

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

August 2, 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

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

Planning Board Members Absent: Barbara Carmody

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

Approval of Minutes:

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

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

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 and #2 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to postpone the item to the August 23, 2017 Planning Board meeting and to extend the decision deadline until October 30, 2017.

3. 47R Fourth Street - Special Permit for Cluster Zoning (PB-2017-035)

4. 47R Fourth Street - Definitive Site Plan (PB-2017-035)

Items #3 and #4 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to postpone the item to the August 23, 2017 Planning Board meeting and to extend the decision deadline until September 30, 2017.

5. 12 Crillon Road - Definitive Site Plan (PB-2017-039)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to postpone the item to the August 23, 2017 Planning Board meeting and to extend the decision deadline until September 13, 2017.

6. 12 Crillon Road (private) (AN-2017-048)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to postpone the item to the August 23, 2017 Planning Board meeting and to extend the decision deadline until September 13, 2017.

Unfinished Business

Public Hearing

7. Zoning Map Amendment – 33 & 35 Wachusett Street (ZM-2017-005)

Amendment to rezone the portions of the properties that are currently zoned RG-5 (Residence, General), to be rezoned to the BL-1.0 (Business, Limited)) zoning district.

Attorney Don O’Neil along with Peter Statholopoulos from Plaka Realty, LLC appeared upon behalf of the application. Attorney O’Neil stated that since the last meeting they have met with the neighbor and reviewed the plan with the neighbor.

Attorney O’Neil gave a brief history of the property.

Attorney Gary Brackett representing Mary Hube, an abutter to the property, stated that they have looked at the proposed parking lot plan but it lacked detail and feels this proposal is a disadvantage to Ms. Hube’s property and they opposed the rezoning. Attorney Brackett stated that the lot continues to be used as a parking lot which appears to be a violation.

Mary Hube stated that she thinks a parking lot may work but without seeing more detail of what was being proposed she can’t decide.

Mr. Rolle stated that the Board can make recommendations to City Council regarding the proposal if they voted approval on the item but the Board cannot impose conditions.

The Board and staff discussed what would be the requirements if a parking lot was built.

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

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Board voted 3-1 (Mr. Vigliotti voting against) to recommend approval of the Zoning Map Amendment.

List of Exhibits

- Exhibit A: Petition – Plaka Realty LLC; referred to Planning Board on June 6, 2017.
Exhibit B: GIS Map; dated June 29, 2017; prepared by DPRS Staff.

Public Meeting

Mr. Vigliotti recused himself from the item and left the meeting room.

8. 7-9 Richards Street – Definitive Site Plan (PB-2017-028)

Yar Zar Moe Htet from H. S. & T. Group, Inc. representing Gold Star Builders appeared upon behalf of the application. Mr. Htet stated that at last meeting there was discussion about handicapped spaces and location of dumpster and they are now proposing to reduce the number of units from ten units to nine units which reduced the number of parking spaces to 19 spaces so they now have more than enough space for the dumpster.

Mr. Htet reviewed how the handicapped accessibility to the building would be accomplished under this new proposal.

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

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 3-0 to approve the Definitive Site Plan with conditions outlined in staff’s memo and the additional condition that no columns supporting the proposed cantilevered overhand be erected within the parking lot.

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 and revised July 26, 2017; prepared by H. S. & T. Group.
Exhibit C: Rendering; received April 13, 2017; undated; prepared by unknown.
Exhibit D: DPW Comments; dated May 17, 2017

New Business

Mr. Vigliotti returned to the meeting room.

Public Hearing

9. Zoning Map Amendment – 49 Mountain Street East (ZM-2017-006)

Attorney Don O’Neil appeared upon behalf of the applicant, Tran Diep. He stated that they are seeking to amend the City of Worcester Zoning Map by rezoning the portion of the property that is currently zoned RL-7 (Residence, Limited), to BL-1.0 (Business, Limited) zoning district.

Attorney O’Neil stated that Ms. Diep is seeking this in order to have a kitchen cabinet showroom on the first floor of the property and she would live on the second floor. Attorney O’Neil stated that this use would be compatible with the neighborhood.

Mr. Rolle reviewed the history of the address.

Tom Morris, abutter to the property, stated that he be opposed to the zone change as this is a residential area and mentioned that a parking lot has already been built.

Attorney O’Neil stated that with regard to the parking lot that is just a paved area for the homeowner’s use.

Unidentified abutter spoke in opposition to the zoning amendment.

Mr. Freilich, Mr. Mitra and Mr. Vigliotti stated that they cannot support a business in this neighborhood and this is a residential neighborhood.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich and Board voted 4-0 to not recommend approval of the Zoning Map Amendment.

List of Exhibits

Exhibit A: Petition – Tran Diep; referred to Planning Board on June 13, 2017.

Exhibit B: GIS Map; dated July 17, 2017; prepared by DPRS Staff.

Board took a two minute recess.

Public Meeting

10. 323 (aka 327) West Boylston Street - Parking Plan (PB-2017-036)

Attorney Jeffrey Head appeared upon behalf of the petition. Mr. Head stated that the applicant is looking for a second location for a car dealership and reviewed the plans for the site and stated that the item also needs to be presented to the Zoning Board of Appeals.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Board voted 4-0 to continue the item until the August 23, 2017 Planning Board meeting.

List of Exhibits:

Exhibit A: Parking Plan Application; received June 19, 2017; prepared by HANA-D, LLC.

Exhibit B: Parking Plan of Land; dated June 5, 2017 and revised July 22, 2017; prepared by ASA Engineering.

Exhibit C: Letter from Frank Zottoli, Jr.; received July 25, 2017 & related easement.

