



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

Thursday, April 25, 2024

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 1-844-621-3956 (Access Code: 2633 685 5101).

Board Members Present: Edward Moynihan, Vice Chair
Adrian Angus
Conor McCormack (*Participated Remotely*)
Brandon King (*Participated Remotely*)

Board Members Absent: Albert LaValley, Chair

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS)
Victor Panak, Division of Planning & Regulatory Services (DPRS)
Rose Russell, Division of Planning & Regulatory Services (DPRS)
Sean Quinlivan, Department of Public Works & Parks (DPW&P) (*Participated Remotely*)
Todd Miller, Inspectional Services Division (ISD) (*Participated Remotely*)

Call to Order

Board Vice Chair Edward Moynihan called the meeting to order at 6:31 pm.

Mr. Moynihan read requests for continuances, postponements, and withdrawals into the record.

Item 4: 30-50 Lagrange Street & 47 Oread Street (PB-2024-017) – Definitive Site Plan

Request to Postpone the Public Hearing to June 12, 2024

Extend the Constructive Grant Deadline to July 11, 2024

Item 6.d: Approval Not Required Plan for 29 Firglade Road

Request to Postpone to May 1, 2024

On a motion by Mr. Angus seconded by Mr. King, the Board voted 4-0 to grant the postponements requests.

New Business:

1. 214 Hamilton Street (PB-2023-081)

a. Public Meeting – Definitive Site Plan

Rafael Hernandez, architect on behalf of the applicant, REI Group LLC, presented the project to the Board. He identified the project as an addition for 4 dwelling units to an existing building with 4 dwelling units. He reviewed hardscaping and landscaping improvements propose for the site, including the addition of a 14-space parking lot. He discussed how the addition has been designed to contrast with the historic style of the existing

structure and highlighted how the existing structure will be preserved and improved to retain its historic character.

Rose Russell, Senior Planner, reviewed the project, identifying the reasons for the necessary zoning relief, identifying concerns of the Planning staff, and reviewing the staff's recommended conditions of approval.

Sean Quinlivan, Department of Public Works and Parks, related the comments of the DPWP on the project.

Public Comment:

No public comment.

Board Discussion:

Mr. Moynihan requested that the applicant go into more detail about the architectural design. Mr. Hernandez discussed the use of natural wood and limestone materials, lending the addition a modern design style. He discussed other architectural elements that contrast between the existing building and the proposed addition. Ms. Russell requested that the applicant consider maintaining the fieldstone foundation for the existing building. Mr. Hernandez confirmed that that would be done.

Mr. Moynihan asked if the applicant seeks the waivers identified in the staff memo. Mr. Hernandez confirmed.

Mr. King asked if the building would be sprinklered. Mr. Hernandez confirmed that it will be.

Mr. McCormack and Mr. Angus had no comments.

Mr. Moynihan asked that a photometric/light plan be provided to show compliance with a staff condition. Mr. Hernandez confirmed that a photometric plan is provided and that all fixtures would comply with dark-sky standards.

On a motion by Mr. Angus seconded by Mr. McCormack; the Board voted 4-0 to approve the definitive site plan with DPRS, DPW, and DTM recommended conditions of approval.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; received 3/22/2024; prepared by Rafael Hernandez, Acropolis Design Consultants

Exhibit B: Plot Plan; revised 03/04/2024 by David P. Terenzoni, P.L.S

Exhibit C: Civil Plan; revised 4/22/2024 by Fodera Engineering

Exhibit D: Stormwater Report; dated 09/20/2023; prepared by Fodera Engineering

Exhibit E: Architectural Plans; received 04/09/2024; prepared by Acropolis Design Consultants

Exhibit F: DPW&P Memo; dated 04/05/2024

Exhibit G: DTM Memo; dated 04/09/2024

2. 114 Austin Street (PB-2024-014)

a. Public Meeting – Definitive Site Plan

Josh Lee Smith on behalf of the applicant, Polar Views LLC, presented the project to the Board. Mr. Smith identified the project as involving the demolition of an existing 4-unit building and carriage house and construction of a new 5-unit building – townhouse style. He indicated that the carriage house would be partially

preserved due to its historical value. He noted that the proposal had been reviewed and approved by the Historical Commission and the Zoning Board of Appeals. Mr. Lee Smith discussed other improvements to the site like landscaping and hardscaping.

Rose Russell presented the project and discussed the permitting history for the project. Ms. Russell reviewed the comments by staff and the recommended conditions. Ms. Russell noted that all conditions from the Zoning Board of Appeals decision had been satisfied and that the most recent iteration of the project had been reviewed and approved by the Historical Commission.

