

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

May 21, 2008

WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM

Planning Board Members Present: John Shea, Chair
Anne O'Connor
Margaret Guzman

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
Russ Adams, Department of Public Works
Jody Kennedy-Valade, Department of Code Enforcement
Michael Traynor, Law Department
Jennifer Healey, Law Department

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:30 PM.

Chair Shea called for a moment of silence in honor of Attorney Samuel DeSimone who passed away on May 21, 2008. Mr. DeSimone was a prominent local attorney who appeared before the Planning Board often over the years and will be greatly missed by Board members and staff.

APPROVAL OF MINUTES

Upon a motion by Anne O'Connor and seconded by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the minutes of the April 16, 2008, May 7, 2008 and May 12, 2008 meetings.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

- 1. Goldthwaite Road (PB-2008-016) – More Than One Building on a Lot:** Special Permit – Cluster Group and Definitive Site Plan Approval were taken contemporaneously. Charles Scott requested a continuance to June 4, 2008 and requested the constructive grant deadline be extended to June 19, 2008. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to extend the deadline for constructive grant for the More Than One Building on a Lot and Definitive Site Plan to June 19, 2008. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to continue all three items to June 4, 2008 at the request of the applicant.
- 2. Goldthwaite Road (PB-2008-017) – Special Permit:** See #1.
- 3. Goldthwaite Road (PB-2008-015) – Definitive Site Plan:** See #1.

4. **Rondeau Court (SC-2008-002) – Private Street Removal:** Jefferson Mararian requested a continuance to June 4, 2008. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to continue the item to June 4, 2008.
5. **10 Ronald Drive (PB-2008-027) – Repetitive Petition Determination:** Four members are required for the hearing. The applicant requested a continuance to June 4, 2008. The hearing will be held on June 4, 2008.
6. **425 Salisbury Street (PB-2008-030) – Definitive Site Plan:** Kevin Quinn, representative for the applicant, requested a continuance to June 4, 2008 and an extension of the constructive grant deadline to June 19, 2008. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to continue the item to June 4, 2008 and to extend the constructive grant deadline to June 19, 2008.
7. **128 Alvarado Avenue (PB-2008-033) – Definitive Subdivision:** The applicant requested a continuance to June 18, 2008 because there were only three members present. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to continue the item to June 4, 2008.
8. **47 Fourth Street (PB-2008-037) – Extension of Time Definitive Site Plan:** Extension of Time – Special Permit (Cluster) was taken contemporaneously. The applicant requested a continuance to June 4, 2008 because there were only three members present. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to continue the items to June 4, 2008.
9. **47 Fourth Street (PB-2008-038) – Extension of Time Special Permit (Cluster):** See Item #8.

UNFINISHED BUSINESS

10. **687 Millbury Street (PB-2008-001) – Amendment to Definitive Site Plan:** Mark Santora presented the revisions to the plan to amend a previously approved site plan by modifying the parking layout and making changes to the parking lot and landscaping for a building with five apartments and five commercial retail store fronts. He informed the Board that each of the apartments would have its own dumpster. Ms. Kennedy-Valade said that she had visited the site with one of the building inspectors and he had recommended vinyl slats be installed in the cyclone fencing at the rear of the lot on Accommodation Street so that headlights would not shine into the residential dwellings. Chair Shea questioned if the height of the light pole in the northwest part of the lot was correct. Mr. Santora said he would make the correction. Chair Shea reiterated his frustration with the time it has taken to get a plan which was approvable. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to approve the Amendment to Definitive Site Plan with the following conditions:

- **The plan approved is dated 1/4/08 with the latest revision date of 5/12/08.**
- **Sheet 1 of 3 is to be revised to correct the height of the light pole in the northwest part of the lot.**

- **All conditions of the prior approval are to remain in effect unless part of this amendment.**
- **Six copies of the revised plan are to be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

11. 345 Greenwood Street (PB-2008-028) – Parking Plan Approval: Mark Allen, representative for Donna Gallo and Tony Gallo, presented the revised plan to add 14 parking spaces to the existing parking lot. There was a question as to ownership of the property but a copy of the deed was submitted that verified RDG Realty Trust is the owner of the property. It appeared that snow melt might flow toward Greenwood Street but Mr. Allen demonstrated that it would be directed within the site. Mr. Gallo commented that excess snow would be trucked from the site. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to approve the Parking Plan with the following conditions:

- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

NEW BUSINESS

12. 45 Arctic Street/14 Hygeia Street (aka 10 Plastics Street (PB-2008-039) – Extension of Time - Definitive Site Plan: Jeffrey Howland informed the Board that the site plan to convert the building at 45 Arctic Street to 36 loft-style residential units and to convert the existing building at 14 Hygeia to a parking garage and commercial space had originally been approved on May 2, 2007. Obtaining financing for the project had taken longer than anticipated, he said. He also said the applicant is entering into discussions with the Department of Public Works and Parks concerning street upgrading on Arctic Street. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 3-0 to approve the Extension of Time – Definitive Site Plan for one year.

13. 51 Harvard Street/34 Lancaster Street (PB-2008-040) – Amendment to Definitive Site Plan: Michael Andrade explained the applicant seeks to amend the previously approved plan by retaining the structure at 34 Lancaster Street, rather than razing it, to function as additional office space and a rental apartment. The applicant also proposes to reconfigure the existing parking area in the rear of the building to show 8 standard off-street parking spaces. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 3-0 to approve the Amendment to Definitive Site Plan with the following conditions:

- **Plan must note that snow will be removed from the site.**
- **All conditions of the prior approval are to remain in effect unless part of this amendment.**

- **Six copies of the revised plan are to be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

OTHER BUSINESS

14. APPROVAL NOT REQUIRED (ANR) PLANS:

- 1. AN-2008-035:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to endorse ANR # AN-2008-035 Idalla Road.
- 2. AN-2008-036:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to endorse ANR # AN-2008-036 Commonwealth Avenue.

15. Board Rules and Regulations Changes Related to Expedited Permitting: Mr. Fontane informed the Board that a public hearing has been scheduled for the June 4, 2008 meeting. He said the changes were necessitated by several changes to the Zoning Ordinance pursuant to M.G.L. Chapter 43D for Priority Development Sites.

ADJOURNMENT

Chair Shea adjourned the meeting at 6:20 PM.