

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

**September 10, 2014**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
Robert Ochoa, Clerk  
John Vigliotti  
Andrew Freilich

**Planning Board Members Absent:** Satya Mitra, Vice Chair

**Staff Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Domenica Tatasciore, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Jon Gervais, Department of Public Works & Parks  
Katie Donovan, Inspectional Services  
Alexandra Haralambous, Law Department

**BOARD SITE VISITS**

**CALL TO ORDER**

Chair Andrew Truman called the meeting to order at 5:40 P.M.

**APPROVAL OF MINUTES:**

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to approve the minutes for June 25, 2014, July 16, 2014, and August 27, 2014.

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

**1. Sarah Drive (aka 0 Sarah Drive & 86 Upland Street) – Definitive Subdivision Plan Approval (PB-2013-050)**

Ms. Smith stated that staff received a request for Leave to Withdraw Without Prejudice because they are taking staff's recommendation and re-submitting the application at a later date as an amendment to the original subdivision filing.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 4-0 to grant the Leave to Withdraw Without Prejudice.

2. **224 Southwest Cutoff – Amendment to Parking Plan Approval (PB-2014-024)**  
Ms. Smith stated that there is a postponement request for this item to October 1, 2014 and to extend the decision deadline to the same date.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 4-0 to postpone the item to October 1, 2014 and extend the decision deadline to October 1, 2014.

3. **53 Rankin Street (Lots 1L, 1R, 2L and 2R) – Site Plan Approval (PB-2014-025)**

Mr. Truman stated that there is also a request to postpone this item to October 15, 2014.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to postpone the item to October 15, 2014.

Ms. Tatasciore stated that the subdivision plan was approved but a covenant with the City was never established, surety has not been posted for the project, the mylar was never signed by the Planning Board, and all that still needs to be filed with the Registry of Deeds prior to going forward with the Definitive Site Plan.

4. **0 Sarah Drive, Lots 81-86 (aka Bittersweet Blvd, Arboretum Phase IV) – Definitive Site Plan Approval (PB-2014-009)**

Mr. Truman stated that there is a postponement request to October 1, 2015 and an extension of the Board decision deadline to October 16, 2015.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to postpone to October 1, 2014 and extend the decision deadline to October 16, 2014.

5. **Bonair Road (formerly part of 1438 Grafton Street) – Parking Plan Approval (PB-2014-027)**

Mr. Truman stated that there is a postponement request to October 1, 2015.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 4-0 to postpone to October 1, 2014.

## **NEW BUSINESS**

6. **12, 14 & 16 Ellie Way – Definitive Site Plan Approval (PB-2014-026)**

Carl Hultgren, Quinn Engineering, stated that they seek to construct three single family detached dwellings each with a 2-car garage (drive under configuration) on three lots as part of a previously approved 185 College Street Definitive Subdivision. Each house will contain three bedrooms. The lots will be served by municipal water services. Mr. Hultgren stated that they have been before the Conservation Commission for a local notice of intent and were issued an order of conditions.

Ms. Tatasciore stated that the applicant submitted revised plans on September 4, 2014 and they satisfactorily address all of staff's concerns. Staff recommends approval.

Mr. Freilich asked about the rip rap slope standards and who supervises that the rip rap is built correctly.

Mr. Gagne stated that the standards are MassDOT standards and they have been added to the plan. Code Enforcement then is charged to ensure it is built to plan.

Upon a motion by Mr. Ochoa and seconded by Mr. Vigliotti, the Board voted 5-0 to approve the Definitive Site Plan.

**List of Exhibits:**

- Exhibit A: Definitive Site Plan Application; received July 23, 2014; prepared by Owner/Applicant Joseph Panaraelli.
- Exhibit B: Definitive Site Plan in Worcester, Massachusetts – 12, 14, & 16 Ellie Way, dated July 21, 2014; prepared by Quinn Engineering, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 12, 14 & 16 Ellie Way – August 21, 2014; dated January 22, 2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 12, 14 & 16 Ellie Way – August 22, 2014.

**7. 8 (aka 18) Grafton Street – Definitive Site Plan Approval (PB-2014-028)**

Dan Benoit from Benoit Design Group, representing the applicant Vision Development, stated that this is an 8-story concrete building behind Union Station they are looking to convert to 84 units for purpose-built student housing. They were approved for a Special Permit for a lodging house by the Zoning Board and will be seeking Historical Commission approval.

Ms. Tatasciore asked that while no parking is required in the BG-6 zone, if a parking agreement with Union Station or other nearby lots been sought or secured. Mr. Benoit stated that they are in negotiations with the City regarding available spaces in the Union Station garage and with MassDOT regarding space in the lots beneath I-290.

Ms. Tatasciore asked the applicant to please comment on the location of pedestrian access to the building from both Grafton and Franklin Streets. There are numerous existing entrances along Grafton Street but movement is constrained due to limited sidewalk width. Additionally, there is also an entrance fronting Franklin Street with a large and generous sidewalk space. Mr. Benoit stated that the main entrance to the building will be on Franklin Street.

