



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

Wednesday, February 2, 2022

Conducted via remote participation accessed at:

<https://cow.webex.com/meet/planningboardwebex> and
call-in number 415-655-0001 (Access Code: 1601714991).

Board Members Present: Albert LaValley, Chair
Edward Moynihan, Vice Chair
Conor McCormack
Kevin Aguirre, Clerk

All participating remotely via WebEx

Board Members Absent: None

Staff Present: Michelle Smith,
Stephen Rolle, Division of Planning & Regulatory Services (DPRS)
Nick Lyford, Department of Public Works – *Participated remotely*
Alexandra Kalkounis, Law
Jody Kennedy Valade, Inspectional Services

Call to Order

Board Chair LaValley called the meeting to order at approximately 5:30 pm.

Requests for Continuances, Extensions, Postponements, and Withdrawals

Continuances:

**Item 1: 15 Waban Avenue & the Waban Avenue and Porter Street Right-of-Way (PB-2021-073) –
Definitive Site Plan, 81-G Street Opening, & Density Frontage Subdivision**

Request to Continue the Public Meeting & Hearing to February 23, 2022

Extend the Constructive Grant Deadline to March 17, 2022

Postponements:

**Item 3: 47R Fourth Street (PB-2020-072) Definitive Site Plan & Special Permit – Cluster Group of Single
Family Dwellings**

Request to Postpone the Public Meeting & Hearing to February 23, 2022

Extend the Constructive Grant Deadline to March 17, 2022

Item 4: 1103 Millbury Street (PB-2020-076) – Definitive Site Plan

Request to Postpone the Public Meeting to February 23, 2022

Extend the Constrictive Grant Deadline to March 17, 2022.

Item 5: 4 Henschman Terrace (PB-2021-060) – Definitive Site Plan

Request to Postpone the Public Meeting to February 23, 2022

Extend the Constructive Grant Deadline to March 17, 2022.

Item 6: 4&14 Velanders Street & the Velanders Street ROW (PB-2021-064) – Definitive Site Plan

Request to Postpone the Public Meeting to February 23, 2022

Extend the Constrictive Grant Deadline to March 17, 2022.

Item 9: 2 & 4 YWCA Way & 1 Francis J. McGrath Boulevard (PB-2021-080) – Parking Plan

Request to Postpone the Public Meeting to February 23, 2022

Extend the Constrictive Grant Deadline to March 17, 2022.

New Business

Item 2: 1087A&B & 1089A&B Millbury Street, 18 Leland Street & Abutting ROW (PB-2021-081)

Public Meeting – Definitive Site Plan

Item was continued from the 12/22/2021 meeting

Attorney Donald O’Neil provided a project update from the last Planning Board meeting where this item was discussed.

David Sadowski, the principal of DJ and Associates drafted this site plan. Mr. Sadowski described work to be conducted to complete the storm water system and stabilize the site, along with listing other planned landscaping work.

Ms. Smith commented that staff memorandum comments needed to be updated, and asked to strike condition 1A, modify 1B to eliminate “areas of the front yard where pavement/stone is to be removed to prevent migration of sediment to Millbury Street and around.”, and modify 1G to eliminate “where pavement is to be removed” Staff also wanted to note parking is prohibited in the front yard 10 ft. setback, and Ms. Smith asked for further opportunity to review documents

No Comments from the Law/Zoning departments.

Public Comments

Janice DeStefino, a Worcester resident asked to comment. Ms. DeStefino stated that her mother is an abutter, and expressed that other neighbors were also concerned, but unable to access the meeting due to difficulties accessing the meeting. She expressed concerns about the lack of fencing and the danger it poses to children playing in this area. Ms. DeStefino spoke on her concerns about erosion based on the view from her mother's property, and storm water concerns.

Mr. LaValley clarified that the storm water drainage system had not been installed yet.

Board Discussion

Mr. Moynihan stated he was satisfied with this plan after doing a site visit, and as long as the drainage is maintained and given the approval of the planning staff he will approve this item.

The applicant stated he would be amenable to installing a fence on the property, but would prefer it to be closer to the tree line and set back from the property line.

There were no comments from City staff.

On a motion made by Mr. Moynihan, seconded by Mr. McCormack was approved 4-0, modifying the COA as follows, Strike condition 1A; modify 1B to eliminate "areas of the front yard where pavement/stone is to be removed to prevent migration of sediment to Millbury Street and around."; modify 1G to eliminate "where pavement is to be removed" add condition 1H, "Owner shall install at the top of the slope, a minimum 4 ft. black vinyl coated chain link fence."

Item 10: 0 Milton Street & Milton Street Right-of-Way (ROW) (PB-2021-075)

Public Meeting – Definitive Site Plan & G.R.O. Ch. 12 § 12 Private Street Improvements

Dan Sheehan with Graves Engineering, spoke representing the applicant. As asked by Ms. Smith, Mr. Sheehan spoke on storm water management and stated the applicant has no objections to the staff conditions of approval.

No comments from the Law or Zoning department.

Public Comments

Gail LaGoy (SP), abutter asked to comment. She has no issues with buildings or water management on the site. Ms. LaGoy asked whether Ms. Smith explained that the improvements were limited to their frontage and involves grading and driveway connections. Ms. LaGoy expressed that she would like to see the gravel added to the driveway to stabilize the roadway during the wet season. She also asked for confirmation that the site plan shows two car garages. Mr. Graves confirmed they are two car garages. Ms. LaGoy asked if there were any ongoing maintenance requirement for storm water retention system. Mr. Graves explained that there were no recurring maintenance requirements for site's storm water management system.

