

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

**December 10, 2014**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra, Vice Chair  
Robert Ochoa, Clerk  
Andrew Freilich

**Planning Board Members Absent:** John Vigliotti

**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 5:30 P.M.

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

**1. Lots 1L & 1R Great Post Road (fka Main Street) – Definitive Site Plan (PB-2014-033)**

Mr. Truman stated that the applicant requested continuation to January 21, 2015 with an extension of the Decision Deadline to February 20, 2015.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the Board voted 4-0 to approve the applicant's request to continue to January 21, 2015 with an extension of the Decision Deadline to February 20, 2015.

**2. 922 Grafton Street – Parking Plan Amendment (PB-2014-035)**

Mr. Truman stated that the applicant requested continuation to January 21, 2015 with an extension of the Decision Deadline to February 12, 2015.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the Board voted 4-0 to approve the applicant's request to continue to January 21, 2015 with an extension of the Decision Deadline to February 12, 2015.

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

Mr. Truman stated that the applicant requested postponement to February 11, 2015 with an extension of the Decision Deadline to March 30, 2015.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the Board voted 4-0 to approve the applicant's request to postpone to February 11, 2015 with an extension of the Decision Deadline to March 30, 2015.

**4. 23-25 Kenberma Road (aka 160 Houghton Street) – Definitive Site Plan (PB-2014-037)**

Mr. Truman stated that the applicant requested Leave to Withdraw without Prejudice for the Definitive Site Plan submittal only and noted the request for the 81-G Street Opening Permit would still be heard by the Board.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the Board voted 4-0 to approve the applicant's request for Leave to Withdraw without Prejudice for the submitted Definitive Site Plan Application.

**5. 25, 38 & 45 Arctic St., 1, 14 (aka 8 & 10 Plastics St.) & 23 Hygeia St., 274, 284 (aka 5 & 7 Arctic St.) & 290 Franklin St. (PB-2014-039)**

Mr. Truman stated that the applicant requested postponement to January 21, 2015 with an extension of the Decision Deadline to February 20, 2015.

Upon a motion by Mr. Freilich, and seconded by Mr. Mitra, the Board voted 4-0 to approve the applicant's request for postponement to January 21, 2015 with an extension of the Decision Deadline to February 20, 2015.

**APPROVAL OF THE MINUTES**

Upon a motion by Mr. Freilich, and seconded by Mr. Mitra, the Board voted 4-0 to approve the minutes of October 15, 2014 with no edits.

## **UNFINISHED BUSINESS**

### **6. 111-115 Dewey Street & 13 Parker Street – Parking Plan Approval (PB-2014-029)**

John Riel, of JR Associates, stated that he represents the applicant and was there with Pat Burke of HS&T Group. Mr. Riel stated that they provided the Board with revised plans based on staff comments. Mr. Riel requested a waiver of the requirement to label abutters within 300 ft.

Jon Gervais, DPW&P, stated that there was an issue with the needing information regarding the stormceptor system. He stated that they received the information and were satisfied by the information provided as well as with the plan.

Ms. Tatasciore stated that the applicant needs to correct the title on the plan to state “parking plan” not “site plan”.

Mr. Riel stated that they have a revised plan correcting the plan and submitted the revised plan to staff.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the Board voted 4-0 to approve the Parking Plan with the following standard conditions of approval:

1. 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.
2. 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 Commissioner of Inspectional Services.
3. All work shall be done in accordance with the final approved Parking Plan on file with the Division of Planning and Regulatory Services.

The Board approved a waiver from the application requirement to label all abutters and abutters thereto within 300 feet of the subject property.

#### **List of Exhibits:**

- Exhibit A: Parking Plan Application; prepared by Caola Equipment Co.; received August 25, 2014.
- Exhibit B: Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised August 12, 2014; received August 25, 2014, revised October 23, 2014
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 111-115 Dewey Street & 13 Parker Street; dated September 26, 2014, revised October 10, 2014, November 13, 2014, December 3, 2014.

- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 115 Dewey Street – Parking Plan; dated September 26, 2014.
- Exhibit E: Revised Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised October 7, 2014; received October 8, 2014.
- Exhibit F: Engineering Calculations; prepared by HS&T Group, Inc.; dated and received October 8, 2014.
- Exhibit G: Request for Continuance from 10/1/14 to 10/15/14 and Extension of Approval Date from 10/29/14 to 11/6/14; dated and received 10/1/14.
- Exhibit H: Request for Continuance from 10/15/14 to 11/5/14 and Extension of Approval Date from 11/6/14 to 12/6/14; dated and received 10/14/14.
- Exhibit I: Drainage Calculations (dated October 15, 2013) and Watershed Plans (dated October 13, 2014) for 115 Dewey Street; prepared by HS&T Group, Inc.; received October 15, 2014.
- Exhibit J: Revised Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised October 23, 2014; received October 28, 2014.
- Exhibit K: Request for Continuance from 10/15/14 to 11/5/14 and Extension of Approval Date from 11/6/14 to 12/6/14; dated and received 10/14/14.
- Exhibit L: Revised Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 115 Dewey Street – Parking Plan; dated December 2, 2014.

## **NEW BUSINESS**

### **7. 304-308 Park Avenue & 45 Abbott Street – Definitive Site Plan (PB-2014-032)**

Paul Avery, of Hult Consulting Group, representing Henry Askew, petitioner, gave a summary of the project. Mr. Avery stated that the proposal is for a 1,940 SF Domino's Pizza restaurant with a rear pick-up window and 15 surface parking spaces located in the rear. He stated that circulation on-site is primarily one-way with an entrance at the north and an exit at the south of the site, which consist of 3 lots.

Mr. Avery stated that the applicant was granted relief from the Zoning Board of Appeals on October 20, 2014 via three Special Permits: 1) to allow the drive-through use; 2) to modify the length of the drive-through; 3) to modify the required 5 ft. landscaping buffers.

Mr. Avery stated that they are proposing to infiltrate stormwater with catch basins on-site from the site as there are no City connections within close range to connect to catch basins on site. He stated that in conversations with DPW&P the applicant is aware of a need to revise the proposed drainage infiltration plan in order to show the required 2 ft. of separation based on the City's standards.

He indicated lighting would be pole mounted with off-site spill-over being minimal.

Mr. Gervais stated that the applicant had not shown a detail for the grease interceptor brought to city standards. He stated that DPW&P had issues with the present design of the stormwater infiltration system and would prefer if the applicant could connect an overflow line to the City system in the case the system backs-up. He clarified that the applicant indicated they did not want to connect to the City system, and that the applicant could elect not to provide the overflow connection if they provided calculations to show the system could provide a minimum of 2 feet of separation from high-ground water levels and successfully infiltrate runoff using calculations for a 100-year storm event.

Ms. Tatasciore summarized the project and stated that the trigger for site plan was the proximity to a Historic Structure listed on the National Register of Historic Places. Ms. Tatasciore clarified that the landscape buffer relief granted was only along the northern lot line and required only 8' of relief. She stated that staff comments were stated in the memo mainly regarding annotation and that the applicant should request a waiver of the requirement to label abutters within 300 ft. on the plan.

Konstantinos Petsas, of 49 Abbott Street, expressed concerns about the late hours of operation – until 4 a.m. – lighting, noise, and flooding, as a result of his project, and with parking and access to Abbott Street.

Jeffery Rosario Turco, attorney for the applicant, stated that there would be no access to Abbott Street. He clarified that the original plan showed access to the site from both Park Avenue and Abbott Street but the Abbott Street access was removed based on neighborhood and staff feedback. He noted that the perimeter of the site near the abutting residences will be fenced with a white vinyl fence, as requested by the abutters.

Mr. Freilich requested clarification regarding drive-through terminology. Mr. Rosario Turco stated that the window would be a pick-up only window, with no menu board or order box. He stated that the City's Ordinance does not address a pick-up window and thus they needed relief from the drive-through provisions. Mr. Rosario Turco stated that there would be no speaker. Mr. Rolle stated that the Zoning Board of Appeals conditioned the approval based on the window being for pick-up only with no ordering for the drive-through on-site.

