

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

**July 15, 2020**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting was conducted through remote participation. The meeting was livestreamed from the City of Worcester website and via the local cable access channel and is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 730323290#), which was publicized on the posted meeting agenda and during the video broadcast.

**Planning Board Members Participating:** Albert LaValley, Chair  
Paul DePalo, Vice-Chair  
Eleanor Gilmore, Clerk  
Edward Moynihan  
John Vigliotti

**Planning Board Members Not Participating:**

**Staff present:** Stephen Rolle, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Gabrielle Weiss, Division of Planning & Regulatory Services  
Jody Kennedy-Valade, Department of Inspectional Services  
Nicholas Lyford, Department of Public Works & Parks  
Alexandra Kalkounis, Law Department

**Call to Order** – 6:10 PM

**Approval of Minutes**

**Requests for Continuances, Extensions, Postponements, and Withdrawals**

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 4-0 (Mr. Vigliotti was unable to vote because of technical difficulties) to continue or postpone the following items:***

**1. Higgins Farm (fka 727 Salisbury Street) or Salisbury Hill CCRC (PB-2019-047)**

a. Public Hearing – Special Permit Amendment – To allow a Continuing Care Retirement Community (CCRC)

b. Public Meeting – Definitive Site Plan

*Testimony Date(s): 10/2/2019 & 11/13/2019*

***Postpone to 8/5/2020 and extend the constructive grant deadline to 8/27/2020.***

**2. Malden Woods Subdivision (aka 0 Whippoorwill Drive & 0 Danielle's Way, Castine Street, Danielle's Way and Whippoorwill Drive Right of Ways) (PB-2018-026)**

a. Public Hearing – Definitive Subdivision Plan Amendment

b. Public Meeting – Definitive Site Plan

***Postpone to 7/29/2020 and extend the constructive grant deadline to 8/6/2020.***

**3. 185 Madison Street (PB-2019-079)**

a. Public Hearings –

i. Special Permit for CCOD to allow drive-through facilities and services

ii. Special Permit for CCOD for relief from the maximum front-yard setback dimensional requirement

b. Public Meeting – Definitive Site Plan

***Postpone to 8/5/2020 and extend the constructive grant deadline to 8/27/2020.***

**4. 141 (aka 139) Southwest Cutoff - F. Carrier (PB-2020-008)**

a. Public Meeting – Definitive Site Plan

***Postpone to 8/5/2020 and extend the constructive grant deadline to 8/27/2020.***

**5. 141 (aka 139) Southwest Cutoff - Temescal Wellness (PB-2020-009)**

a. Public Hearing – Amendment to Special Permit to allow an Adult Use Marijuana establishment, cultivator & product manufacturer uses.

***Postpone to 8/5/2020 and extend the constructive grant deadline to 8/27/2020.***

**6. 143 (aka 139) Southwest Cutoff - Evergreen (PB-2020-038)**

a. Public Hearing – Amendment to Special Permit to allow an Adult Use Marijuana establishment, retailer use

***Postpone to 8/5/2020 and extend the constructive grant deadline to 8/27/2020.***

**7. 115 Northeast Cutoff (PB-2020-011)**

a. Public Hearings –

i. Special Permit to allow expansion, alteration, change of pre-existing non-conforming uses within the Water Resource Protection Overlay District

ii. Special Permit to allow more than 20% impervious surface within the Water Resource Protection Overlay District

b. Public Meeting – Definitive Site Plan

***Postpone to 8/26/2020 and extend the constructive grant deadline to 9/17/2020.***

**8. 51, 53, & 55 Windsor Street (PB-2020-036)**

a. Public Hearing – More than one Building on a Lot

b. Public Meeting – Definitive Site Plan

***Postpone to 8/5/2020 and extend the constructive grant deadline to 8/27/2020.***

**9. 9 & 11 Devens Road (PB-2020-029)**

a. Public Hearing – Definitive Frontage Subdivision Plan

Ms. Gabrielle Weiss reviewed the item and staff recommended conditions.

There were no City staff comments.

Ms. Carol Luthier of Worcester commented that there is excessive parking on the street in this area, and she is concerned that this project will add traffic to the street. Asked whether the neighborhood can do anything to stop this.

Mr. Zac Couture of HS&T Group appeared on behalf of the item and replied that the planned project is to construct a single family dwelling, once the lot is divided. The proposed home will be tucked behind the existing 2-family dwelling. Mrs. Luthier thanked Mr. Couture for the clarification.

Mr. Mark Sevesland of Worcester inquired as to how development will impact groundwater. Mr. Couture responded that the plan is to infiltrate roof runoff into a Cultec system.

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Definitive Frontage Subdivision, granting the waivers and including the recommended conditions outlined in the staff memo.***

**10. 0 Milton Street (PB-2020-035)**

a. Public Meeting – Definitive Site Plan

Ms. Gabrielle Weiss reviewed the item and staff recommended conditions.

Mr. Michael Andrade of Graves Engineering appeared on behalf of the item and commented that the applicant has changed the design so that each property will now have its own drywell. He further added that driveway runoff will drain into the street.

There were no City staff comments.

Ms. Martha Holly of Worcester commented that she appreciates the design of the site and that the applicant is addressing runoff issues.

Mr. Moynihan inquired if the road was passable for fire access, SR stated it is.

There were no further board comments.