Board Discussion

Mr. Moynihan confirmed addition of condition 1K regarding revised architectural plans, and 1L concerning how maintenance/responsibility for both walls and storm water infrastructure would be addressed going forward. There were no additional comments from Board members.

On a motion by Mr. Moynihan, seconded by Mr. McCormack 4-0, to approve with conditions outlined in the staff review memo with addition 1k revised architectural plans and 1L documents for walls and storm water.

Item 11: 85, 89, 99 & 103 Green Street, 2 (aka 12) Plymouth Street, 5 & 7 Gold Street, and a portion of 62 Washington Street (PB-2022-001)

Public Meeting – Definitive Site Plan

Tom Keane, one of the owners of the project with Goldblock LLC. He is requesting an amendment from the previous approved design. The proposed project will house 173 residential units, 16,000 SF of retail space with 99 parking spaces. Mr. Szymanski from the architectural team spoke to more specifics of the project and how it aims to capture activity generated by Polar Park.

Mr. Rolle mentions that staff is recommending a pedestrian warning system for cars exiting the garage.

The Law/Zoning departments has no comments.

No Public Comments

Board Discussion

Mr. Moynihan inquired about the amount of Electric Vehicle charging stations in the garage, and the amount of bike storage. Mr. Szymanski responded that they have four spaces Electric Vehicle charging stations included in the plan, and have capability to add more as needed, and capacity for 136 bicycles.

Mr. Aguirre asked if the project would include any affordable housing units. Mr. Keane responded that it would be completely market rate apartments.

Mr. LaValley asked if this parcel was within the district that's involved in district increment financing for the ballpark. Mr. Rolle and Mr. Keane clarified that it is within that district.

On a motion by Mr. Moynihan, seconded by Mr. McCormick 4-0, to approve with staff conditions and with waivers.

445A Granite Street (PB-2022-007)

Public Meeting – Definitive Site Plan

Ms. Smith gave a brief overview to the board and the meeting of the site plan application. The lot is currently vacant and the proposed site plan will house a single-family dwelling. A notable part of this proposal is the sloped topography and the planning staff recommends a retaining walls instead of a rip-rap slope.

Jason DuBois from DC Engineering and Survey spoke on behalf of the applicant.

Chris Haywood, a co-owner of the property spoke to the different options are available to make the slope stable and aesthetically pleasing

Ms. Smith from the Planning Department spoke to staff preference for a retaining wall vs rip-rap or flexmat for the issue of slope.

Mr. DuBois said the applicant would be amenable to a condition of further stabilization, but asked for a vague condition, so they may explore the available options.

Ms. Smith suggested modifying condition 1H to add “or other fully vegetated slope with appropriate permanent stabilization method.” to add flexibility for the applicant.

The Law/Zoning Department had no comments

Public Comment

Marie Skoglund, an abutter, asked to comment. She asked for clarification on location of property and proposed development. Ms. Smith and Mr. LaVally clarified where the property is located.

Al Dano, an abutter asked to comment. He asked whether proposed wall would create visual impediment as cars travel fast along Granite Street. Mr. Rolle clarified that if a retaining wall was built, it would be set far back from the street and would not pose an safety risk.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, 4-0 to approve with staff conditions, pending recommendations outlined on page 2 of the site plan, with the addition on 1H to add “or other fully vegetated slope with appropriate permanent stabilization method.” And add 1F, referencing the oak tree in the southwest corner that the applicant work with the tree warden before removal.

Other Business

11) Approval Not Required (ANRs)

- a. 16 Salisbury Street, 17 Lincoln Square & Abutting land (Public) (AN-2021-069)

Postponed to Feb 23, 2022

- b. 24 & 26 Honeysuckle Road (Public), 0 Snowberry Cir. & Bittersweet Blvd. (Developers) (AN-2021-069)

Not properly before the board

c. 26 Maravista Road (Public) (AN-2022-002)

Ms. Smith detailed this plan is an existing lot that is proposed to be divided into two lots, both lots will have required frontage.

d. 39, 43, 47 West Street (Public) (AN-2022-003)

Ms. Smith detailed this plan is existing three unit property. The proposal is changing the lot lines which creates some non-conformities, but since the applicant is just looking to put the structures on their own lot, it's appropriate even if it's non-conforming to frontage requirements.

e. 28 & 30D Mount Avenue (Public) & Prudence Street (Private) (AD-2022-004)

Ms. Smith described the proposal, Lot 1A is carving out part of their parcel for lot 2B.

f. 110 & 112 Apricot Street (Public) (AN-2022-006)

Ms. Smith described the odd shaped lot, but noted it does fall within the ordinance.

g. Shore Drive & Holden Street (Public) (AN-2022-006)

Ms. Smith details the proposal by the Unitarian church to transfer a portion to the city and displayed the proposed lot lines.

On a motion by Mr. Moynihan, seconded by Mr. McCormack ANRs 14c, d, e, f, and g were approved 4-0.

15) Approval of Minutes – 11/15/2021

On a motion by Mr. Moynihan, seconded by Mr. McCormack the minutes from Planning Board meeting 11/15/2021 were approved 4-0.

Adjournment

On a motion by Mr. McCormack, seconded by Mr. Aguirre, the Board voted 4-0 to adjourn at approximately 7:35 p.m.