



The City of **WORCESTER**

Planning Board

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

Wednesday, October 12, 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: Edward Moynihan, Vice Chair
Conor McCormack
Adrian Angus
Brandon King (*Participated Remotely*)

Board Members Absent: Albert LaValley, Chair

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS)
Rose Russell, Division of Planning & Regulatory Services (DPRS)
Jodie Kennedy Valade, Inspectional Services (*Participated Remotely*)
Sean Quinlivan, DPW

Call to Order

Board Vice-Chair Mr. Moynihan called the meeting to order at 5:32 pm.

Request for Continuances, Extensions, Postponements, and Withdrawals

- Item 2: 1073-1075 Pleasant Street (PB-2022-038)**
Request to Postpone the Public Meeting to November 2, 2022
Extend the Constructive Grant Deadline to December 1, 2022
- Item 3: 10 & 12 Windsor Street (PB-2022-048)**
Request to Postpone the Public Meeting to November 2, 2022
Extend the Constructive Grant Deadline to December 1, 2022
- Item 5: 1 & 7 Brattle Street (PB-2022-051)**
Request to Postpone the Public Meeting to November 2, 2022
Extend the Constructive Grant Deadline to December 1, 2022
- Item 7: 757 Salisbury Street (PB-2022-055)**

Request to Postpone the Public Meeting to October 26, 2022

Extend the Constructive Grant Deadline to November 3, 2022

Item 12: 3 Oriol Drive (PB-2022-060)

Request to Postpone the Public Meeting to November 2, 2022

Extend the Constructive Grant Deadline to December 1, 2022

On a motion made Mr. McCormack seconded by Mr. Angus, the Board voted 4-0 to postpone.

Old Business

1. Sala Street Right of Way (from Ararat Street South +/- 400 feet) (ST-2022-006)

Joe Boynton summarized the original petition and stated the party opposed is here to withdraw their opposition.

Ms. Smith described the law department had opined that the party in opposition was declared to have standing to oppose the street removal.

Paul Novak stated they are withdrawing their objections.

No comment from Zoning, Law or DPW on this petition.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 3-0 to close the hearing.

On a motion by Mr. McCormack, seconded by Mr. King; 3-0 to remove the street from the official map.

New Business

4. Kiara Drive Subdivision (PB-2022-049)

Patrick Healy represented the applicant before the Board. He described the context of the site and the difficulties the applicant has run into with the heavily sloped property and the stormwater issue. He described a drainage pipe within the right of way that will aid with stormwater infiltration. Mr. Healy requested the Board give them more time to obtain the permits to aid in case they require more time.

Ms. Smith stated City comments and stated the applicant is requesting a year added to the approval. She described the updated conditions of approval.

Sean Quinlivan gave DPW comments to the applicant; Mr. Healy said he had not been able to review the comments.

No comments from Zoning or Law department.

Mr. McCormack stated he was in favor of continuing the sidewalk but understands the safety and practicality of this amendment.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the amendment.

6. 225 Shrewsbury Street & 68 Albany Street (PB-2022-053)

Joshua Lee Smith introduced himself and his team to the Planning Board. Mr. Smith gave an overview of what is currently existing on the property, and the demolition plans for the property. He described the approvals from the Zoning Board of Appeals and the changes that have been made to the plan since the approval. He described the existing parking and tenants on this property, and the expansion of the existing parking facility. Mr. Smith described the topographic conditions of the site and this area of Shrewsbury Street and highlighted the train tracks located directly behind the parcel. Mr. Smith stated 218 units will be provided in a transit-oriented area.

Ben Anderson, an architect on the project stated this parcel is currently underutilized and this proposal is a chance to revitalize this area of Shrewsbury Street. He described the amenity spaces provided for residents; the breakdown of unit type.

Michelle Smith stated the applicant is requesting to withdraw the 81G Chapter 12 Section 12 application and is requested site plan approval and a special permit to reduce required parking; Ms. Smith continued to present some notes from the Zoning Board approval such as dumpster location and loading space requirement; listed the recommended conditions of approval; requested the applicant provide more information on construction phasing; and stated the applicant would be required to lease nearby or provide parking somehow if they were to expand the occupant load at any of the existing facilities.

