

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

March 4, 2015

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Satya Mitra, Vice Chair
John Vigliotti

Planning Board Members Absent: Robert Ochoa, Clerk
Andrew Freilich

Staff Present: Stephen Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Katie Donovan, Inspectional Services
John Gervais, Department of Public Works & Parks
Alexandra Haralambous, Law Department

BOARD SITE VISITS

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:33 P.M.

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

1. 0 Sarah Drive, Lots 81-86 (aka Bittersweet Blvd, Arboretum Phase IV) – Definitive Site Plan Approval (PB-2014-009)

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to approve the continuance to March 25, 2015 and extend the decision deadline to April 30, 2015.

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

Patrick Burke, HS&T Group, requested a continuance to March 25, 2015 because they have not been able to prove that the stormwater system mentioned in the previous approval was installed.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to continue the item to March 25, 2015 and extend the decision deadline to April 30, 2015.

3. 155 Ararat Street – Adaptive Re-Use of Public for Nonprofit School Buildings Special Permit and Definitive Site Plan (PB-2015-002)

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to postpone this item to March 25, 2015 because they do not have quorum to hear a special permit (4 members are needed to vote) and extend the decision deadline to April 20, 2015.

4. 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. – Amendment to Definitive Site Plan (PB-2014-039)

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to postpone this item to March 25, 2015 and extend the decision deadline to April 30, 2015.

5. 50 Winneconnett Road – Definitive Site Plan (PB-2015-004)

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to postpone this item to March 25, 2015 and extend the decision deadline to April 20, 2015.

APPROVAL OF MINUTES

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to approve the minutes for the February 11, 2015 meeting without edits.

UNFINISHED BUSINESS

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

Carol Redden, HS&T Group, stated that they were before the Board in November and they had continued because they needed to design the retaining wall and provide renderings to the Board for the proposed duplex. They have now provided both the retaining wall details and the renderings.

Ms. Tatasciore stated that staff received the renderings and the retaining wall details and after review staff recommends approval with the conditions of approval in the memo. She stated that the applicant has also requested two waivers:

1. A waiver of the requirement to show abutters and abutters thereto within 300 ft. on the plan, as per Article II, Section 7.C.1. of the Planning Board's Rules & Regulations for Site Plan Approvals.
2. A waiver for showing trees in excess of 9 inches in diameter, as per Article V, Section 4.B.7.b. of the Zoning Ordinance.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to approve the waivers requested.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to approve the petition with the conditions in staff's review memo.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received September 26, 2014; prepared by Owner/Applicant Michael O'Connor, Sedona Realty Group, LLC.
- Exhibit B: Site Plan – Lot 1L & Lot 1R Main Street, Worcester, Massachusetts, dated September 25, 2014; prepared by H.S. & T. Group, Inc.
- Exhibit C: Requests for Postponement & Continuance
- Exhibit D: Rendering of Two Story Duplex
- Exhibit E: Detail of Retaining Wall; dated February 4, 2015; prepared by J.R. Associates.

NEW BUSINESS

7. 117 Stafford Street – Amendment to Definitive Site Plan (PB-2015-001)

Peter LaPointe, project manager for the Colvest Group, stated that the site was previously approved in 2004 for a CVS Pharmacy and a Blockbuster Video. The Blockbuster Video building has been vacant for some time and they have two tenants for it, a credit union and a medical office. In order to accommodate the tenants they need to construct a 1,500 SF addition and to subdivide the space into two tenant spaces – a 3,656 SF medical office use and a 2,623 SF credit union with 2 customer drive-through lanes and an escape lane.

Mr. Gervais stated that the comments they made in the DPW&P memo have been addressed and satisfied through the revised drainage calculation submitted by the applicant.

Mr. LaPointe introduced Dana Steele, civil engineer for the project. Mr. Steele stated that he prepared the revised site plan that addressed staff comments. He indicated all the changes made.

Ms. Tatasciore stated that recommended approval with the conditions specified in the memo.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to approve the petition with the conditions of approval in the staff review memo.

List of Exhibits

- Exhibit A: Definitive Site Plan Amendment Application; received January 8, 2015; prepared by Applicant Peter LaPointe.
- Exhibit B: Bank Addition with Drive-Thru Plan; dated January 7, 2015; prepared by Russo Surveyors & Engineers.
- Exhibit C: Proposed Elevations; prepared by The Colvest Group; dated December 19, 2014.
- Exhibit D: Drainage Report; prepared by J.R. Russo & Associates, LLC; dated January 7, 2015.
- Exhibit E: Letter from Peter LaPointe of Colvest/Stafford-Heard Wor, LLC to Chairman of Worcester Planning Board re: Site Plan Modification Application; dated January 8, 2015.
- Exhibit F: Memorandum from the City of Worcester Department of Public Works & Parks; dated February 6, 2015.

