



The City of  
**WORCESTER**

Planning Board

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

**Wednesday, November 2, 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)  
Pamela Harding, Division of Planning & Regulatory Services (DPRS) (*Participated Remotely*)  
Steve Cary, Division of Planning & Regulatory Services (DPRS)  
Jodie Kennedy Valade, Inspectional Services (*Participated Remotely*)  
Sean Quinlivan, DPW  
Alexandra Kalkounis, Law Department (*Participated Remotely*)

**Call to Order**

Board Vice-Chair Mr. Moynihan called the meeting to order at 5:30 pm.

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

**Continuances**

**Item 1: 757 Salisbury Street (PB-2022-055)**

Request to Continue the Public Meeting to November 30, 2022  
Extend the Constructive Grant Deadline to December 22, 2022

**Postponements**

**Item 2: 0 Meadow Lane/Pleasant Street (PB-2022-010)**

Request to Postpone the Public Meeting to November 30, 2022  
Extend the Constructive Grant Deadline to December 22, 2022

**Item 3: 1073 – 1075 Pleasant Street (PB-2022-038)**

Request to Postpone the Public Meeting to November 30, 2022

Extend the Constructive Grant Deadline to December 22, 2022

**Item 4: 149 Plantation Street & 2 LaPierre Street (PB-2022-040)**

Request to Postpone the Public Hearing to November 30, 2022  
Extend the Constructive Grant Deadline to December 22, 2022

**Item 6: 1 & 7 Brattle Street (PB-2022-051)**

Request to Postpone the Public Meeting to November 30, 2022  
Extend the Constructive Grant Deadline to December 22, 2022

**Item 9: 1L & 1R Honeysuckle Road (PB-2022-064)**

Request to Postpone the Public Meeting to November 30, 2022  
Extend the Constructive Grant Deadline to December 22, 2022

**Item 10: 32 Prescott Street (PB-2022-065)**

Request to Postpone the Public Meeting to November 30, 2022  
Extend the Constructive Grant Deadline to December 22, 2022

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

New Business

**5. 10 & 12 Windsor Street (PB-2022-048)**

Chris Keenan, Quinn Engineering, provided an overview of the proposed development and permitting process; described stormwater apparatus; described improvements within right-of-ways (ROW).

Ms. Smith provided staff comments; asked for clarification on drain lines; noted that ZBA has approved relief relative to number of curb cuts; further described improvements within the ROW.

Mr. Keenan responded regarding drainage.

No comments from Law.

No comments from Zoning

Sean Quinlivan provided DPW comments.

Public Comment

Winifred Octave, 24 Northampton Street, Green Hill Neighborhood Association, stated that they want to make sure that the developer will not be an absentee landlord; asked what kind of people would be renting to; asked if developer lived in the neighborhood; asked about parking and cited parking issues in the neighborhood.

Mr. Moynihan reminded the commenter of the Board's purview.

Mr. Keenan responded to Ms. Octave's concerns.

Ms. Octave asked whether this would raise their property taxes; Mr. Moynihan responded that it was outside the Board's purview; Ms. Octave described the issue with litter and absentee landlords; Mr. Moynihan thanked Ms. Octave for her public engagement.

Board Discussion

Mr. King stated he was glad to see more housing.

Mr. Angus had no comment.

Mr. McCormack stated he hoped the landlord would be a good neighbor.

Mr. Moynihan stated his support.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to endorse the ANR plan.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the site with staff recommended conditions of approval and DPW comment.**

**7. 3 Oriol Drive (PB-2022-060)**

Attorney Mark Borenstein on behalf of the applicant, introduced project team, provided overview of the existing site; described proposed residential development; described permitting history of the development and noted that ZBA has granted relief; discussed parking and traffic impacts.

Carlton Quinn, Allen & Major, discussed the civil plans; described erosion controls, site preparation, and construction sequencing; described site layout and materials; described grading and drainage and proposed retaining wall; described utilities.

Attorney Borenstein responded to DTM comments; discussed staff comments in the memorandum and offered preferred modifications.

Ms. Smith responded to Attorney Borenstein's preferred modifications and provided an overview of the application; described site design and reasoning for the choices in site design made; described number of parking and mix of unit sizes; asked applicant to comment on site design and wall sizes given site topography.

Mr. Quinn discussed the thinking around site development and infiltration system location.

No comments from Law or Zoning.

Sean Quinlivan provided DPW comments.

Public Comment

Jean Morgan, Amesbury Street, Worcester; stated her displeasure with the size of the development; expressed concern for traffic congestion.

Scott LaPlante, Worcester resident; expressed concern for loss of 13 acres of trees and traffic congestion, given other developments in this area; also expressed concerned about scale of development, retaining walls and topography; suggested caution regarding the rate of development in this area.

Attorney Borenstein responded to public comments.

Board Discussion

Mr. King inquired about traffic study; Robert Michaud, traffic engineer, responded to his question.

Mr. Angus inquired about connection between building and Lincoln Street and whether there are pedestrian and bicycle accessibility; Mr. Borenstein responded that there would be.