Doug Hartnett described they are looking into the chain link fence and whether or not the applicant owns the fence, or if it's owned by a neighbor. Ms. Smith asked Mr. Hartnett to further explain the rationale for loading spaces; Mr. Hartnett described, and stated they had not brought a contractor to do the work yet and would not be able to provide phasing plans at this point.

Mr. Smith stated they are willing to provide 10% EV parking spaces or 28 spaces total, either conduit ready or fully ready. He also stated for the record they are requesting 150 total spaces of relief.

Mr. Quinlivan gave DPW comments, and asked what type of work is occurring on Casco Street; Mr. Hartnett stated resurfacing and sidewalk work.

No comments from Zoning or Law.

No public comments.

Mr. King states he was in favor of the project.

Mr. Angus asked if the tenants of the commercial space would be able to drive through the parking garage; Mr. Smith confirmed.

Mr McCormack stated he was in favor.

Mr. Moynihan stated he was in favor and asked where the EV parking spaces were located; Mr. Smith clarified. Mr. Moynihan asked if "Shrewsbury" was the name of the complex; Mr. Anderson stated it was a placeholder.

Ms. Smith described the condition to mandate EV changing station

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan, Special Permit, and to withdraw the Ch.12 Sec.12 81G Plan without prejudice.

8. 43-45 Laurel Street (PB-2022-056)

David Sadowski, of D.J. and Associates introduced Jonathan Matos, the owner of the property and spoke before the Board. He described the prior Zoning Board approvals the parcel had received. He described the difficulty in regards to construction on the sloped property and access to 45 Laurel Street.

Ms. Smith described the application triggered the 15% slope trigger and required definitive site plan approval. Ms. Smith noted the applicant would need to obtain a parking variance for 43 Laurel Street due to the properties no longer being contiguously owned; listed the conditions of approval and stated the Planning Staff recommends prohibiting parking within the front yard to prevent cars sticking into the street.

Mr. Sadowski stated he would be amenable to adding grass instead of rolled gravel.

Ms. Smith described the conditions of approval.

Mr. Sadowski asked if they would be required to provide a concrete sidewalk; Mr. Quinlivan confirmed they would need to provide what is preexisting.

Jody Kennedy Valade described the potential zoning violation and stated the applicant should provide more information if they feel the City is incorrect in its stance; Ms. Smith confirmed.

Mr. Quinlivan gave DPW comments.

No public comments.

Mr. King stated he is in favor.

Mr. McCormack stated he would like to see revisions to the curb cuts as staff noted but is in favor of the project.

Mr. Moynihan stressed his concerns about vehicles parking in the driveway and potentially blocking the sidewalk. Mr. Matos stated he is hopeful for future of the property and the way it will improve the neighborhood. He also stated he intends to reside on the property, maintain the retaining walls and has the support of his neighbors.

Mr. Matos stated he feels this will be a significant improvement for the neighborhood and wants to inspire others with the willingness to put the time and money into his house.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan.

9. Lagrange Street & 47 Oread Street (PB-2022-057)

Donald J. O'Neil, representative for the application, described the prior application and stated the project needed additional time to secure financing and asked to extend the approval for one or two years if possible.

Ms. Smith stated the Board can grant a two-year extension, and recommended the Board approve the original conditions as recorded.

Mr. Moynihan stated he is in favor of extending the approval.

No comments from Zoning, DPW or law.

No public comments.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the extension of time with the original conditions of approval.

10. 0 (fka 90) Barber Avenue (PB-2022-058)

Matthew Watsky introduced himself and Matthew Bombaci of the project team to the Board. He described the previous approvals this parcel have obtained from many different Boards and Commissions. He described the lack of available parking due to sloped property and the way that limits what type of proposal that can work at this location.

Mr. Bombaci described the prior approvals, and the difference with this proposal for this application for self-storage facility; the lighting; stormwater and estimated trip generated. Mr. Bombaci addressed an abutter comment the team had received.

Ms. Smith described the prior approvals/extensions obtained by the parcel owners, the new condition to install a white roof/reflective coating, along with all the previous conditions of approval. Mr. Bombaci stated they would be amenable to a reflective/white roof treatment, and addressed the rest of the Planning Staff concerns.

Ms. Smith suggested to add a minimum 2 3-inch caliper trees, fence in the transformer with trees and add plantings such as icy to help break up the elevation as added conditions.

The Zoning and Law Department had no comments.

Mr. Quinlivan gave DPW comments.