Mr. Freilich asked what the difference between the proposed stormwater management system and that which DPW&P would prefer is and what, if any, adverse effects to the neighbors or streets would result. Mr. Gervais stated that if the infiltration system is not properly maintained that flooding is associated with a system back-up, if there is no overflow outlet. Mr. Freilich asked why the applicant could not install an overflow to the City system. Mr. Freilich asked why they hesitated to connect to the City system. Mr. Avery stated that there is no connection nearby. Mr. Turco stated that, in terms of schedule for construction, a connection would require Conservation Commission approval and a further time delay. Mr. Avery stated that they wanted to keep the process simple and reiterated the time constraints as presently they do not need Conservation approval.

Mr. Avery stated that the system is designed for the 10-year storm event and that if the system failed, it would just puddle up on-site and make its way to the street, in line with the existing conditions. He clarified that the system meets DEP standards and includes a water treatment component for TSS removal. Mr. Gervais reiterated that DPW&P would prefer to see an overflow but that the system meets the requirements, as designed with the 2 ft. separation.

Mr. Freilich asked when they anticipated beginning construction. Mr. Turco stated that they plan to begin right away and requested a waiver for labeling abutters within 300 ft. on the plan.

Mr. Truman requested that the applicant install a no-left turn sign on the northern side of the parking area in the rear where parking circulation meets the drive-through traffic circulation on-site to ensure traffic flow remains one-way.

Ms. Tatasciore stated that a question about spillover on the photometric plan was outstanding. Mr. Avery stated that there were some post-shots in the southwestern corner of the site. He noted that the fence was taken into account in the modeling and clarified that on the abutter's side of the fence the foot-candles are actually 0 or 0.1 and that the high-levels shown are on the subject property. Mr. Mitra requested clarification on the light levels for the neighbors. Mr. Askew clarified that the lights would shut off at 4 a.m. when the business closes.

Mr. Petsas reiterated his concerns. Mr. Freilich asked how the applicant planned to manage noise on-site. Mr. Askew stated that there would be management on-site at all times and that there would be pick-up only after 10 p.m. Mr. Freilich asked if the applicant would be amenable to installing a sign requesting that drive-through users be respectful of neighbors and turn down the volume on the radios. Mr. Askew stated they would. Mr. Rosario Turco stated that the proposal may be a decrease in noise as the site and on Abbott Street as it is presently a cut-through for pedestrians.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the Board voted 4-0 to approve the Definitive Site Plan with the following conditions:

1. That the site is to be operated in substantial accordance with the plan on file with the Division of Planning and Regulatory Services;
2. That a no left turn sign installed prohibiting motorists who are utilizing the parking spaces, located in the rear of the building, from entering into the drive-through and escape lanes;
3. That the applicant provides signage requesting drive-through and parking lot users to be respectful of the neighbors and control the volume of all audio devices;
4. That eight (8) copies of final revised plans are submitted to the Division of Planning and Regulatory Services, prior to the release of the Decision, showing the following conditions and required annotations listed below:

General

- a. Notate that the plan is a "Definitive Site Plan";
- b. Provide the scale on all plan sheets;
- c. Label both the owner and applicant's name on the plan;
- d. Label all relief or permits approved by the Zoning Board of Appeals;

Traffic flow and circulation:

- e. Clearly demarcate on-site circulation using pavement marking/arrows in accordance with the final approved plans;
- f. Sign the entrances and exits to the site in accordance with the final approved plans;

- g. Label the location of the no left hand turn signage, cautioning drivers who are parked at the rear of the site to not turn left into the drive-through or escape lanes;
- h. Label the location of the onsite signage directing users to limit the volume of all audio devices on the plan;

*Requirements of the Department of Public Works:*

5. That the applicant provide proof of the required 2 foot separation between the proposed infiltration system and high groundwater level or provide an overflow connection into the City system;
6. Provide a detail for a grease trap that meets the City Standards;

*Standard Conditions of Approval:*

7. 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;
8. 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 Commissioner of Inspectional Services; and
9. All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

The Board approved the requested waiver of the application requirement to label all abutters and abutters thereto within 300 ft. on the plan.

