

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

**January 29, 2020**

**LEVI LINCOLN CHAMBERS**

**Planning Board Members Present:** Albert LaValley, Vice-Chair  
Paul DePalo, Clerk  
Eleanor Gilmore  
Edward Moynihan

**Planning Board Members Absent:** John Vigliotti, Chair

**Staff Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Timothy Gilbert, Division of Planning & Regulatory Services  
Jennifer Beaton, Worcester Law Department  
Nick Lyford, Department of Public Works

**Approval of Minutes**

On a motion by Mr. Moynihan and seconded by Mr. DePalo, the Board voted 4-0 to approve the minutes of November 13, 2019. The minutes for October 2, 2019, December 4, 2019, and January 8, 2020 were held.

**Requests for Continuances, Extensions, Postponements, and Withdrawals**

**1. Higgins Farm (fka 727 Salisbury Street) or Salisbury Hill CCRC (PB-2019-047)**

- a. Public Hearing – Special Permit Amendment – To allow a Continuing Care Retirement Community (CCRC)
- b. Public Meeting – Definitive Site Plan

Testimony Date(s): 10/2/2019 & 11/13/2019

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to continue the Special Permit Amendment – To allow a Continuing Care Retirement (CCRC) and the Definitive Site Plan applications to the March 11, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to April 3, 2020.

**2. Malden Woods Subdivision (aka 0 Whippoorwill Drive & 0 Danielle's Way, Castine Street, Danielle's Way and Whippoorwill Drive Right of Ways) (PB-2018-026)**

- a. Public Hearing – Definitive Subdivision Plan Amendment
- b. Public Meeting – Definitive Site Plan

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to continue the Definitive Subdivision Plan Amendment and the Definitive Site Plan applications to the February 19, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to March 12, 2020.

**3. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)**

- a. Public Hearing – Special Permit for CCOD

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to continue the Special Permit for CCOD to the February 19, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to March 12, 2020.

**4. 0 Orient Street (aka 60 St George Street & 0 Ridge Street) (PB-2019-058)**

- a. Public Meeting – Definitive Site Plan

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to continue the Definitive Site Plan application to the February 19, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to March 12, 2020.

**5. 112, 114, 116, 120 & 120½ Houghton Street & 1 Nuttall Lane (aka Blaire House) (PB-2019-076)**

- a. Public Meeting – Definitive Site Plan

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to postpone the Definitive Site Plan application to the February 19, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to March 12, 2020.

**6. 185 Madison Street (PB-2019-079)**

- a. Public Meeting – Definitive Site Plan

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to continue the Definitive Site Plan application of February 19, 2020 and to extend the Constructive Grant Deadline to March 12, 2020.

**7. 65 (aka 45) Fremont Street - Cultivation Experts, LLC (PB-2020-005)**

- a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Cultivator Use  
b. Public Meeting – Parking Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to continue the Special Permit for Adult Use Marijuana – Cultivator Use & Parking Plan to the February 19, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to March 12, 2020.

**8. 65 (aka 45) Fremont Street - Magic Dragon, LLC (PB-2020-006)**

- a. Public Hearing – Special Permit for Adult Use Marijuana Establishment Micro Business Use

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to continue the Special Permit for Adult Use Marijuana – Cultivator Use & Parking Plan to the February 19, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to March 12, 2020.

**9. Planning Board Rules & Regulations Amendment(s)**

- a. Public Hearing – To amend the requirements of all of the Planning Board’s Rules and Regulations (i.e. Site Plan, Special Permit, Subdivision, Parking Plan) to (1) require compliance with the Massachusetts Stormwater Handbook and Standards, (2) to establish related submission requirements, and (3) to require use of the most current precipitation data available (e.g. NOAA Atlas 14 or Cornell Data in lieu of TP40 data) when preparing required stormwater (hydraulic/hydrologic) calculations.

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to continue the Planning Board Rules & Regulations Amendment (s) to the February 19, 2020 Planning Board meeting.

**New Business**

**10. 24 Woodward Street; 1A & 3 Appian Way; 1, 3, 4, 5, 6, 8, & 12 Brussels Street; 725 Southbridge Street; & within the Pakachoag Street and Woodward Street Right-of-Ways (PB-2019-077)**

- a. Public Meeting – Definitive Site Plan  
b. Public Meeting – Chapter 12, Section 12 Street Alteration

Andy Baum of Summit Engineering appeared upon behalf of the applicant, MG Whittall LLC. The applicant seeks to demolish portions of the existing buildings, construct a series of new parking lots, reconfigure site circulation, and conduct related site work. The applicant additionally proposes to make improvements to a portion of Woodward Street.

Mr. Baum stated that the proposed work is in relation to the renovation of the existing mill building complex, and provided an overview of the proposal.

The Board and Mr. Baum discussed traffic circulation, signage, landscaping, lighting, and green space for the site. The Board discussed whether they had enough information and whether to postpone the application to another meeting.

Doug Vogel from MG Whittall LLC stated that they are under tremendous pressure from the tenant to get the construction completed for the tenant.

Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 4-0 to approve the Definitive Site Plan subject to conditions of approval outlined in the staff memo, with the additional following conditions:

1. Revise circulation to reflect one-way traffic in the southerly direction in the right-of-way adjacent to buildings 5B and 5C Brussels Street, and that a 'Do Not Enter' sign be installed to prevent wrong-way circulation;
2. Provide at least two bicycle racks on-site;
3. Provide a detail of HDPE connection to manhole. 12" HDPE drain mains must tie into existing drainage with a manhole;
4. Provide a detail for a water/sewer crossing.

as well as the following waivers:

1. Soil types
2. Relation of yard dimensions to height of structures
3. Location, size and arrangement of all lighting

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to approve the Chapter 12, Section 12 Street Alteration.

#### List of Exhibits

- Exhibit A: Applications for Definitive Site Plan & 81G; received October 31, 2019; prepared by MJ Whittall.
- Exhibit B: Definitive Site Plan; dated December 18, 2019 and last revised January 22, 2020; prepared by Summit Engineering & Survey, Inc.
- Exhibit C: Drainage Report; dated December 18, 2019 and revised January 21, 2020; prepared by Summit Engineering & Survey, Inc.
- Exhibit D: DPW Comments; dated January 2, 2020.

### **11. 55 Salisbury Street (aka Worcester Art Museum) (PB-2020-004)**

#### a. Public Meeting – Definitive Site Plan

Jared Gentilucci of Nitsch Engineering and project representatives appeared upon behalf of the applicant, Worcester Art Museum. The applicant seeks to conduct site work related to improving pedestrian access and accessibility along the Lancaster Street entrance.

Mr. Gentilucci reviewed the proposal, noting that the crux of the project is the demolition and replacement of the stairs at the front entrance, and the installation of the elevator.

A member of public asked if any additional landscaping was proposed. The applicant stated no.

The Board encouraged the applicant to incorporate outdoor seating.

Upon a motion by Mr. Moynihan and seconded by Mr. DePalo, the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff memo, as well as the following waivers:

1. Soil types.
2. Location, size, and arrangement of all signs.

#### List of Exhibits

- Exhibit A: Definitive Site Plan Application; filed December 23, 2019; prepared by Nitsch Engineering.
- Exhibit B: Definitive Site Plan; dated December 23, 2019; prepared by Nitsch Engineering

### **12. Zoning Map Amendment - 26, 33 (aka 23 Hermon Street & 4 Harris Court) & 39 Hermon Street (ZA-2020-001)**

- a. Public Hearing – To consider a modification to the Zoning Map to extend the Adaptive Reuse Overlay District (AROD) zoning district to include the properties located at 0 26, 33 (aka 23 Hermon Street & 4 Harris Court) & 39 Hermon Street, which are presently zoned MG-2.0 (Manufacturing, General) and/or BG-3.0 (Business, General) and partially within the Commercial Corridors Overlay District (CCOD-E).

Attorney Donald O'Neil appeared upon behalf the applicant, Anthony Rossi. The petitioner seeks to amend the City of Worcester Zoning Map by including the properties located at 26, 23, 33 (aka 4 Harris Court) & 39 Hermon Street within the Adaptive Reuse Overlay District.

Attorney O'Neil stated that the reason for the petition is to enable Mr. Rossi to convert the site into apartments.

Eric Benander, abutter, expressed concern for the loss of more industrial space and questioned whether apartments are a good use for these buildings. He also expressed concerns relative to parking.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to close the Public Hearing.

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to recommend approval of the Zoning Map Amendment to City Council.

#### List of Exhibits

Exhibit A: Petition – Anthony Rossi; referred to the Planning Board on November 26, 2019.

Exhibit B: Signed Assent of Killeen Machine & Tool Company, LLC & Arlman, LLC; received January 17, 2020

Exhibit C: Map of Proposed Hermon Street AROD

### **Other Business**

#### **13. Street Petition(s)**

- a. To rename Mullberry Street (Shrewsbury Street to East Central Street) to Mount Carmel Way.

The Board made no comment.

#### **14. Approval Not Required (ANR) Plan(s)**

- b. 1095 Millbury Street (Public) (AN-2020-007)

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to endorse the ANR.

- c. 20 Valley View Lane (Public) (AN-2020-008)

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to endorse the ANR.

- d. 73 (aka 69) Wall Street & Norfolk Street (Public) (AN-2020-009)

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to endorse the ANR.

#### **15. Subdivision(s)**

- a. Hospital Drive Subdivision – Request for a Partial Release from the Restrictive Covenant

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to Request for a Partial Release from the Restrictive Covenant.

#### **16. Request for Acceptance of (Open Space) Restrictive Covenant(s)-Held to 2/19/2020**

- a. Worcester Country Club Acres (CCRC) (PB-2018-042)
- b. 407 Cambridge Street (Cluster Special Permit) (PB-2018-021)

#### **17. Communication(s)**

- a. Save the date (3/21/2020) for the Citizen Planner Training Collaborative (CPTC) Conference.

The Board made no comment.

- b. Notice of Community Outreach Meeting (2/3/2020) for a proposed Adult Use Marijuana Cultivator and Product Manufacturer Establishment at 98-100 Beacon Street.

The Board made no comment.

#### **18. Elections of Officers**

Held to the February 19, 2020 meeting of the Planning Board

#### **19. Discussion of Board Policies and Procedures**

- a. Policy regarding dimensions for off-street angled parking spaces

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan the Board voted 4-0 to adopt the policy.

- b. Policy regarding complete and timely submittal of application materials and revisions

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to adopt the policy.

## **20. Signing of Decisions**

### **Adjournment**

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to adjourn the meeting at 7:46 p.m.