

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

June 14, 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Andrew Freilich
Barbara Carmody
John Vigliotti

Planning Board Members Absent: Satya Mitra

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
Jody Kennedy Valade, Department of Inspectional Services
Nicholas Lyford, Department of Public Works
Alexandra Kalkounis, Law Department

Call to Order – 5:30 pm

Approval of Minutes: Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Board voted 4-0 to approve the minutes of April 12, 2017.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

New Business

Public Hearing

1. **649 Plantation Street – Water Resource Protection Overlay District Special Permit (PB-2017-012) &**
2. **649 Plantation Street – Definitive Site Plan (PB-2017-012)**

Items #1, #2 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the board voted 4-0 to postpone the item to the August 2, 2017 Planning Board meeting and to Extend the Decision Deadline to September 30, 2017.

3. 11 Hawthorne Street - Definitive Site Plan (PB-2017-019)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the board voted 4-0 to postpone the item to the August 2, 2017 Planning Board meeting and to Extend the Decision Deadline to September 30, 2017.

Public Meeting

4. 7 (aka 9) & 17A North Street – Parking Plan (PB-2017-026)

Andrew Liston appeared upon behalf of the applicant, Domar Realty Trust. He stated that they seeks to renovate an existing structure into a ~8,755 SF structure to include food retail sales and 2 retail sales spaces, along with parking spaces and reviewed the plans for the site and the type of fencing that would be used on site.

Mr. Rolle stated that the sidewalk in the area that staff would like it maintained.

Mr. Freilich stated that he had concerns about the expansion in the area and amount of traffic that it will generate.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the board voted 4-0 to allow for waiver for showing abutters to abutters on the plan and waiver for submitting stormwater calculations.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the board voted 4-0 to approve the Parking Plan with conditions outlined in staff's memo and to also include DPW and Fire Department comments as well as that the sidewalk shall be maintained at the corner of the property.

List of Exhibits

Exhibit A: Parking Plan Application; received April 13, 2017; prepared by Domar Realty Group LLC.

Exhibit B: Parking Plan of Land; dated April 11, 2017 and revised through to May 26, 2017; prepared by Thompson-Liston Associates, Inc.

Exhibit C: Rendering and Floorplans; dated May 25, 2017; prepared by Leonard Pagano, AIA.

Mr. Vigliotti recused himself from the following item.

5. 7-9 Richards Street – Definitive Site Plan (PB-2017-028)

The applicant seeks to construct a 10 unit multi-family low-rise residential structure

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 3-0 to postpone the item to the July 12, 2017 Planning Board meeting.

List of Exhibits

Exhibit A: Definitive Site Plan Application; received April 13, 2017; dated April 13, 2017 and revised on June 7, 2017; prepared by Gold Star Builders, Inc.

- Exhibit B: Definitive Site Plan: received April 13, 2017; dated April 12, 2017; prepared by H. S. & T. Group.
- Exhibit C: Rendering; received April 13, 2017; undated; prepared by unknown.

6. 516 (aka 518) Plantation Street - Definitive Site Plan Extension of Time (PB-2017-029)

Carl Hultgren from Quinn Engineering appeared upon behalf of the application. He stated that the Definitive Site Plan was approved last year and they are looking to extend the permit.

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to extend the Definitive Site Plan for one year.

List of Exhibits

- Exhibit A: Definitive Site Plan Application; received April 28, 2017; prepared by William Cowin.
- Exhibit B: Definitive Site Plan; dated April 18, 2016; prepared by Quinn Engineering, Inc.
- Exhibit C: Definitive Site Plan Decision; endorsed June 24, 2016 (included in application materials).

