and vote on the item.

The Board took a five minute recess.

5. 407, 417, 421 & 423 Cambridge Street – Amendment to Special Permit for Cluster Zoning & Amendment to Definitive Site Plan (PB-2018-021)

Attorney Don O’Neil asked to postpone the applications to the May 23, 2018 in the hopes that a new Planning Board member would be present at that time to hear and vote on them.

Upon a motion by M. DePalo and seconded by Mr. Mitra the Board voted 3-0 to postpone the Amendment to the Special Permit for Cluster Zoning and the Amendment to Definitive Site Plan to the May 23, 2018 Planning Board meeting.

Public Meeting

6. 207, 223, 241 Greenwood Street (aka 1 & 2 Agrand Street) – Parking Plan (PB-2018-020)

Britany Gesner from VHB appeared upon behalf of the applicant, Rand-Whiney and stated that they are proposing to reorganize approximately 6 acres of the existing parking lot within their 20-acre campus in order to better define and separate on-site pedestrian, passenger vehicle, truck traffic and to relocate truck traffic towards the rear of the site away from the residential abutters.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 4-0 to approve the requested waivers to label abutters within 300 feet and from the interior landscaping requirement.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to approve the Parking Plan with conditions outlined in staff’s memo.

List of Exhibits:

- Exhibit A: Parking Plan Application; received March 29, 2018; prepared by the applicant.
- Exhibit B: Site Plan for Rand-Whitney Expansion Phase 2; dated March 28 2018; prepared by VHB.
- Exhibit C: Memorandum from Attorney Kelley A. Jordan-Price; dated February 22, 2018 (included in application materials).
- Exhibit D: ANR Plan; endorsed February 15, 2018.
- Exhibit E: Fire Department Comments; dated April 10, 2018.
- Exhibit F: DPW Comments; dated April 26, 2018.

7. Downtown Worcester Urban Revitalization Plan - determination that the amended plan is consistent with a comprehensive plan for the locality, pursuant to MGL c.121B section 48

Mr. Rolle stated that item was not listed correctly on the agenda and requested that the Board hold a special meeting next week to hear the item.

The Board agreed to hold a special meeting on Monday May 7, 2018 at 5:00 p.m.

Other Business

8. Street Petition – Weldon Avenue Private Street Conversion (ST-2018-002)

Mr. Lyford stated that DPW would recommend Priority Level #1.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to approve the street petition.

9. Endorsement of 21 Ayrshire Road Frontage Subdivision mylar – The Board signed the mylar.

10. Approval Not Required Plans (ANR)

b. 429 Burncoat Street (public) & Lot 2 Hartford Road (public) (AN-2018-015)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

c. 110, 113 & 115 Farrar Avenue (public) (AN-2018-016)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 4-0 to endorse the ANR.

d. 664 Burncoat Street (public) (AN-2018-017)

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to endorse the ANR.

e. 18 Bangor Street (private) (AN-2018-018)

Mr. Lyford stated that the street was open and passable.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to endorse the ANR.

11. Vote to Extend the Work Completion Date and Acceptance of Performance Agreement & Release of Restrictive Covenant - The Village at Burncoat Heights.

Item held to the May 23, 2018 Planning Board meeting.

12. Letter of Support for Municipal Vulnerability Preparedness Grant Program application by the City of Worcester. (Item not reasonably anticipated by the Chair 48 Hours in advance of the meeting).

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to provide the Letter of Support.

13. Communication

14. Signing of Decisions from prior meetings

Adjournment

Upon a motion the Board voted 4-0 to adjourn the meeting at 6:25 p.m.