

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

February 28, 2018

LEVI LINCOLN CHAMBERS

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

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

Call to Order – 5:30 pm

Approval of Minutes

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to approve the minutes of February 15, 2018 with one edit.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

1. 9 Mount Pleasant Street - More Than One Building On A Lot (PB-2018-001)

Upon a motion by Mr. Vigliotti and seconded by Mr. DePalo the Board voted 4-0 to postpone the application for More Than One Building on a Lot to the March 21, 2018 Planning Board meeting and to extend the constructive grant deadline to March 30, 2018.

New Business

Public Hearing

- 2. 26 Narragansett Avenue and 5 & 13 Keach Avenue – Special Permit for Cluster Zoning (PB-2018-009)**
- 3. 26 Narragansett Avenue and 5 & 13 Keach Avenue – Definitive Site Plan (PB-2018-009)**
- 4. Narragansett Avenue – 81G Street Opening (PB-2018-009)**

Items #2, #3, #4 were taken contemporaneously.

Chris Keenan appeared upon behalf of the applicant, Ten Realty, LLC who seeks to construct 12 single-family attached dwelling units with associated parking, grading and site work and reviewed the plan for the site.

Mr. Keenan stated that his applicant is aware that is a difficult site and drainage is a problem; he reviewed how they would handle drainage for the site.

Mr. Lyford reviewed the issues that DPW has with the site and stated that he knows the applicant is working on making changes to the plan but DPW has not seen them.

Mr. Rolle reviewed the plans for the street and the open space that would be provided.

Abutter Charles (last name unknown) expressed concern about the road and the drainage for the site.

Abutter Katie Toomey expressed concern about the 20% percent grade proposed for the site and stated that the neighbors have had some serious drainage issues and asked once the road is built and asked who will maintain it.

Abutter Mike O'Callahan stated that he would oppose the cluster zoning application as it goes against the character of the neighborhood.

Abutter Marco Fortunato expressed concern about proper drainage and stated that there has been an increase of water going onto his property.

Abutter Melissa (last name unknown) gave photos to the Board regarding the of current conditions in the area. Photos identified as Exhibit F.

Abutter Kenneth Chak expressed concerns about drainage.

Abutter Magalia Meagher expressed concerns about drainage and increased traffic in the area especially in front of her property on Steele Street.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to continue the Special Permit for Cluster Zoning, Definitive Site Plan and the 81G Street Opening to the March 21, 2018 Planning Board meeting.

List of Exhibits

- Exhibit A: Special Permit Application – Cluster Zoning, 81-G Street Opening Application and Definitive Site Plan Application; received January 26, 2018; prepared by Tim McGrath.
- Exhibit B: Definitive Site Plan, 81G Plan & Cluster Zoning Plan; dated January 16, 2018; prepared by Quinn Engineering Inc.
- Exhibit C: Stormwater Report; dated January 16, 2018; prepared by Quinn Engineering Inc.
- Exhibit D: DPW Comments; dated February 22, 2018.
- Exhibit E: Fire Comments; dated February 28, 2018.
- Exhibit F: Photographs by Abutter; submitted February 28, 2018.

Public Meeting

5. 19 Proctor Street - Definitive Site Plan (PB-2018-007)

Brian LaChelle along with Steve Rothschild appeared upon behalf of the application.

Mr. LaChelle stated that Mr. Rothschild is seeking to construct an addition to the existing single-family detached dwelling and the addition is in the space between the existing house and garage as well as expanding the western side of the existing garage but the home will remain a single family home.

He stated that they have received approval from the Conservation Commission and DPW did not have any comments for the project.

Mr. LaChelle provided some architectural drawings for the site.

Mr. Rothschild discussed with the Board and staff the proposed fence for the site.

Marcolo Fortunco expressed concern that the garage addition will block his sunlight and view from his kitchen. Mr. Truman stated that the addition falls within the building setbacks specified by zoning.

Upon a motion by Mr. Vigliotti, and seconded by Mr. Mitra, the Board voted 4-0 to approve the requested waiver to not show abutters to abutters on the plan.

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

List of Exhibits:

Exhibit A: Definitive Site Plan Application; received January 17, 2018; prepared by Steven Rothschild.

Exhibit B: Definitive Site Plan; dated January 15, 2018; prepared by Graves Engineering, Inc.

6. 49 Canterbury Street - Definitive Site Plan (PB-2018-008)

Attorney Todd Rodman along with project representatives and the applicant Armory Business Center LLC, appeared upon behalf of the application. Attorney Rodman stated that the applicant seeks to construct a 20,800 SF building divided into 10 individual units with each unit having separate entrances from Canterbury Street and individual loading bays at the rear of the building.

Attorney Rodman stated that this property was purchased from the City of Worcester and the parcel complies with all zoning requirements.

A brief presentation was given of the overview of the proposed project and staff's comments were addressed.

Abutter Hector (last name unknown) asked how high the retaining wall abutting his property would be and whether plantings would be provided. A review of the height and the material for the wall was reviewed with the Board.

Stu Loosemore from the Chamber of Commerce spoke in support of the project.

Mike Anderson expressed traffic concerns about trucks entering into the proposed parking areas.

Mr. Mitra stated that this is a great addition to the City.

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the Board voted 4-0 to approve the waiver to not show abutters to abutters on the plan.

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

List of Exhibits:

Exhibit A: Definitive Site Plan Application; Armory Business Center, LLC; received January 25, 2018; prepared by Steven Rothschild.

- Exhibit B: Definitive Site Plan; provided by Armory Business Center, LLC; dated January 24, 2018; prepared by Whitman & Bingham Associates.
- Exhibit C: Storm Water System Analysis; dated January 24, 2018; prepared by Whitman & Bingham Associates

Other Business

7. Election of Officers

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 3-0 to appoint Andrew Truman as Chairman of the Planning Board for 2018.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo the Board voted 3-0 to appoint John Vigliotti as Vice-Chairman of the Planning Board for 2018.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to appoint Mr. DePalo as Clerk of the Planning Board for 2018.

8. Acceptance of Performance Agreement & Release of Restrictive Covenant - The Village at Burncoat Heights

Item was held to March 21, 2018 as the applicant is still preparing the required paperwork.

9. Approval Not Required Plans (ANR)

a. 15 Douglas Street (public) (AN-2018-011)

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to approve the ANR for 15 Douglas Street.

10. Communication

11. Signing of Decisions from prior meetings

Adjournment

Upon a motion the Board voted to adjourn the meeting at 6:51 p.m.