**List of Exhibits:**

- Exhibit A: Definitive Site Plan Application; received September 12, 2014; prepared by Applicant Henry G. Askew and Owner David Fahlstrom.
- Exhibit B: Domino's Pizza Plan; dated August 25, 2014 and revised through to October 21, 2014; prepared by Oak Consulting Group.
- Exhibit C: Rendering; dated October 27, 2014; prepared by Gnich Architecture Studio.
- Exhibit D: Site Lighting Plan; received October 28, 2014; prepared by Oak Consulting Group, LLC.
- Exhibit E: Stormwater Report – Domino's Pizza; dated October 21, 2014; prepared by Oak Consulting Group, LLC.
- Exhibit F: MACRIS Listed Property Sheet – 42 Abbott Street (Elvira Drew triple decker) & 36 Abbott Street (Abbott Street Schoolhouse).

- Exhibit G: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 304-308 Park Avenue & 45 Abbott Street (Domino's Pizza) Definitive Site Plan; dated November 13, 2014.
- Exhibit H: Comments from Chief Courtney – Fire Department; received October 24, 2014.
- Exhibit I: E-mail from Ernest W. Foster, Jr., Trustee of A&E Realty Trust to Planning Board re: Proposed Restaurant with Drive Through (Domino's Pizza) 304-308 Park Avenue, dated September 22, 2014.
- Exhibit J: Request for Postponements from applicant's representative to the Planning Board; dated September 22, 2014 & October 6, 2014.

**8. 23-25 Kenberma Road (aka 160 Houghton Street) – 81-G Street Opening (PB-2014-038)**

Carol Redden, HS&T Group, representing Boguslaw Bialek, applicant, stated that they are seeking to open the road in order to create legal access to the property located at 23 & 25 Kenberma Road. She stated that if approved, they will return with plan for a duplex on the property but that they need to have a minimum of 35 ft. of frontage beyond the proposed zero lot line in order to comply with the City's policies. She stated that they plan to conform to City standards and are providing a guardrail at the limit of paving, snow storage, a berm, and two catch basins and a manhole. She stated that they could re-grade so as to only need one Catch-basin but that such a proposal was not shown at the time. She reiterated that the plan is not to open the entire road, only ~35 ft. beyond the propped zero lot line (~46 feet from the existing end of pavement).

Mr. Gervais stated that the applicant addressed all his comments with the revised plans and is now showing City standard details. He stated that the DPW&P would prefer for the road to retain the proposal with the center crown and two catch basins, as shown.

Paul Cappabianca, 162 Houghton Street, expressed concerns that the entire length of the street would not be opened. He expressed concerns that the disturbed dirt soils would not be managed and would result in siltation and unmanaged runoff onto Houghton Street, downhill from the proposal, causing more work from the City. Ms. Redden stated that a berm is proposed at the end of the paved opening to direct water in the Roadway into the catch basins and prevent runoff spillover down the hill. She stated that the vegetation in the remaining right-of-way is proposed to remain and would not be disturbed beyond the limit of proposed work. Ms. Redden stated that the petitioner is only required to pave the required legal frontage for the proposal and that they do not need to pave the entire street.

Mr. Truman asked what the proposed grade would be for the slope. Ms. Redden indicated the existing slope would remain and the area to be re-graded would be ~3H:1V on the hill.

Mr. Freilich stated that the Board could not require the applicant to take on the burden of improving the entire road. Mr. Truman reiterated that the cost to improve the remainder of way would be prohibitive.

Mr. Rolle stated that the proposal would be subject to approval by the Conservation Commission which would also review stormwater management issues and that the remaining portion of the road would remain vegetated or be loamed and seeded. Ms. Redden affirmed.

