



# The City of **WORCESTER**

*Planning Board*

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

**Wednesday, August 17, 2022**

Worcester City Hall – Levi Lincoln Chamber,  
with remote participation options available via WebEx online 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  
Adrian Angus  
Brandon King (*Participated Remotely*)

**Board Members Absent:**

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services (DPRS)  
Steve Cary, Division of Planning & Regulatory Services (DPRS)  
Jodie Kennedy Valade, Inspectional Services (*participated remotely*)  
Alexandra Kalkounis, Law Department (*participated remotely*)  
Sean Quinlivan, DPW

### **Call to Order**

Board Chair Mr. LaValley called the meeting to order at 5:35 pm.

### **Request for Continuances, Extensions, Postponements, and Withdrawals**

**1. 490 Shrewsbury Street (PB-2022-018)**

- a. Public Hearing – CCOD Special Permit to allow a drive-through uses (Food Service & Bank/Credit Union)
- b. Public Hearing – CCOD Special Permit to modify parking, loading, layout & dimensional requirements
- c. Public Meeting – Definitive Site Plan

Request to continue the public meeting to September 21, 2022 and extend the constructive grant deadline to October 13, 2022

**7. 149 Plantation Street & 2 LaPierre Street (PB-2022-040)**

- a. Public Hearing – Preliminary Subdivision Plan

Request to postpone the public hearing to September 21, 2022 and extend the constructive grant deadline to October 13, 2022

**10. 306 & 308 Belmont Street, 350 Plantation Street, and 13 (aka 15) Natick Street (ZA-2022-013)**

- a. Public Hearing – Zoning Map Amendment

Request to postpone the public hearing to August 31, 2022.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant the continuance and postponements.**

**New Business**

**2. 84, 90, & 91 Lamartine Street (PB-2022-011)**

- a. Public Hearing – AROD Special Permit to allow a multi-family dwelling  
b. Public Hearing – AROD Special Permit to modify parking, loading, layout & dimensional requirements  
c. Public Meeting – Definitive Site Plan

Todd Rodman on behalf of the applicant; introduced applicant and engineer stated the approvals before the Board; described proposed project and the special permission being sought relative to parking requirements and dimensions; provided history of the building use and context for current development; described why it was suited to the Adaptive Reuse Overlay District.

Mike Andrade, Graves Engineering, gave an overview of the project; described existing parcels; described revisions to plan in response to staff comments; described site layout, utilities, and plantings; described impervious surface and drainage; described trash removal procedure; described considerations for property being in floodplain.

Ms. Smith provided staff comments in regard to the floodplain considerations; described recommended conditions of approval including a white roof coating to help with heat island effect in this area; asked applicant to comment on the height of wall pack lighting; described other approvals this will be subject to.

*No comment from Law.*

*No comment from Zoning.*

Sean Quinlivan, DPW, noted comments related to improvements within Lamartine Street

*No public comment.*

**Board Discussion**

Mr. McCormack asked about landscaping opportunities on 91 Lamartine; Mr. Andrade described what is being considered but nothing proposed at this time; CM stated his support for the project.

Mr. Moynihan asked applicant to respond to DPW comment; MA responded; Mr. Moynihan asked about reduction in parking spaces; TR described the reasoning for the reduction in parking, including that staff had asked that no parking be proposed at 91 Lamartine; TR asked about EV charging stations; MA confirmed that two EV-ready spaces are provided; EM stated his agreement that this suits the AROD.

Mr. King stated his support.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.**

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Definitive Site Plan and Special Permits, subject to staff-recommended conditions of approval and DPW comments.**

### **3. 0 and part of 360 Salisbury Street (PB-2022-036)**

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

Zachary Gless, engineer, gave an overview of the project, a single-family house on a slope; described site conditions and existing parcels; described proposed site access.

Steve Cary provided staff comments.

Mr. Moynihan recused himself.

Zoning had no comment.

Sean Quinlivan provided comments on behalf of DPW on utilities.

Mr. Gless responded to Mr. Quinlivan's comments and comments on infiltration.