7. 220 Harding Street (aka 250 Harding Street) & 152 Green Street (aka 154 Green Street) - Definitive Site Plan (PB-2017-030)

Attorney Todd Brodeur representing Harding Green LLC appeared upon behalf of the application. Attorney Brodeur stated that the applicant seeks to construct a mixed use project which will consist of:

- Redevelopment of 1.37 acre parcel at intersection of Green & Harding Streets, in Kelly Square.
- 70,000 SF mixed use development consisting of:
 - 8,800 SF for retail use on the 1st floor with a 2,819 SF 52-seat diner;
 - 48 residential dwelling units on the 2nd, 3rd and 4th floors;
 - 72 proposed parking spaces.

Attorney Brodeur reviewed the plans with the board and stated that this item will also need to go before the Zoning Board of Appeals.

Mr. Lyford stated that he had not seen revised plans yet.

Ms. Tatasciore asked if there would be designated tenant parking. Attorney Brodeur stated no.

Ms. Tatasciore asked if there was any agreement between the two abutting properties regarding parking. Mr. Brodeur stated no but Mr. Fletcher from Harding Green LLC has spoken with abutter regarding working together.

Ms. Tatasciore asked if any signage is proposed for the property and stated that there is a courtyard proposed on the plan and asked if it is for the exclusive use by residents. Attorney Brodeur stated just signs on the building and courtyard is just for residents.

Mr. Freilich stated that the plan looks beautiful and what the city is looking for but he has concern about the amount of increased traffic in area if this project approved and doesn't know where all the cars would go and doesn't understand why the first floor is a 501C corporation.

The Board expressed concern about the width of the alleyway between the building for 2-way traffic as DPW has cited concerns and asked how is that going to be addressed.

Attorney Brodeur stated that they could make this driveway one-way.

Mr. Truman expressed concern about the parking and only having 20 spaces for retail. Attorney Brodeur stated that some people won't have cars and they will have bike rack for people who bike.

Mr. Rolle stated that the applicant is meeting the parking requirements.

Ms. Carmody stated that she rather see more green space on the proposal.

Ms. Carmody asked if the Board concerns would be alleviated if there was designated parking for the residents.

Mr. Freilich stated that the current parking lot is being maximized and you are taking the parking away which will cause a problem and instead would suggest that Green Street become a one way.

Mr. Rolle explained to the Board that the abutter is being allowed to use that parking lot and the applicant meets the requirements for the parking.

Jo Hart, city resident, suggested that changes be made in Worcester and parking be put inside or underneath the building.

Mr. Lorusso stated that he owns the building next door and has no problem with the proposal and this area is becoming a walking district. He stated that he has leased 180 spaces from Wyman Gordon and the business in the area will find a solution to the parking.

Attorney Brodeur stated that he would like the Board to continue the application until they present before Zoning Board of Appeals and they have provided revised plans to staff.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Board voted 4-0 to continue the item to the July 12, 2017 Planning Board meeting.

List of Exhibits

- Exhibit A: Definitive Site Plan Application; received May 4, 2017; prepared by Attorney Todd Brodeur.
- Exhibit B: Harding Green Mixed Use Development Plan; dated May 3, 2017; prepared by BSC Group.
- Exhibit C: Renderings with elevations and floorplans; dated May 17, 2017; prepared by Design Partnership Plus.
- Exhibit D: Stormwater Report; dated May 3, 2017; prepared by BSC Group.
- Exhibit E: Fire Department Comments; dated May 31, 2017.
- Exhibit F: DPW Comments; dated June 8, 2017.

8. 179 Mower Street - Definitive Site Plan (PB-2017-031)

YZ from H.S.T. Engineering appeared upon behalf of the applicant Mr. Biagio. He stated that the applicant seeks to construct a single family detached dwelling and reviewed the plans for the site.

Mr. Lyford stated that DPW had spoken with the engineering firm regarding the cul tec unit and they have addressed DPW's concerns.

Mr. Antonellis asked if any treatment beside rip rap had been proposed. YZ stated that applicant wants rip rap.

The Board discussed what would be the best options for the rip rap.

Mohammad, abutter to the property, asked how the project would affect him.