Mr. Moynihan asked the applicant to address fire comments; Mr. Bombaci stated they had been in touch and they will address/comply with all fire requirements.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to site plan with added conditions as noted during discussion.

11. 16 & 52 Great Brook Valley Avenue and a Portion of Great Brook Valley Avenue, Brookview Drive & Service Road Right-of-Ways (PB-2022-059)

Joshua Lee Smith introduced himself and his team with Trinity Financial LLC with Worcester Housing Authority. Mr. Smith gave the Board a brief overview of the existing parcel along with the history of the public housing units provided and the importance of this project to the City. Mr. Smith described the phased approach to this plan to raze and reconstruct the entire property.

Mr. Smith described the existing parking layout and street network is dated, inefficient and unsafe; along with the general building layout and setup. Mr. Smith continued, and described the relief being sought to modify parking through the Zoning Board of Appeals, and a special permit for the water resource protection zone.

Mike Lozanno described this proposal as a chance to revitalize this neighborhood. He described the lack of open space, lack of accessibility, and aging heating/cooling and general all-around infrastructure in the 70 year old development.

Jessie Johnson, Civil Engineer for this project described the odd setup in the ROW that was preexisting in the development. He described the project as a whole is removing impervious surface, but there is still a significant amount of impervious surface, but a lot is devoted to sidewalks throughout the development. He described the proposed parking arrangement, proposed green outdoor amenity space for residents.

Ms. Smith described the application hit the slope trigger to require a definitive site plan, and more than one building on a lot approval, and special permit to allow greater the 20% impervious surface in a WRPOD.

No comments from law or Zoning.

Mr. Quinlivan gave DPW comments.

No public comment

Mr. King stated he was heavily in favor of this project and is proud to see it took into account bicycle and pedestrian users.

Mr. Angus asked if the development is currently fully public housing; and the breakdown of 60% versus 80% AMI units; Mr. Johnson answered.

Mr. McCormack complimented the project and stated he is in supported.

Mr. Moynihan asked what the applicant is doing to minimize the eat island effect; Mr. Lozanno stated they while they will remove mature trees they will over 100 new trees in addition to minimizing the amount of paving. Mr. Moynihan asked about the accessibility of the units; Mr. Lozanno stated all units would be accessible with elevators.

Mr. Moynihan asked if there are any plans to add a community garden; Mr. Lozanno stated it's in their vision for their proposal and believe it creates a greater sense of community. Mr. Moynihan asked about the impervious surface being added; Mr. Johnson and Mr. Lozanno answered. Mr. Moynihan asked if the applicant to consider installing conduits for EV chargers for future residents.

Mr. Angus asked about the ownership of the land versus the buildings; Mr. Lozanno answered.

Mr. Smith requested the waivers.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to site plan, to approve more than one building on a lot and to grant a special permit to allow greater than 20% of impervious surface in a WROPD.

Other Business

13. Subdivisions

- a. Malden Woods – Castine Street Extension

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to remove the listed lots from the restrictive covenant, set the amount of surety and to accept the performance agreement.

14. Street Petitions

- a. Portion of Westcott Street

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to recommend the conversion to the street public to City Council.

15. Approval Not Required (ANR) Plans

- a. **266 Webster Street & 15 Clover Street (Public)(AN-2022-040)**

Ms. Smith gave a description of the ANR plan.

- b. **224 Brooks Street (Public) (AN-2022-042)** *Not properly before the Board.*

- c. **10 & 12 Windsor Street & Channing Street (Public) (AN-2022-043)** *Not properly before the Board.*

- d. **McKeon Road (Public) (AN-2022-044)**

Ms. Smith gave a description of the ANR plan.

- e. **1187 Millbury Street & Granite Street (Public) (AN-2022-045)**

Ms. Smith gave a description of the ANR plan.

- f. **765 Salisbury Street (Public) (AN-2022-046)**

Ms. Smith gave a description of the ANR plan.

- g. **Gold Star Boulevard/Glennie Street (Public) (AN-2022-047)**

Ms. Smith gave a description of the ANR plan.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to postpone ANR plans 224 Brooks Street to the 10/26/22 meeting and 10 & 12 Windsor Street to 11/2/22 meeting.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to endorse ANR plans A, D, G and F.

Adjournment

On a motion by Mr. McCormack and seconded by Mr. Angus, the Board voted unanimously to adjourn at approximately 8:58pm.