Mr. LaValley asked applicant to comment on exterior materials; Anthony Maina clarified.

Mr. Cary asked applicant to confirm that there would be no walk-out patio; Mr. Maina confirmed.

Mr. Quinlivan asked applicant about what will be done with existing wall near ROW; Mr. Gless stated that it is to remain.

#### Public Comment

Thomas Myrshall stated his objection to use of the 30' ROW and that he was glad to see that they were not using it, but stated that proposed curb cut is too close to 30' ROW curb cut; asked DPW to comment on the proximity; DPW had no comment; Ms. Smith stated that it is not an ideal curb cut but not prevented by regulations; Mr. Myrshall reiterated that his objection is based on traffic safety.

#### Board Discussion

Mr. LaValley noted that Mr. Moynihan has recused himself.

No comments from Mr. McCormack or Mr. King.

Mr. LaValley stated that he agrees that multiple curb cuts are not ideal but this does not interrupt a pedestrianized environment.

Ms. Smith stated that she is not a traffic engineer but stated that DPW did review it and had no comment.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 (Moynihan recused) to approve the Definitive Site Plan subject to staff-recommended conditions of approval and DPW comments.**

**4. 56 Millbrook Street (PB-2022-039)**

a. Public Hearing – Amendment to Special Permit for Adult-Use Marijuana

Attorney Joshua Lee Smith presented on behalf of the applicant; gave history of the development and his client's interest in the project; described amendment before the Board.

Mr. Cary asked Mr. Lee Smith to comment on an existing catch basin; Mr. Lee Smith described the catch basin.

Mr. Quinlivan of DPW stated he was satisfied.

No comment for Law or Zoning.

No public comment.

Board Comment

Mr. Moynihan and Mr. Lee Smith clarified on what the Board would be approving.

No other Board comments.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Amendment to Special Permit, subject to staff-recommended conditions of approval.**

**6. 781 & 783 Grove Street & 94 Parkton Avenue (PB-2022-042)**

a. Public Hearing – Amendment to Special Permit for a Continuing Care Retirement Community

b. Public Meeting – Amendment to Definitive Site Plan

Attorney Mark Borenstein introduced parties and described approvals before the Board.

Kevin Dandrade described the project and the changes from the previously approved layout.

Mr. Borenstein addressed staff conditions in the memo and formally requested waivers.

Ms. Smith described recommended conditions of approval and how they differ from what is approved; described Fire comment; summarized site plan changes and confirmed emergency access easement has been recorded.

No comment from Law.

No comment from Zoning.

Mr. Quinlivan or DPW asked applicant to comment on drainage; Mr. Dandrade answered; Mr. Quinlivan summarized other DPW comments.

#### Public Comment

John Atlas, 97 Parkton Ave, stated his concern about demolition and construction phase relative to mitigation of runoff coming down slope towards his property; Mr. Dandrade addressed his concerns; Mr. Atlas asked about routing of construction vehicles through the site; Mr. Dandrade stated that there was no contractor on at this point but that this would be reviewed; Mr. Atlas also stated concern about mitigation of dust and asked about vehicular connection to Parkton Ave; Ms. Smith summarized what the approval process would be for a proposed vehicular connection; Mr. Atlas asked that there be a public hearing should 94 Parkton be re-developed.

#### Board Discussion

Conor McCormack stated his support and that this would be a relatively minor change to the footprint.

Mr. Moynihan asked applicant to comment on whether units would be bought or rented; Mr. Borenstein clarified that these would be rented; Mr. Moynihan stated his support for this rental arrangement and can appeal to more diverse incomes; Mr. Moynihan asked whether there would be impact to the internal pedestrian circulation; Mr. Dandrade described the change relative to the proposed pedestrian walkway; Mr. Moynihan asked applicant whether raised garden beds are considered; Mr. Dandrade stated that they are proposing raised garden beds.

Mr. King stated his support.

