

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

July 29, 2020

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting was conducted through remote participation. The meeting was livestreamed from the City of Worcester website and via the local cable access channel and is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 730323290#), which was publicized on the posted meeting agenda and during the video broadcast.

Planning Board Members Participating: Paul DePalo, Vice-Chair
Eleanor Gilmore, Clerk
Edward Moynihan

Planning Board Members Not Participating: Albert LaValley, Chair
John Vigliotti

Staff present: Stephen Rolle, Division of Planning & Regulatory Services
Michelle Smith, Division of Planning & Regulatory Services
Gabrielle Weiss, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Department of Inspectional Services
Nicholas Lyford, Department of Public Works & Parks

Call to Order – 6:00 PM

Approval of Minutes - June 24, 2020

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to approve the minutes of the June 24, 2020 Planning Board Meeting.

Requests for Continuances, Extensions, Postponements, and Withdrawals

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to continue or postpone the following items:

- 1. 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

Postpone to 8/26/2020 and extend the constructive grant deadline to 9/17/2020.

- 2. 51, 53, & 55 Windsor Street (PB-2020-036)**
 - a. Public Hearing – More than one Building on a Lot
 - b. Public Meeting – Definitive Site Plan

Postpone to 8/5/2020 and extend the constructive grant deadline to 8/27/2020

3. 5 Reeves Street (PB-2020-039)

- a. Public Hearing – Definitive Frontage Subdivision

Ms. Gabrielle Weiss reviewed the proposed project, and provided recommendations on waivers to be requested.

Attorney Donald O'Neil appeared on behalf of the item and added detail about the history of the site and described the neighborhood context. He then requested waivers recommended by staff.

Mr. Moynihan inquired as to where the drive and house would be located, concerned it is a 'tight site'. Attorney O'Neil replied that the homes would have a shared drive.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to close the public hearing.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to approve the Definitive Frontage Subdivision, granting the waivers and including the recommended conditions outlined in the staff memo.

4. 31 Scenic Drive (PB-2020-041)

a. Public Meeting – Definitive Site Plan

Ms. Gabrielle Weiss described the proposed project, and provided staff recommendations on waivers to be requested and conditions of approval.

Mr. Nicholas Lyford requested the sewer line be 6” rather than 4”.

Mr. DePalo asked for response from the applicant, and none was heard.

Mr. Steven Rolle, ACDO suggested tabling the item and attempting to locate the applicant. Mr. DePalo agreed.

5. 50 (aka 48) & 52 (aka 54) Paine Street (PB-2020-043)

a. Public Meeting – Definitive Site Plan

Ms. Michelle Smith described the project, including the site history and recommended staff conditions.

Mr. Lyford requested that a deep sump catch basin be added to improve water quality and collect runoff.

Attorney Jonathan Finkelstein appeared on behalf of the item and introduced the project team. He stated 7 units are 2-bedroom, 1 is 1-bedroom. 16 parking spaces are proposed.

Mr. Andy Baum of Summit Engineering described the proposed stormwater drainage system in the parking area. Stated the applicant would be amenable to adding electric charging in one station.

Ms. Gilmore had no comments.

Mr. Moynihan inquired as to Fire Department comments. Ms. Smith stated that this project meets the standard expectations of FD.

Mr. DePalo inquired if staff would like to retain the condition to have light temp under 3,000k. Ms. Smith stated staff would like to retain it.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to approve the Definitive Site Plan, granting the waivers and including the recommended conditions outlined in the staff memo and the additional condition of adding a deep sump catch basin at the proposed trench drain.

4 cont. 31 Scenic Drive (PB-2020-041)

Mr. Mohammad Dishahidi appeared on behalf of the item, and requested that the item be continued to the board’s August 5 meeting.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to continue the item until the 8/5/2020 meeting.

6. Zoning Map Amendment – 30, 35, 42, 44, 47 & 50 Lagrange Street and 47 Oread Street (ZA-2020-008)

a. Public Hearing – To consider a modification to the Zoning Map to extend the BG-6 (Business, General) Zone & Commercial Corridors Overlay District (CCOD-D) to wholly include all properties listed.

Mr. Timothy Gilbert reviewed the proposed zoning change, highlighting existing uses and those permitted in each use.

Attorney Jonathan Finkelstein appeared on behalf of the item and stated that the plan is to develop these properties for residential use, since they are essentially obsolete for manufacturing uses. Stated applicant plans to maintain the structures and rehabilitate them and obtain funding through historic tax credits.

Mr. Moynihan stated that anything that will allow more mixed use, density, and allow more options for development is an enhancement to the area.

Ms. Gilmore agreed with Mr. Moynihan, suggested that affordable housing be a part of any development. Pointed out the REC youth farm is located at 42 Lagrange St and wants to see that use continued.

Attorney Finkelstein responded that the developer intends to maintain the urban farm use.

Mr. DePalo echoed his support for the project.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to close the public hearing.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to recommend the Zoning Map Amendment to the City Council.

Other Business

7. Approval Not Required (ANR) Plan(s)

- a. 7 Darrow Street (Private) & 26 Aphrop Street (Public) (AN-2020-036) - ***Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to endorse.***
- b. 0 Parsons Hill Drive (Public) (AN-2020-038) - ***Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to endorse.***
- c. Ballpark Area Parcels - Madison Street, Gold Street, Canal Street, Summit Street, Washington Street, and Ash Street (Public) (AN-2020-039) - ***Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to postpone review to August 5, 2020.***
- d. 305 Belmont Street aka Hospital Drive (Public & Developer's) (AN-2020-040) - ***Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to endorse.***

8. Subdivisions- none

9. Discussion of Board Policies and Procedures

- a. Review of a new Definitive Site Plan Application

Ms. Smith requested that the board provide any last comments. Explained there are two options to move forward: to advertise to change rules and regulations or to pilot the application to test it and see how it works.

Mr. Moynihan stated he is in support of piloting the application to see how well it works.

Ms. Gilmore thanked the planning staff for their work on this application. Advocated for advertising to change rules, she does not see any reason for applicants to have difficulty.

Mr. DePalo also thanked planning staff for their efforts. He understands the wisdom of both options, inquired as to staff thoughts on whether to pilot or adopt.

Ms. Smith stated she is comfortable advertising, thanked Ms. Weiss and Mr. Gilbert.

Mr. Rolle thanked Ms. Smith and Ms. Weiss for their work and stated he is also comfortable advertising.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 3-0 to advertise a hearing for a new Definitive Site Plan application.

10. Communication(s)

- a. Notice of Community Outreach Meeting (7/16/2020) for a proposed Adult Use Marijuana Manufacturer at 76 Millbury Street; from Major Bloom, LLC; received June 23, 2020.

Ms. Weiss stated this is being discussed after the fact because the notice was received after the agenda for the last meeting was posted.

- b. Letters regarding the status of Cobblestone Lane related to Worcester Country Club Acres Special Permit; from various residents; received various dates.

Mr. Rolle outlined the communications received by the Planning Division from abutters concerned about the safety and condition of Cobblestone Lane and the response letter from staff.

Mr. Rolle stated tonight is Mr. Gilbert's last meeting, wished him well and thanked him for all his hard work, the Department of Planning and Regulatory Services will miss him. Mr. DePalo agreed and wished Mr. Gilbert well.

Adjournment – 7:36 pm

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted by unanimous consent to adjourn.