Mr. Truman asked why snow storage was shown behind the guardrail. Mr. Gervais stated that DPW&P's request the road be improved further to ensure there would be no conflicts with snow storage and the future driveway access. Ms. Redden stated that the guardrail was located ~17 ft. beyond the future proposed edge of driveway. Mr. Truman asked where the rainwater would be directed if there was a large pile of snow atop the proposed catch basins. Mr. Gervais stated the same problem arises if the snow is put on the grass – then the snow melt will runoff down the hill.

Mr. Freilich asked why the Site Plan was withdrawn. Mr. Rolle stated that the applicant had to follow the required legal process, requiring an 81-G approval and construction of the road to create the required frontage, then an ANR plan to create the lots, and finally a Site Plan.

Ms. Redden stated that there was a letter submitted from some neighbors requesting that Kenberma not be connected though to Houghton Street.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the Board voted 4-0 to approve the 81-G Street Opening with the following standard conditions of approval:

- 1) Six copies of the final revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision;
- 2) 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;
- 3) Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance;
- 4) 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 Commissioner of Inspectional Services;
- 5) No building permit shall be issued until the 81-G is constructed to the first layer of binder coarse (per DPW&P inspection); and
- 6) All work shall be done in accordance with the final approved Site Plan on file with the Division of Planning and Regulatory Services.

**List of Exhibits:**

- Exhibit A: 23-25 Kenberma Road – Definitive Site Plan Application; received 10/16/2014; prepared by Boguslaw Bialek.
- Exhibit B: 23-25 Kenberma Road – Definitive Site Plan; dated 10/14/2014; revised 11/21/2014 & 12/4/2014; prepared by HS&T Group, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 23-25 Kenberma Road; dated 11/14/2014; revised 12/4/2014.

- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 23-25 Kenberma Road; dated 11/14/2014; revised 12/2/2014.
- Exhibit E: Petition in Opposition of proposed alteration to Kenberma; from various abutters; dated November 2014; received 11/10/2014.
- Exhibit F: Request to Postpone; dated and received 11/19/2014.
- Exhibit G: Rendering of proposed duplex; prepared by Design Systems Co.; dated July 2013.
- Exhibit H: Memorandum from HS&T Group, Inc. regarding staff comments; dated 11/21/2014.

**9. 22-22A Sherer Trail – Definitive Frontage Subdivision (PB-2014-040)**

Mr. Truman clarified that the item should be listed as a Public Hearing.

Don O’Neil, of O’Neil & Bloom, representative for petitioner, Zachary Zisk, stated that the petitioner is seeking approval to create a zero lot line and divide his property in two. He stated that there is no work proposed in the road as it already exists. He stated that the zone was RL-7 where the structure was built and was later changed to RS-7. He stated the lot has 110 ft. of frontage and that the Zoning Board of Appeals granted relief for the frontage on October 20, 2014. He explained that the specific relief differed for the lots based on the location of the party wall. He requested a waiver from the requirement of labeling abutters within 300 ft. in addition to waiver requested in writing.

Ms. Smith summarized the project and stated that the applicant is requesting a waiver from all requirements of the Subdivision Rules and Regulations, with the exception of those that apply to Approval Not Required Plans. She noted that staff would still suggest the conditions of approval as listed in the staff memo which were primarily annotation related. Ms. Smith inquired about the proposed easements. Mr. O’Neil stated that there were separate connections for water and sewer and he did not believe a utility easement would be needed. He stated that there will need to be an easement for access to the basement which the applicant plans to add when the property is sold.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the Board voted 4-0 to close the public hearing and to approve a Definitive “Frontage” Subdivision Plan for a 2 lot subdivision, to convert an existing two-family dwelling into a duplex, which is in a RS-7 zoning district (Residential, Single-family), located at 22 A & B Sherer Trail (MBL 42-010-00212), owned by Zachary Zisk, Dennis B. Collins, and Melinda A. Collins, entitled “Definitive Subdivision Plan – 22 A & B Sherer Trail”, dated May 1, 2014, and prepared by Blanchard Survey, last revised May 1, 2014, received November 4, 2014 with the following conditions of approval:

1. Provide documentation regarding the Book and Page references pertaining to any easements which result from the division of the land to the Division of Planning and Regulatory Services;

2. That nine (9) copies of final revised plans and one (1) Mylar plan shall be submitted to the Division of Planning and Regulatory Services prior to the release of the decision, with the following changes included:
  - a. The Definitive Frontage Subdivision Plan shall be drawn on linen or mylar with waterproof black India ink. It shall be on sheets of the same size and this size shall be not larger than twenty-four (24) inches by thirty-six (36) inches. It shall be drawn to a minimum scale of one (1) inch equals forty (40) feet or larger and shall show the following and any other pertinent information unless a waiver is permitted by the Board under provisions of Section I Administration.
  - b. Remove references to “Lot A1” & “Lot B1” and replace with Lot 22A and Lot 22B;
  - c. Notate on the plan all relief granted by the Zoning Board of Appeals as well as the date the relief was granted on 10/20/14;
  - d. Provide the Book and Page reference on the plan for the Zoning Board of Appeal’s Decision, as recorded with the Registry of Deeds;
  - e. Provide the scale at which the Locus Map is drawn; and
  - f. Provide a neat line around the Locus Map.

*Waivers:*

The Board also voted 5-0 to waive the following requirements of the City of Worcester Subdivision Regulations:

- The minimum frontage requirements for each lot otherwise mandated by the Worcester Zoning Ordinance.
- Sections IX and X of the Subdivision Regulations because no new street is being constructed and no improvements to the existing way is required.
- Labeling of all abutters and abutters thereto within 300 ft. on the plan.
- A waiver from all requirements of the Subdivision Regulations, with the exception of those that apply to an Approval Not Required (ANR) plan.

*Endorsement:*

Endorsement of the Definitive Subdivision Plan is contingent upon the following:

- Notice from the City Clerk of “No Appeal” from the action of the Board in approving this subdivision or if an appeal is taken, notice of the court either sustaining the approval or dismissing the appeal.

**List of Exhibits:**

Exhibit A: 22 A & B Sherer Trail Frontage Subdivision Application; received 11/4/2014; prepared by Zachary Zisk, Dennis B. Collins and Melinda A. Collins.

- Exhibit B: 22 A & B Sherer Trail Frontage Subdivision Plan; dated 5/1/2014; prepared by Blanchard Survey.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 22 A & B Sherer Trail Frontage Subdivision; dated 12/4/2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 22 A & B Sherer Trail Frontage Subdivision; dated 12/2/2014.
- Exhibit E: Waiver request pertaining to all Subdivision Rules and Regulations requirements from Don O'Neil, the applicant's attorney; dated and received 11/4/2014.
- Exhibit F: Variance and Special Permit Decision from Zoning Board of Appeals; filed with the City Clerk's office on 11/11/2014.

**10. Parcels J & K City Square (fka 100 Front Street) –Definitive Site Plan (PB-2014-042)**

Joe Shea, of Roseland Property Company, stated that they have a PowerPoint presentation.

The Board voted 4-0 to recess to allow for AV setup.

The Board voted 4-0 to return to session after a 10 minute recess.

Mr. Shea introduced Joe Traicarico, of Roseland's New Jersey Office, Joe Carlton, of Roseland's Boston Office, as well as representatives from Icon Architecture, and Hancock Associates.

Mr. Shea gave an overview of the project location, between Foster, Franklin, Trumbull, and Front Streets. He gave a quick background of the company and the successful projects they have completed in various states.

David Stockless, Icon Architecture, stated that they are proposing 370 units in two five-story residential buildings; one with 131 units and the other with 239 units. There will be a five-story garage constructed between the two residential buildings of 479 standard parking spaces. The buildings are brought up to the sidewalk in order to promote that urban feel already present in the area. He reviewed the renderings with the Board and discussed the landscaping plans along Front Street and Foster Street. There will be two courtyards accessible to the residents. There will also be 12,000 SF of retail space on the corner of Foster and Front Street as well, which will likely be divided into multiple spaces.