Mr. LaValley stated his support for the refinement of the plan and acknowledged that it meets the constellation of services.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Amendment to Definitive Site Plan and Amendment to Special Permit, subject to staff recommended conditions of approval, adding condition 1q, and subject to DPW comments.**

#### **7. 0 (fka 26) & 26 Hermitage Lane (PB-2022-043)**

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

Carl Hultgren, Quinn Engineering, summarized the project, a proposed two-family.

Mr. Cary summarized staff comments; Mr. Hultgren confirmed that they were amenable.

No Law or Zoning comments.

Mr. Quinlivan provided DPW comments.

No public comment.

Board Discussion

No comments.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Definitive Site Plan subject to staff-recommended conditions of approval.**

**8. 48 Mason Street (ZA-2022-011)**

a. Public Hearing – Zoning Map Amendment

Attorney Mark Borenstein presented the proposed zoning map amendment on behalf of petitioner and described their intentions with the property.

Ms. Smith described the Planning Board’s role in the zoning map amendment process, to make a recommendation and refer back to City Council; described the proposed overlay to be extended and its implications.

Public Comment

Claire Schafer-Duffy, 52 Mason, resident of Mason Street, described historic context of neighborhood and environmental degradation over time, asked for a design on Mason Street that would allow for a tree canopy and green space; cited Greenville, SC as a city using trees for heat mitigation.

Edwina, 66 Dewey Street, noted that skunks and vermin are relocating to nearby houses as parcel is developed; Jody Kennedy Valade of Inspectional Services (ISD) noted that there is Healthy and Sanitary within ISD that can be contacted.

Board Discussion

Mr. Moynihan confirmed the Board’s role; asked about what advantage the CCOD offers; Mr. Borenstein described the base zoning and the proposed overlay; Mr. Moynihan noted that lack of equity around heat island effect in the city.

Mr. McCormack also stated his support for abutter comments relative to tree planting.

Mr. King stated his support for bringing development to the area.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close.**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to recommend the amendment favorably to City Council.**

**9. 267 Providence Street (ZA-2022-012)**

a. Public Hearing – Zoning Map Amendment

Jim Kriedler, on behalf of the petitioner, presented the zoning map amendment to re-zone from RL-7 to BG-2.0 and the reason for it, establishing a battery facility for National Grid.

Mr. Cary provided staff comments.

No comments for Law or Zoning.

Mr. Quinlivan asked about the size of the proposed battery; Mr. Kriedler described.

Board Discussion

Mr. Angus asked about siting of proposed project that map amendment would allow; Mr. Kriedler clarified; Ms. Smith provided more information about location of nearby residences.

Mr. King had no comment.

Mr. LaValley had no comment.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close.**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to recommend the amendment favorably to City Council.**

Other Business

**11. Street Petitions**

a. Petition to Convert to Public – Baltic Road (ST-2022-008)

Ms. Smith described the petition; Mr. Quinlivan gave DPW’s recommendation (Priority #2).

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to recommend that the portion of Baltic Road be given Priority #2 status for conversion to public.**

**12. Approval Not Required (ANR) Plans(s)**

a. ~~457 Granite Street (Public) (AN-2022-023)~~

b. 9 Glade Street & Kendig Street (Public) (AN-2022-032)

c. 22-28 Mulberry Street (Public) (AN-2022-033)

d. 45 & 45A Pilgrim Avenue (Public) (AN-2022-034)

e. 16 Valmor Street & 24 Simone Street (AN-2022-035)

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to endorse items 12b -12e.**

**13. Communications**

- a. Massachusetts Historical Commission – Consideration for National Register Nomination – Main Street & Murray Avenue Historic District
- b. Projekt Flower, LLC – Notice of Community Outreach Meeting

Ms. Smith provided context and additional information about the communications before the Board.

Mr. Moynihan expressed his admiration for the buildings in the proposed historic district.

**14. Board Policy and Procedures**

- a. Registry Page Signatures

**15. Approval of Minutes – 6/9/2022; 7/20/2022**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the minutes from 6/9/2022 and 7/20/2022.**

**Adjournment**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to adjourn at 7:56pm.**