Ms. Tatasciore asked how storage, collection and disposal of waste and recycling will be facilitated. Mr. Benoit stated that there will be a dumpster onsite.

Ms. Tatasciore stated that the applicant is not proposing any signage or additional lighting on the property and asked the applicant to comment on the suitability of existing exterior lighting. Mr. Benoit stated there is an existing light in the back of the building that illuminates the parking area. They have not provided a photometric plan because in order to use lights on the building they would have to be approved by the Historical Commission first and they cannot calculate foot candle without knowing which type of light will be installed.

Ms. Tatasciore stated that Staff respectfully recommends approval of the 8 (AKA 18) Grafton Street Definitive Site Plan with the following conditions of approval: That the facility is operated in substantial accordance with the final approved Definitive Site Plan on file with the Division of Planning & Regulatory Services.

Mr. Freilich asked which students will be targeted to leave in these residences. Mr. Benoit stated that it is open to any undergraduate/graduate student in the City and is not associated with any one college/university.

Ms. Tatasciore stated that the Chamber of Commerce submitted a letter of support for this project.

Mr. Truman asked if the main entrance on Franklin Street will be handicapped accessible. Mr. Benoit stated that it will be since they are putting in a ramp and will either work with the City if they have to infringe on City property or take out the existing concrete step and lower the entrance.

Mr. Vigliotti asked how they were limiting this property to only student housing. Mr. Benoit stated that the Zoning Board of Appeals conditioned their approval that this property is for purpose-built student housing.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 4-0 to approve the definitive site plan with the condition as specified in the memo and that plans are submitted showing the handicapped access ramp.

### **List of Exhibits**

- Exhibit A: 18 Grafton Street Definitive Site Plan Application; received August 6, 2014; prepared by Owner Bradford Wyatt and Applicant Rick Shaffer of Vision Development.
- Exhibit B: MACRIS listing for Osgood-Bradley Building.
- Exhibit C: MACRIS listing for Union Station
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 8 (aka 18) Grafton Street – Definitive Site Plan; dated September 4, 2014.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 8 (AKA 18) Grafton Street – August 22, 2014.
- Exhibit F: Chamber of Commerce Letter of Support, dated September 10, 2014.

## **OTHER BUSINESS**

### **8. Parsons Hill Subdivision, 16 Nutmeg Dr– Request for Partial Covenant Release**

Ms. Haralambous stated that they need more information from the applicant in order to draft the release. Ms. Tatasciore stated that she spoke to the applicant and the paperwork needed is still in progress and is not ready yet.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to postpone the item to the next meeting.

### **9. Approval Not Required (ANR) Plans:**

#### **a. 42-44 Dominion Road (private) (AN-2014-034)**

Ms. Smith stated that this lot is in the RL-7 zoning district and its on a private road. The proposed use is to construct a duplex, which requires 35' per dwelling unit. The frontage is adequate for this request and staff recommends endorsement.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 4-0 to endorse this ANR.

#### **b. 5 Tennyson Street (public) (AN-2014-035)**

Ms. Smith stated that this lot is in the RS-7 zoning district. Both lots will meet frontage requirements and staff recommends endorsement.

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

#### **c. 266 Chandler Street (public) (AN-2014-036)**

Ms. Smith stated that this is the current site of the Webster Five Cents Savings Bank and he Board has approved a definitive Site Plan for Antonio's Pizza at this location. This is the proposed lot delineation that they showed previously on the plan. It is for Commercial use and frontage is not required for this zone but they are providing 162 feet. The frontage is adequate and staff recommends endorsement.

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

#### **d. 143 (aka 139 A & B) Commonwealth Avenue & 0 (aka 19 A & B) Jennings Street (public) (AN-2014-037)**

Ms. Smith stated that the Board approved an ANR dividing a lot into these three parcels in April. They are once again rearranging the lot lines and conveying some land to another parcel. The frontage is adequate and non-conformities are not aggravated with this request and staff recommends endorsement.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to endorse this ANR.

### **10. Communication Received:**

- a. From CMRPC re: Appointment of Delegates and Alternates to the Central Massachusetts Regional Planning Commission for FY '15; dated July 5, 2015; received July 18, 2015.**

Ms. Smith stated that the Board must appoint one member to represent them at CMRPC events. The current delegate is Robert Ochoa. Nancy Tran will continue to be the staff representative.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to re-appoint Nancy Tran as the Staff Delegate.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to appoint John Vigliotti as the Planning Board Delegate.

- b. From Atty. Mark Donahue re: Amendment to Special Permit, 0 Salisbury Street (f/k/a 727 & 757 Salisbury Street) (MBL 50-023-0003); dated and received July 11, 2014.**

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to approve as having met the condition.

- c. From Fay, Spofford & Thorndike re: Streetscape Improvements at Main Street & Maywood Street; dated August 11, 2014; received August 13, 2014.**

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to send the letter as presented.

11. **Signing of Decisions from prior meetings** – no decisions were signed at this meeting.

#### **ADJOURNMENT**

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to adjourn at 6:15 p.m.