

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

**December 17, 2013**

**WORCESTER CITY HALL –ROOM 401**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra, Clerk  
Robert Ochoa-Schutz

**Planning Board Members Absent:** John Vigliotti

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services

**BOARD SITE VISITS**

**SPECIAL MEETING (8:30 AM)**

**CALL TO ORDER**

Chair Andrew Truman called the meeting to order at 8:30 A.M.

**OTHER BUSINESS:**

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

- a. Commonwealth Avenue (public street) (AN-2013-057)

Mr. Truman stated that the Board would take the item out of order.

Ms. Smith noted that the plan was for a parcel of land located on Commonwealth Ave, a public street, and the applicant was seeking to subdivide the existing parcel into three parcels. She stated that the lots each met the frontage requirements for the RL-7 Zoning District.

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

- b. 1550-1554 Great Post Road (public street) (AN-2013-050)

Ms. Smith stated that Staff had previously held the plan because one of the lots in question had frontage on two different roads, Main Street and Great Post Road and staff were unsure about the address. She stated that staff had resolved this issue and that the applicant was creating two lots for a duplex to be built on and the applicant was seeking to convey a small portion of land from the existing 1554 Great Post Road parcel to an abutting parcel at 1550 Great Post Road. She stated that the lots all met the required frontage for the RL-7 Zone and were off a public way.

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

c. 10 Rosemary Street (public street) (AN-2013-052)

Ms. Stated that there were three existing lots owned by a combination of the same owners and that the owners were seeking to divide one of the lots and convey a portion of each to the other two existing parcels. She stated that the lot has an existing nonconformity with regard to frontage but since the change did not affect the frontage or make the lot more nonconforming it was not problematic. She stated that Rosemary Street is a public way.

Mr. Truman asked if there was an issue with the home being used as a multi-family or if that was not a problem because it was grandfathered in.

Ms. Smith stated that because this was an existing nonconformity and the proposed changes would make the lot more conforming with regard to the setback for the garage located on one of the parcels and the changes did not affect frontage it was not an issue the Board could consider at this time.

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

d. 276 Mill Street (public street) (AN-2013-053)

Ms. Smith stated that this plan was also previously held as it looked as if the applicant was seeking to convey two parcels of land which was not the case as one of the parcels had previously been conveyed. She stated that the applicant was seeking to convey a portion of one lot to the abutting lot, both owned by the applicant, to allow for the construction of a garage for the dwelling on the property. She stated the street was a public way and located within BL-1.0.

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

e. 58 A + B Aphorpe Road (public street) (AN-2013-054)

Ms. Smith stated that one parcel was being divided into two parcels so that the applicant could create a duplex. She stated that the parcels were conforming and met the 35 foot frontage requirement being located in an RL-7.

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

f. Angelo Street (public street) (AN-2013-055)

Ms. Smith stated that the property was located on a public way and that the two existing lots were being subdivided to create a total of four lots for duplexes. She stated the required frontage for the lots in the RL-7 zone was 35 feet and that this was provided.

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

g. 9 Marisa Circle (public street) (AN-2013-056)

Ms. Smith stated that the property is located on a public street and that the applicant was seeking to make only interior lot line changes. She stated that the two parcels would be swapping the exact square footage of land to allow one property owner to own the entirety of a stone wall which was presently located on both parcels. She stated that the property was located in RS-7 and that frontage would not be affected by the changes.

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

h. Goldthwaite Road (private street) (AN-2013-058)

Ms. Smith stated that there were two ANR's for Goldthwaite Road and that the second would be called Pierce Ave. as staff did not have the plan at the time the agenda was created and thus it did not reflect the change. She stated that the plan was part of the Burncoat Gardens Subdivision and located on a private road. She stated that the applicant was seeking to create one lot and conveying previously created parcels to that one lot.

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

i. Goldthwaite Road/Pierce Ave (private street) (AN-2013-059)

Mr. Truman stated this was a private street.

Ms. Smith stated that the ANR was actually fronting on Pierce Avenue. She stated that two parcels were being conveyed to the large lot she discussed previously. She stated that the applicant also sought to change the lot lines for previously approved parcels. She stated that the applicant sought to create deeper lots and that the lot lines were shifting minimally and still conformed with the required frontage. She noted that frontage for one of the lots was on Varney Street.

Mr. Truman stated that they would assume the lots have access.

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

j. 183 Sunderland Road (public street) (AN-2013-060)

Ms. Smith stated that the property was located on a public road. She stated that the applicant was subdividing the lot into two lots. She stated that both lots met the required 65 feet of frontage for the RL-7 Zone.

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

2. 604 Burncoat Street (Village at Burncoat Heights) - Definitive Subdivision Plan (PB-2013-030)  
– Request to Secure Subdivision Performance Through a Covenant.

Ms. Smith stated that the Board had received a written request from the applicant included in the Board Packet and that the Board would need to vote on the request.

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa-Schutz, the Board voted 3-0 to approve the request to secure subdivision performance through a covenant.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS, WITHDRAWALS**

Mr. Truman stated that the Board had received a request for postponement to the January 22, 2014 meeting for the Approval Not Required (ANR) Plan for Sophia Drive.

Upon a motion by Mr. Truman and seconded by Mr. Ochoa-Schutz, the Board voted 3-0 to approve the request to postpone Sophia Drive to the January 22, 2014 meeting.

**ADJOURNMENT:**

Upon a motion by Mr. Mitra and seconded by Mr. Ochoa-Schutz, the Board voted 3-0 to adjourn the meeting at 8:47 a.m.