Mr. McCormack asked about DTM's comments with regard to turning on to Lincoln Street; Mr. Borenstein responded with the traffic study's findings; Mr. McCormack asked applicant to confirm that they were amendable to DTM's recommended condition; Attorney Borenstein confirmed.

Mr. Moynihan asked applicant to comment on EV charging spaces; Attorney Borenstein stated that there will be 24 EV spaces and 20-22 EV-ready spaces; Mr. Moynihan asked about conditions of approval relative to stormwater management system; Mr. Moynihan asked about bioretention basin; Attorney Borenstein responded; Mr Moynihan asked about location of handicap spaces adjacent to dog park and dumpster and about overall number of ADA-spaces; Mr. Quinn explained; Mr. Borenstein discussed access to the building from the rear; Mr. Moynihan asked about vehicular circulation and transportation demand management plan; Mr. Michaud responded.

Mr. Moynihan noted that this is a by-right development.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing on the More than one Building on a Lot approval.**

Ms. Smith read through modifications to staff-recommended conditions of approval.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan and the More Than One Building on a Lot approval subject to staff-recommended conditions of approval and waivers.**

## **8. Part of 231 Lake Avenue (PB-2022-062)**

Dan Sheehan, Graves Engineering, provided an overview of the proposed development, a single-family dwelling.

Ms. Smith provided staff comments.

Mr. Sheehan asked for clarification about a recommended Condition of Approval; Ms. Smith responded.

No comments from Law, Zoning, or public

Mr. King had no comment.

Mr. McCormack asked applicant to confirm waivers being requested; Mr. Sheehan confirmed.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan with staff recommended conditions of approval and waivers.**

## **11. 5 Madison Street (PB-2022-066)**

Joshua Lee Smith, attorney on behalf of the applicant, provided context for the site within the surrounding area; described the structure being proposed, its mixed-use, and façade; discussed parking provided and demand.

Jeremy Baldwin, architect, described façade material choices and floor plans; discussed activation of first floor.

Attorney Lee Smith stated that they are amenable to staff comments and conditions of approval.

Ms. Smith provided an overview of the development and discussed the city's design guidelines; provided staff comments and discussed recommended conditions of approval; discussed the Department of Transportation & Mobility comments.

Attorney Lee Smith responded to staff comments and referred to VHB traffic study with regard to site distances.

No comments from Law or Zoning.

Sean Quinlivan provided DPW comments and asked applicant to described modeling for stormwater report; Chris Anderson, civil engineer, responded.

#### Public Comment

Allen Fletcher, Worcester resident, described historic nature of buildings in this area and the history of development in this area, stated that he was glad to see this parcel finally be developed; would like to see commercial activity extended along Madison Street and that parking garage entrance is a poor choice; would like to see traffic and garbage moved to Beacon Street side.

Attorney Lee Smith and Mr. Baldwin responded to Mr. Fletcher's comments.

Mr. Moynihan asked for clarification; Mr. Baldwin clarified.

#### Board Comment

Mr. King had no comment.

Mr. Angus stated his appreciation for public comment and architects response; stated he was glad to see residential use in this area and appreciate staff and developer's thoughtfulness.

Mr. McCormack stated that he was glad to see this parcel get developed as it has long been an eye sore.

Mr. Moynihan stated his displeasure with the architecture, particularly in contrast to some of the interesting architecture in the area; stated that he could see this same architecture in Westboro and Marlborough; stated that he was otherwise glad to see the development.

Mr. McCormack asked applicant to confirm waivers being request; JLS confirmed; asked SQ whether they had a comment to modify; SQ confirmed they did not.

JLS asked to modify condition 1g; Ms. Smith agreed that the modification was okay.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan with staff recommended conditions of approval, modifying condition 1g, with DTM and DPW conditions and with waivers.**

#### **12. 53 & 54 Mason Street and 11 Parker Street (ZA-2022-017)**

Attorney Donald O'Neil, on behalf of petitioner, described proposed zoning map amendment.

Ms. Smith provided staff comment and described history of land use in this area; described differences between existing and proposed zoning district.

No comment from Law, Zoning, or DPW.

No public comment.

#### Board Discussion

No Board discussion.

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

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

### **13. Approval Not Required (ANR) Plans(s)**

- a. 10 & 12 Windsor Street (Public) (AN-2022-043)

*Previously Endorsed*

- b. Ararat Street, Shore Drive, Stores Street, New Bond Street, Norton Drive, West Boylston Street (AN-2022-048) (Public & Private)

- c. 1260 Grafton Street (AN-2022-049) (Public)

Ms. Smith described the ANRs.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to endorse items 13b and 13c.**

### **14. Communications**

Mr. Moynihan and Ms. Smith discussed the pending Main Street and Murray Avenue Historic District.

### **15. Board Policies and Procedures**

Ms. Smith described the ANR application form update.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve a trial period of the new application form through February 1, 2023.**

### **16. Approval of Minutes**

No minutes approved.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted unanimously to adjourn at 8:18m.**