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Definitive Site Plan, granting the waivers and including the recommended conditions outlined in the staff memo.***

### **11. 33 Dominion Road (PB-2020-037)**

#### **a. Public Meeting – Definitive Site Plan**

Mr. Steve Rolle, ACDO reviewed the item, pointed out the history of the project through the Zoning Board of Appeals process and described the ANR.

Mr. Andrew Baum of Summit Engineering further described the property and neighborhood context, including pointing out the location of the proposed retaining walls.

Mr. Nick Lyford requested that each unit have its own domestic water connection, and noted there are 2 1" water lines already stubbed in on the site.

There were no board comments.

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to endorse the ANR plan.***

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Definitive Site Plan, granting the waivers and including the recommended conditions outlined in the staff memo.***

### **12. Zoning Map Amendment – 5 Sargent Street & 134 Gold Street (ZA-2020-005)**

#### **a. Public Hearing – To consider a modification to the Zoning Map to extend the Adaptive Reuse Overlay District (AROD) to wholly include both properties.**

Attorney Finklestein representing the owner of the properties, reviewed the requested zone change and described the history of the site and architecture, and described the proposed use of the site if the zone change is approved. Mr. Giorgio, developer of the site described a planned mixed use of the building.

Mr. Rolle described the support of the planning staff for the AROD in this location, stated that he hopes neighboring properties will be inspired to undertake similar efforts.

Ms. Melissa Andre of Auburn inquired if the building will be protected or torn down. Mr. Giorgio stated his plan is to preserve it. Ms. Andre thanked the applicant for working to preserve the structure.

Ms. Gilmore stated her excitement at the potential for this site to come into lively use.

Chair LaValley stated his support for applying the AROD here. Asked about the difference between the CCOD and AROD. Mr. Rolle responded by describing the focus of the AROD being historic properties.

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to favorably recommend extension of the Adaptive Reuse Overlay District to wholly encompass the properties at 5 Sargent Street and 134 Gold Street to City Council.***

### **13. Zoning Map Amendment – 1 & 2 Ionic Avenue, 653 (aka 655 & 657), 661-675 Main Street; & 5 Madison Street (ZA-2020-006)**

#### **a. Public Hearing – To consider a modification to the Zoning Map to extend the BG-6 (Business, General) use to wholly include all properties listed.**

Attorney Paul Demoga representing the owner of 1 & 2 Ionic Avenue reviewed the requested zone change and described the proposed use of the site if the zone change is granted. Described a desire for less-restrictive parking requirements of the BG-6.0.

Mr. Rolle stated staff recommended the inclusion of the entire block in BG-6.0. The advantage of changing the zoning for the properties is that it would better align the zoning with what currently exists on site.

Mr. Moynihan stated he believes this is a great idea.

Ms. Gilmore stated that she challenges the owners of these properties to seriously consider removing parking in this area. She further stated that she is supportive of the current development of this area and hopes that future developers continue community outreach efforts as they work.

Chair LaValley stated this is a positive change and is glad to see this area of the city get attention and that the city can adapt zoning to further development in this area.

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to close the public hearing.***

PD motion to favorably recommend modifying the zoning map to wholly include noted properties in the BG-6.0 district, EG second. Vote 5-0

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to favorably recommend extension of the BG-6.0 district to wholly encompass the properties noted to City Council***

#### **Other Business**

#### **14. Approval Not Required (ANR) Plan(s)**

- a. 1149 West Boylston (Public) & Meola Avenue (AN-2020-031) ***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to endorse.***
- b. 305 Belmont Street aka Hospital Drive (Public & Developer's) (AN-2020-032) ***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to endorse.***
- c. 484 Granite Street (Public) (AN-2020-033) ***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to endorse.***
- d. 76 & 76A Tory Fort Lane (Private) (AN-2020-035) ***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to endorse.***

#### **15. Street Petitions**

- a. Westfield Street Extension – Request to Convert to Public (ST-2020-006)

Ms. Gabrielle Weiss described that DPW has confirmed the street noted is not on the official map and therefore cannot be made a public way. Instead, this should be filed as a subdivision.

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to refer back to City Council as not possible.***

- b. Alteration to the Public Layout of Lunelle Street, Langdon Street and Lamartine Street (ST-2020-007)

Mr. Steven Rolle, ACDO described the reasons for widening the right of way, including improving pedestrian and bicycle accommodations.

Board Member Gilmore inquired as to the width of the bicycle lane. Mr. Rolle responded that the bike lane is 6' wide.

Chair LaValley inquired if the bike lane is protected. Mr. Rolle responded it is not, stated floodplain concerns, varying width, and relatively slow speed of the road, staff and engineers felt a protected lane was not necessary.

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to recommend the alteration of the Public Layout of Lunelle Street to City Council as described.***

#### **16. Subdivisions**

- a. Hospital Drive Subdivision – Request for Partial Release of Restrictive Covenant.

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Request for Partial Release of the Restrictive Covenant for the Hospital Drive Subdivision.***

**17. Discussion of Board Policies and Procedures**

Ms. Gabrielle Weiss stated that staff is still working on the updated Definitive Site Plan Application, and hope to have a draft for the board to review at the next meeting.

**18. Communication(s) – none.**

**Adjournment: 7:45PM**

***Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 5-0 by unanimous consent to adjourn.***