



The City of  
**WORCESTER**

Planning Board

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

**SPECIAL MEETING**

**Wednesday, October 26, 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  
Adrian Angus  
Conor McCormack – *participated remotely*  
Brandon King – *participated remotely*

**Board Members Absent:** None

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services  
Pamela Harding, Division of Planning & Regulatory Services  
Steve Cary, Division of Planning & Regulatory Services  
Sean Quinlivan, DPW  
Alexandra Kalkounis, Law Department  
Jody Kennedy Valade, ISD – *participated remotely*

**Call to Order**

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

**New Business**

1. **757 Salisbury Street (PB-2022-055)**
  - a. Public Hearing – Special Permit for Continuing Care Retirement Community
  - b. Public Meeting – Definitive Site Plan

Jeff Smetana, United Group of Companies, introduced the company; described history of project permitting; described the services that will be offered to residents in accordance with requirements of a CCRC.

Michelle Smith summarized staff comments, noting that staff needs more information to feel comfortable with approval of the site plan but that the Board may vote on the special permit should they wish.

**Public Comment**

Christine Bruneau, resident of Barrows Road, expressed that site is not appropriate for this development; expressed concern about lack of sidewalks and visibility for vehicles on Salisbury Street; expressed concern about traffic congestion; stated that residents were confused by community meeting held.

Ben Bruneau, resident of Barrows Road, discussed concerns expressed by residents at community meeting; stated that residents did not have access to information about this project; stated that site is incompatible with use and prohibitive for emergency access.

Christopher Beckman, 62 Barrows Road, feels that a CCRC is not necessary here nor does it meet the standards for a CCRC.

Mark Borenstein, resident of Barry Road, stated that he has opposed the project in the past and continues to have some concerns, but that this was an improvement; stated his concerns about traffic and congestion; requested condition added to special permit that traffic counts be prepared; asked for more information about outside services in the area; asked for additional condition of approval that there are agreements in place with health-based services that allow residents to age in place.

Mr. Smetana responded to public comments.

#### Board Discussion

Mr. Moynihan asked how many full time staff will be on staff and their responsibilities; Mr. Smetana answered; asked how many facilities are owned and operated in the state; Mr. Smetana answered that this would be the first; Mr. Moynihan asked about EV charging spaces; Mr. Smetana stated none under the buildings but estimated 4-6 surface EV charging spaces; Mr. Moynihan asked about flat roofs and environmentally friendly design; Mr. Smetana answered that roof material would be white and measures were taken to reduce impervious surface and minimize disturbance to green space; Mr. Moynihan asked Mr. Smetana to address accessibility for a resident with mobility challenges; Mr. Smetana explained; Mr. Moynihan asked about DPW's comment regarding the waivers; Mr. Smetana confirmed he was amenable to adjusting the waiver; Mr. Moynihan commented on Dept of Mobility of Transportation's comments; Mr. Moynihan asked about the height of nearby buildings; Mr. Moynihan stated that he felt this met the CCRC ordinance and that he supported the project in the past and supports it now, but would like to see an effort to make the development diverse and reflect the city.

Mr. Angus asked whether age would be a subject of the lease; Mr. Smetana affirmed.

Conor McCormack stated that he understood past issues with the site but that services were more robust this time around; agreed with Mr. Moynihan about needing updated traffic counts; asked whether that would be a condition of the site plan or special permit; Ms. Smith stated it was up the Board; Conor McCormack stated it made sense to be part of site plan approval; Conor McCormack stated his support.

Brandon King had no questions and stated his support.

Mr. LaValley asked staff whether driveway to Salisbury Street should be wider and whether waiver was part of special permit; MS confirmed part of special permit; Mr. LaValley asked about widening road; Craig Marchionda, engineer, addressed Mr. LaValley's comment and stated why they preferred to keep drive up to site at 22'; Ms. Smith addressed DTM's comments and discussed standard ROW widths.

Mr. LaValley stated that he voted against the previous project but that the services offered this time around qualifies the project as a CCRC; commended residents of Barrows Road for their participation; stated that this helps address housing shortage.

Ms. Smith suggested the Board vote the special permit first and then choose a date to which to postpone the site plan review; stated suggested conditions of approval.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with staff-recommended conditions, and conditions related to traffic study, and grant waivers as modified by DPW comment.**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to postpone the site plan review to the November 2 meeting.**

#### **Other Business**

2. Approval Not Required (ANR) Plans(s)
  - a. 224 Brooks Street (Public) (AN-2022-042)

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

3. Board Policies and Procedures

#### **Adjournment**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to adjourn at 7:24pm.**