YZ stated that the drainage not affect the abutting sites.

Upon a motion by Ms. Carmody and seconded by Mr. Freilich the Board voted 4-0 to approve the waivers requested to show abutters to abutters on the plan.

Upon a motion by Ms. Carmody and seconded by Mr. Freilich the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo as well as conditions that grading not be in the public right of way, show the accurate location of the rip rap and that a detail be provided and the revised plan showing any retaining wall be provided to staff.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; Received May 4, 2017; prepared by Biagio Romeo.

Exhibit B: Definitive Site Plan; dated May 4, 2017; prepared by H. S. & T. Group, Inc.

9. 800 & 828 Grafton Street - Definitive Site Plan (PB-2017-032)

Zac Couture from H.S.T. appeared upon behalf of the applicant, Domenic Paldino. Mr. Couture stated that the applicant seeks to construct a 24 unit low-rise multi-family dwelling with 48 parking spaces and reviewed the plans and stated that the plan had been approved by the Zoning Board of Appeals.

Mr. Vigliotti stated that he does not believe that this proposal fits in with the character of the neighborhood.

Ms. Carmody asked about landscaping and Mr. Couture reviewed the landscaping proposed for the property.

Upon a motion by Ms. Carmody and seconded by Mr. Freilich the Board voted 4-0 to allow the waiver from showing to abutters to abutters on the plan.

Upon a motion by Ms. Carmody and seconded by Mr. Freilich the Board voted 3-1 (Mr. Vigliotti voted against) to approve the Definitive Site Plan with conditions outlined in staff's memo, DPW conditions and that an updated retaining wall detail be provided to staff.

List of Exhibits

Exhibit A: Definitive Site Plan Application; received May 4, 2017; submitted by Dominic Paldino.

Exhibit B: Definitive Site Plan; dated May 4, 2017; prepared by H. S. & T Group.

Exhibit C: Hydrology and Stormwater Management Report; dated May 4, 2017; prepared by H. S. & T. Group.

Other Business

10. Street Petition – Chino Avenue & Boylston Street – abandon and discontinue portion (ST-2017-010)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Board voted 4-0 to approve the Street Petition.

11. Street Petition – Front Street – discontinue portion of sidewalk easement (ST-2017-012)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the Street Petition.

12. Request for Performance Agreement Covenant – Kiara Drive Definitive Subdivision (aka 770 Franklin Street)

Upon a motion by Mr. Freilich, and seconded by Ms. Carmody, the Board voted 4-0 to approve the request to direct city staff to prepare the Performance Agreement Covenant.

13. Approval Not Required (ANR) Plans

a. 19 & 21 Elmore Avenue (public) (AN-2017-032)

Upon a motion by Mr. Vigliotti and seconded by Mr. Carmody the Board voted 4-0 to approve the ANR plan.

b. 3 Mount Avenue (public) (AN-2017-033)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR plan.

c. 894 & 898 Grafton Street (public) (AN-2017-034)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR plan.

d. 45 Crawford Street (private) & Hazel Street (public) (AN-2017-035)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR plan.

e. 385 Plantation Street (public) & Plantation Parkway (public) (AN-2017-036)

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR plan.

f. Summer Street (public) & Washington Square (public) (AN-2017-037)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR plan.

g. 305 (aka 275) Belmont Street, Hospital Drive (public) & Innovation Drive (public) (AN-2017-038)

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 4-0 to approve the fee waiver.

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR plan.

h. 0 & 164 Coburn Avenue (public) (AN-2017-039)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR plan.

i. 99 Hillcrest Avenue (public & private) (AN-2017-040)

Mr. Lyford and members of the Board visited the site prior to the meeting and concluded that there was not enough frontage on a passable way to approve this plan.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the Board voted 4-0 to deny the ANR plan.

14. Communication - None

15. Signing of Decisions from prior meetings

Adjournment - Upon a motion the Board voted to adjourn the meeting at 7:31 p.m.