11. 5 Salem Square - Definitive Site Plan (PB-2017-037)

Ivan Barron from Roseland Residential Trust and representatives from Roseland Residential Trust appeared upon behalf of the application. Mr. Barron stated that the project consists of

- Redevelopment of 1.34 acre parcel at intersection of Church Street, Franklin Street & Trumbull Street;
- A 4-story mixed use development consisting of approximately 96,000 GFA;

- A total of 84 residential units (23-studios, 41 1-bedrooms units, 22 2-bedroom units);
- Approximately 2,025 SF of retail development;
- A total of 86 proposed parking spaces.

Mark Major the architect for the site reviewed the plans for the site.

Deborah Packard, Executive Director of Preservation of Worcester stated that it is important to have a mix of old and new downtown and they are asking the developer to keep the building standing.

Elaine Bafaro stated that she doesn't see a large plan for the City of Worcester.

Elaine Gardella stated that the church is an endangered building and believes that the building can be repurposed and would like the developer to work in finding new developers to redevelop the building.

Terrence Quer stated that he is concerned about additional foot traffic and safety of pedestrians.

Konstantina Lukes stated that she has concern about the church and this church is a piece of public art and the church has architectural and historical elements that cannot be replaced and would encourage that the building be saved.

Charles Bareski expressed concerns about protection of the public trees around this proposed development.

Earl Turner expressed concerns about the design of the new building and increased traffic.

Steve McNutt expressed concern about increased pedestrian and car traffic for this project.

Casey Starr stated that this development does have impact on historical resources.

Joyce Mandell stated that she had concern about the surface parking proposed and that there is a need for design review and ordinance relative to not allowing demolition by neglect.

Nicholas Wurst from Socialist Alternative stated that there is issue already going on at project regarding wage theft and that he believes that this should be a union project and that this space could be affordable housing.

Jane Pastori expressed concern about buildings being lost in Worcester.

Gary Scantaroli expressed concerns about bringing more cars in downtown and where they all park.

Niki Cantoni expressed concern about the project.

Julie Darwin expressed concern about how the application for the Definitive Site Plan was filled out by the developer and spoke in opposition to the project.

Representative Mary Keefe spoke with concerns regarding project.

Stuart Loosemore, Chamber of Commerce, spoke in favor of the proposal.

Mattie Gines spoke regarding who the developer hires for the project.

The Board took a five minute recess.

Fred Taylor states that this project will cause stress on city services.

Jo Hart expressed concerns about impact this project will have.

David Minegion asked if this was a new site plan or amendment to a site plan and asked that corrections be made to the application and that a traffic study be done. Mr. Rolle responded that it was new site plan.

Mr. Rolle stated that the City of Worcester will be working on a new City of Worcester comprehensive plan.

Worcester Socialist Alternative spoke about wage theft and stated that this project doesn't solve the affordable housing problem.

Gary Bryers expressed concern about whether more fire hydrants would be needed for this project.

Mike Sweet expressed concern about increased traffic.

Jonathan Ostrow, Ostrow Electric, stated he had concern about how his organization can compete against non union contractors.

Kevin Ksen expressed concern about project and stated that due diligence needed to be done for this project.

Mr. Vigliotti asked the architect to review the façade of the building with the Board.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Board voted 4-0 to approve the waiver requested.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Board voted 3-1 (with Mr. Vigliotti dissenting) to approve the Definitive Site Plan with conditions outlined in staff's memo and DPW comments.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; received June 22, 2017; prepared by Donald Birch.

Exhibit B: Site Plan – Salem Square; dated June 22, 2017; prepared by Hancock Associates.

Exhibit C: Renderings with elevations and floorplans; dated June 20, 2017; prepared by VMY Architects, LLC.

Exhibit D: Stormwater Report; dated June, 2017; prepared by Hancock Associates.

Exhibit E: Fire Department Comments; dated July 3, 2017.

Exhibit F: MACRIS listing sheet for subject property.

Exhibit G: Historic Building Demolition Waiver Determination; endorsed July 8, 2016.

Exhibit H: Letter of Opposition; received July 21, 2017; by Nancy Mroczek, Ph.D.

The Board took a five minute recess.

12. 16 Bullard Avenue - Definitive Site Plan (PB-2017-038)

Yar Zar Moe Htet from H. S. & T. Group, Inc. appeared upon behalf of the applicant, DJA Builders, LLC construct a 3-bedroom, single family detached dwelling unit and reviewed the plans for the site.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Board voted 4-0 to approve the requested waivers.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; received June 22, 2017; prepared by Donald Angers of DJA Builders LLC.

Exhibit B: Layout Plan; dated June 22, 2017; prepared by HS&T Group, Inc.

Other Business

13. Request for Performance Agreement Covenant – Brookline Street Extension Definitive Subdivision

The Board directed staff to proceed with the performance agreement request paperwork.

14. City Council communication regarding zoning for recreational marijuana

The Board tabled this item in order to await guidance from the legislature.

15. Signing of Covenant and mylars – Kiara Drive (aka 770 Franklin Street) Definitive Subdivision

The Board endorsed both the Covenant and the definitive subdivision mylars.

16. Approval Not Required (ANR) Plans

a. 46 Standish Street (public) (AN-2017-046)

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

b. 9 Ridge Street (public) & Orient Street (public) (AN-2017-047)

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

c. 0 & 19 Julien Avenue (public) (AN-2017-049)

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

17. Communication

18. Signing of Decisions from prior meetings

Adjournment - Upon a motion the Board voted 4-0 to adjourn the meeting at 9:33 p.m.