

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

May 3, 2016

WORCESTER CITY HALL – LEVI LINCOLN ROOM

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

Staff Present: Domenica Tatasciore, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
Nicholas Lyford, Department of Public Works & Parks
Alexandra Kalkounis, Law Department

BOARD SITE VISITS

Call to Order – 8:15 am

New Business

Public Hearing

1. 90 Commercial Street – Special Permit for CCOD Residential Conversion for Mixed Use Building with Residential Component (PB-2016-005)

Attorney Joshua Lee Smith presented the petition and stated that the applicant intends to convert both the second and third floors to a single-family residential use with the first floor use as a restaurant. Attorney Smith stated that this would help add to the necessary housing stock in the downtown area. There will be no impacts to traffic, lighting, glare or noise that does not already exist within the area. There is no parking on the site due to the size of the lot, but parking will be provided off site. Regarding the restaurant use, there will be 25 to 30 full time and part time employees.

Ms. Tatasciore stated that soundproofing question has been adequately addressed by the letter the applicant submitted from the engineer.

Mr. Freilich asked if the commercial use would be more of a restaurant setting or a club setting.

Attorney Smith stated that the intended focus will be on the restaurant but with an accessory component operating as a club use.

Mr. Mitra asked if the building had been acquired by the applicant. Attorney Smith responded that the applicant had not.

Upon a motion by Mr. Freilich, and seconded by Mr. Vigliotti, the board voted 4-0 to close the public hearing.

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 4-0 to approve the requester waiver of plan requirement to list abutters and abutters to abutters within 300 feet of the property.

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 4-0 to approve the Special Permit with conditions of approval as noted in the staff review memo.

List of Exhibits:

Exhibit A: Special Permit – CCOD Application and accompanying Statement in Support to Application; received March 25, 2016; prepared by applicant’s attorney Joshua Lee Smith.

Exhibit B: Plan of Land; dated March 11, 2016; prepared by BSC Group.

Exhibit C: DPW Comments; received April 21, 2016.

Other Business

2. Approval Not Required (ANR) Plans

- a. 48 Tory Fort Lane (private) (AN-2016-024)

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

3. Adjournment

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the board voted 4-0 to adjourn at 8:38 am.