Joe Hancock discussed the utilities and drainage for the site. He stated that he received comments from the Planning staff, DPW&P, and the Fire department and he prepared a response memo. He stated that all the notations requested would be added to the plan. The garage will have 16 handicapped parking spaces. He reviewed the square footage for each building and stated that the project will have building mounted signage for the businesses and the residential portion. Mr. Hancock stated that there is a snow dump area. He stated that they will comply with the requirements as mentioned in DPW's memo and will ensure that any street trees do not interfere with fire access once they mature.

Mr. Rolle stated that he was excited about the project and it can serve as a catalyst for future developments in the City.

Ms. Tatasciore stated that the applicant proposes to construct a residential and retail development within 2 multi-family high-rise buildings, specifically:

- The project area consists of 3.97 acres and is bounded by Front, Foster, Franklin and Trumbull Streets;
- The larger building (Building A), located by the corner of Foster & Front Streets, consists of 239 units and will contain approximately 11,775 SF of business/retail area on the street level;
- The smaller building (Building B), located by the corner of Franklin & Trumbull Streets, consists of 131 units, will contain only residential space and will also be 5-stories in height;
- A total floor area of 405,627 SF is proposed.
- A 5-level parking garage, containing 479 spaces, is proposed;

The response letter received satisfactorily addresses all of staff's concerns. She recommended approval with the conditions listed in the memo but proposed that condition #6 be modified to include that the applicant correctly reflect number of parking spaces in sheet C-2 of the plans.

Mr. Freilich asked who their target residents are. Mr. Shea stated that your professionals between 25-35 years of age.

Mr. Freilich asked about projected completion date and Mr. Shea responded that they plan to start building in the third quarter of 2015 and it takes approximately 2 years to build this type of project.

Mr. Mitra and Mr. Ochoa stated their excitement with the project.

Mr. Ochoa asked if any units are designated for low income residents and how many units are handicapped accessible. Mr. Shea stated that they are all market rate units and 5% of the units are handicapped accessible.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 4-0 to approve the definitive site plan with the conditions in the memo and the modification to condition #6.

### **List of Exhibits**

- Exhibit A: Definitive Site Plan Application; received November 6, 2014; prepared by Joseph Shea of Mack-Cali Realty Acquisitions Corp./Roseland.
- Exhibit B: Permit Site Plan City Square – 100-J & 100-K Front Street Extension; dated October 13, 2014 and prepared by Hancock Associates.
- Exhibit C: Landscape Master Plan; dated November 4, 2014; prepared by Linda Tycher & Associates – Landscape Architects.
- Exhibit D: Renderings & Street Perspective Views; dated November 5, 2014 & revised November 14, 2014; prepared by ICON Architecture.

## **OTHER BUSINESS**

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

- a. 34 Garnet Street (private) (AN-2014-044)

Ms. Smith stated that this lot is also known as 34 Park Hill Road and is in a RS-7 zone. All lots meets the frontage requirements.

Upon a motion by Mr. Ochoa, and seconded by Mr. Freilich, the board voted 4-0 to endorse the plan.

- b. 4 Esther Street/Maxwell Court (public & private) (AN-2014-051)

Ms. Smith stated that this is located in a RG-5 & BL-1 zoning district and it is within the Blackstone Sign Overlay District. There is a 2 family dwelling and they want to subdivide the lot for a single family home. Both lots meet frontage requirements.

Upon a motion by Mr. Freilich, and seconded by Mr. Ochoa, the board voted 3-0 to endorse the plan.

### **12. Communications**

- a. Blackstone Gateway Park – Environmental Notification Form from BSC Group

No Comments.

### **13. Signing of Decisions from prior meetings**

## **ADJOURNMENT**

Upon a motion by Mr. Ochoa, and seconded by Mr. Mitra, the Board voted 4-0 to adjourn the meeting at 7:32 p.m.