- Exhibit G: Comments from Fire Department; received January 13, 2015.
- Exhibit H: Request for Postponement from Attorney Mark Donahue to the Planning Board; dated February 5, 2015.
- Exhibit I: ZBA decision for Special Permits and Variances - ZB-2004-120; approved July 12, 2004.
- Exhibit J: Planning Board Site Plan decision – PB-2004-093; approved July 28, 2004.
- Exhibit K: Planning Board Amendment to Site Plan decision – PB -2004-131; approved September 15, 2004.

8. 5 & 7 Forbes Street – Definitive Site Plan (PB-2015-003)

Kevin Quinn from Quinn Engineering, on behalf of Worcester East Side Community Development Company, introduced Chris Keenan, Donna Warshaw, Stephanie Booker, and Ed Nunes. Mr. Quinn stated that they had previously submitted a plan that needed relief from the Zoning Board of Appeals and after a lot of neighborhood objection the plan was withdrawn and it was revised to the one currently before the Board. The proposal is now a by-right development and does not need any Zoning Board relief because it fully complies with the Zoning Ordinance. A lot of the concerns regarding the project were regarding the slope on Forbes Street (22%). The plan addresses the topography onsite and how to enter Forbes Street.

Mr. Quinn stated that the proposed is a four story multi-family building with 8 one-bedroom dwelling units. Previously on site were 2 three-deckers with three-bedroom apartments for a total of 18 bedrooms. Therefore the concerns that this proposal will contribute to traffic are unfounded because they are reducing the density onsite. Mr. Quinn stated that they provided 16 parking spaces but their tenants generally do not own vehicles so the spaces provided will accommodate visitors.

Chris Keenan stated that the driveway entrance is on Forbes Street and the parking lot is bound by a retaining wall. They were able to maintain the required five foot landscaping buffer. They provided additional usable open space by adding a bench and picnic table.

Ms. Tatasciore stated that the proposed conditions of approval are in staff's memo but that considering the changes the following conditions should be eliminated:

- Provide and label a 6 ft. stockade style fence for the dumpster enclosure; (there will not be a dumpster)
- Label the height of the proposed fencing atop retaining walls on the plan; (the wall is not over 4 ft. tall so a fence is not required)

Mr. Truman stated that the second handicapped parking space does not have an aisle. Mr. Keenan stated that they have additional space and provide it.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to approve the petition with the conditions of approval in the staff memo (minus providing the dumpster

enclosure and labeling fencing atop retaining wall) and that a loading aisle be provided to the second handicapped parking space.

List of Exhibits

- Exhibit A: 5 & 7 Forbes Street Site Plan Application; received 1/29/2015; prepared by Worcester East Side Community Development Corporation (CDC).
- Exhibit B: 5 & 7 Forbes Street Site Plan; dated 3/18/2013, last revised 1/26/2015; prepared by Quinn Engineering, Inc.
- Exhibit C: Rendering; dated 1/28/2015; prepared by Nunes Trabucco Architects.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 5 & 7 Forbes Street; dated forthcoming.
- Exhibit E: Stormwater Report; prepared by Quinn Engineering, Inc.; dated 1/26/2015; revised 2/25/2015.
- Exhibit F: Worcester Fire Department Comments.

OTHER BUSINESS

9. Bond Reduction/Release Request – Arboretum Definitive Subdivision Phase III – Honeysuckle Road

Mr. Gervais stated that the Department of Public Works and Parks recommends that the Planning Board release the performance bond for Honeysuckle Road for the Arboretum Subdivision. Currently we hold \$200,000 and we can release the entire amount.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to release the performance bond on Honeysuckle Road for \$200,000.

10. Approval Not Required (ANR) Plans:

- a. 101 Commonwealth Avenue (public) (AN-2015-010)

Ms. Tatasciore stated that the owner owns both lots he is redrawing the lot lines to make his garage compliant with regards to accessory structure setbacks.

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

11. 11. Communication:

- a. Memo from CMMPO, dated February 25, 2015, re: Annual Development of the 2016 to 2019 TIP Project Listing – No comment.
- b. Letter to Planning Board from Otto Lies, CMRPC Treasurer, dated February 3, 2015, re: Municipal FY16 Assessments – No Comment.

12. Election of Officers

The Board tabled this item until all the members were present.

13. CMRPC Delegate Appointment

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to appoint Stephen Rolle as the staff delegate.

14. Signing of Decisions from prior meetings – the Leave to Withdraw Without Prejudice decision for 53 Rankin Street was signed.

ADJOURNMENT

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to adjourn at 6:10 p.m.