

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

February 24, 2016

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Satya Mitra
Andrew Freilich

Planning Board Members Absent: John Vigliotti

Staff Present: Steven Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Katie Donovan, Inspectional Services
Nicholas Lyford, Department of Public Works & Parks
Alexandra Kalkounis, Law Department

BOARD SITE VISITS

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:40 p.m.

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

1. 1219 Main Street and 4 & 6 Young Street - Parking Plan (PB-2015-054)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to continue the item to March 16, 2016 and extend the decision deadline to April 30, 2016.

2. 0 (aka 727 & 757) Salisbury Street (Salisbury Hills CCRC) – Amendment to Special Permit (PB-2015-065)

3. 0 (aka 727 & 757) Salisbury Street (Salisbury Hills CCRC) – Amendment to Definitive Site Plan (PB-2016-001)

Items 2 & 6 were taken up contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to postpone the item to March 16, 2016 and extend the decision deadline to April 30, 2016.

4. Hemans Court – Street Petition for removal of Private Way from Official Map (ST-2016-003)

Attorney Donald O’Neil asked for a postponement to the March 16, 2016 meeting.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to postpone the item to March 16, 2016.

NEW BUSINESS

Public Hearings

5. 128 Chandler Street - Amendment to the City of Worcester Zoning Map (ZM-2016-001)

Mr. Truman opened the public hearing.

Mr. Rolle stated that the petitioner seeks to amend the City of Worcester Zoning Map by extending the BG-3.0 (Business, General) zoning district to include the entire property located at 128 Chandler Street. Presently, the property is split zoned - located in both the RG-5 (Residence, General) zoning district and the BG-3.0 (Business, General) zoning district. According to Assessor’s records, the commercial building on the site, which spans both zoning districts, was constructed circa 1880. Hence, the entire site has likely been in commercial use for over a century.

Extending the BG-3.0 zoning district to encompass the entire lot, thus eliminating the split zone, would increase this zoning district by approximately 19,200 SF or 0.44 acres. The current split zoning limits the use of the existing building which is partially located within the BG-3.0 district, because half of the structure is located within the RG-5 zone. Extending the BG-3.0 zoning to encompass the full parcel would allow a range of business uses on the lot, consistent with the other parcels fronting Chandler Street. Further, this extension would not be a significant intrusion into the neighboring residential zone and is not inconsistent with the zoning boundary location elsewhere along this RG-5/BG-3.0 boundary. The subject parcel, split zoned between BG-3.0 and RG-5, is also located within the Commercial Corridors Overlay District (CCOD). Having the property consistently zoned as a single BG-3.0 zoning district will provide the petitioner options for higher redevelopment opportunities that the RG-5 zone cannot provide.

Mr. Rolle stated that staff respectfully recommends that the Planning Board recommend that the City Council approve the requested zone change because the extension of the BG-3.0 (Business, General) zone would not have an adverse effect on the surrounding neighborhood and businesses and would allow for low-intensity business-related uses of the full parcel.

Mr. Lano, petitioner, stated that since the zoning map petition for 126 Chandler Street was just granted the same relief he wanted to request the change in zone lines. He has several parties interested in utilizing the building and he wants to ensure they would be able to use it without the restriction of the residential zone.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to recommend approval to City Council to amend the City of Worcester Zoning Map by extending the BG-3.0 (Business, General) zoning district to include the entire property located at 128 Chandler Street.

List of Exhibits

- Exhibit A: Petition – Gregory T. Lano of Chandler 128 Associates LLC; referred to Planning Board on January 26, 2016.
- Exhibit B: GIS Map; dated February 3, 2016; prepared by DPRS Staff.

6. **Pitt Street - Street Petition for removal of a Private Way from the Official Map & discontinuance of the portion of the Public Way from the Official Map (ST-2016-001)**
7. **Pitt Street – Street Petition Discontinuance and Removal of a Public Way from the Official Map (ST-2016-001)**

Items #4 & #7 were taken up contemporaneously.

Mr. Rolle stated that the Board's decision is the final action on private portion of this street and for the public portion the Board's action is to recommend approval or disapproval to the City Council, who makes the final decision; this is the reason why it is two separate items and two separate votes must take place.

Mr. Truman opened the public hearing.

The petitioner was not present.

Mr. Lyford stated that DPW &P has a favorable recommendation for the discontinuance and removal from the Official Map of this section of Pitt Street.

Howard Witkes, owner of 18 Sherman Street, stated that ABC Supply Company, Inc. leases his building at 18 Sherman Street and also the building across Pitt Street at 2 Sherman Street. His property at 18 Sherman Street has two loading docks that are accessed through Pitt Street. Their lease is only good for one more year and if they don't renew their lease of the building, tractor trailers will no longer have access to the loading docks at the rear of the property.

Mr. Rolle stated that if someone with interest on the street objects the Planning Board cannot approve the removal of the private portion of the street.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to deny the street petition for removal of a private way from the official map for Pitt Street.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to recommend denial to City Council on the discontinuance of the portion of the public way from the official map for Pitt Street.

8. **Washington Square - Street Petition to Abandon, Discontinue and Removal of a Portion from the Official Map (ST-2016-002)**

Attorney Donald O'Neil, on behalf of Summer Street Hotel, LLC, stated that this involves the hotel under construction now at Washington Square. The land there was a combination of parcels including a portion from the Worcester Redevelopment authority. When Washington Square was created they following the curve of the sidewalk and left this small triangular piece of ~75 square feet that interrupts where his client wants to place an outdoor patio.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 3-0 to recommend approval to City Council to Abandon, Discontinue and Remove of a Portion of Washington Square from the Official Map.

9. Market Street - Street Petition Discontinuance and Removal of Public Way from the Official Map (ST-2016-005)

Upon a motion by Mr. Mitra and seconded by Mr. Freilich, the Board voted 3-0 to recommend approval to City Council to Abandon, Discontinue and Remove of a Portion of Market Street from the Official Map.

OTHER BUSINESS

10. Election of Officers – Postponed until a full board was present.

11. Approval Not Required (ANR) Plans

a. 16 Kennebec (public) (AN-2016-007)

Ms. Tatasciore stated that this was to establish a zero lot line for a duplex. It fully complies with the dimensional requirements.

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

b. 25 Frothingham Road (public) (AN-2016-008)

Ms. Tatasciore stated that this was to subdivide a lot into two. It fully complies with the dimensional requirements.

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

c. 95 Leeds Street (public) (AN-2016-009)

Ms. Tatasciore stated that they are conveying a small portion of their lot to the adjacent property. It fully complies with the dimensional requirements.

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

12. Communication – E-mail from Patricia Burke re: Smart meters and information – No comment.

13. Signing of Decisions from prior meetings – Decision was signed.

ADJOURNMENT

Upon a motion by the Board the meeting was adjourned at 6:10 p.m.