Sean Quinlivan, DPWP, related the comments of the DPWP.

Public Comment:

No public comment.

Board Discussion:

Mr. Angus, Mr. McCormack, and Mr. King did not have any concerns about the project. Mr. McCormack and Mr. King expressed support for the proposal.

Mr. Moynihan asked how the structural plan for the carriage house will be submitted and reviewed. Mr. Lee Smith discussed how that would be handled by the applicant and the City. Mr. Moynihan asked if lighting would comply with dark-sky standards.

On a motion by Mr. Angus seconded by Mr. McCormack; the Board voted 4-0 to approve the definitive site plan with DPRS, DPW, and DTM recommended conditions of approval.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; filed 3/5/2024; prepared John Grenier

Exhibit B: Definitive Site Plan; dated 02/05/2024, revised 4/1/2024; prepared by J.M. Grenier Associates Inc.

Exhibit C: Architectural Plans; dated 12/28/2023, revised 4/1/2024; prepared Dixon Salo Architects, Inc.

Exhibit D: Drainage Report; dated 02/05/2024; prepared by J.M. Grenier Associates Inc

Exhibit E: DPW&P Memo; dated 04/05/2024

Exhibit F: DTM Memo; dated 04/09/2024

3. 96 & 98-100 Beacon Street (PB-2024-016)

- a. Public Meeting – Definitive Site Plan

and

4. 30-50 Lagrange Street & 47 Oread Street (PB-2024-017)

- a. Public Hearing – Special Permit (CCOD)

[Both agenda items taken concurrently]

Mark Borenstein attorney on behalf of the applicant, 98 Beacon Street LLC, played a video presentation on the project. The video presentation reviewed the existing conditions of the sites and discussed the proposal. The project at 96 & 98-100 Beacon Street includes the development of 58 new dwelling units and the installation of a parking facility. The project at 30-50 Lagrange Street and 47 Oread Street involves an amendment to a previously-approved Site Plan Review decision to allow for changes to the proposed parking and the proposed

residential units. The video discussed how the projects satisfy the criteria for approval associated with Site Plan Review and with Special Permits in the CCOD.

On PB-2024-016 (96 & 98-100 Beacon Street):

Michelle Smith discussed the projects at 96 & 98-100 Beacon Street. She reviewed the staff's comments on the projects as well as the comments submitted by the Department of Transportation and Mobility and the Department of Public Works and Parks. Ms. Smith discussed some final updates to the staff-proposed conditions for 96 & 98-100 Beacon Street.

Sean Quinlivan, DPWP, related the comments of the DPWP.

Mr. Borenstein indicated that his client accepts the waivers indicated in the staff memo.

Public Comment:

No public comment.

Board Discussion:

Mr. King, Mr. Moynihan, Mr. McCormack, and Mr. Angus expressed support for the project but did not indicate any concerns.

On a motion by Mr. Mr. Angus seconded by Mr. McCormack; the Board voted 4-0 to approve the definitive site plan with DPRS, DPW, and DTM recommended conditions of approval modifying conditions 1.k and 1.j.i.

On PB-2024-017 (30-50 Lagrange Street and 47 Oread Street):

Michelle Smith discussed the project at 30-50 Lagrange Street and 47 Oread Street. She reviewed what was previously approved at this site by the Planning Board and compared it to what is currently proposed. She also discussed the reasons for the CCOD Special Permit and the criteria that must be met for the Board to grant the requested zoning relief. She reviewed the staff's comments on the projects as well as the comments submitted by the Department of Transportation and Mobility and the Department of Public Works and Parks.

Mr. Moynihan clarified that the Board would only be discussing and voting on the Special Permit.

Public Comment:

No public comment.

Board Discussion:

Board members King, McCormack, and Angus had no comments.

Mr. Moynihan expressed concerns with the amount of asphalt required to provide the amount of parking requested. He asked if the applicant had considered any ways to mitigate the increase in heat island effect. Mr. O'neil explained that the applicant is adding as much landscaping as possible while still satisfying requirements related to historic tax credits. Mr. Moynihan asked about material options that could alleviate the heat island effect. Taylor Bearden emphasized that the applicant is making best efforts to minimize the areas where parking is located and reiterated the constraints that the project faces with respect to maintaining key historical features of the site. The Board and the applicant continued to discuss the parking and the unique characteristics of the

project. Mr. Angus specifically made the case that granting zoning relief in this case would not set a precedent due to the uniqueness of the proposal.

The Board, the applicant, and DPRS staff discussed alternative ways to reduce the impacts of the parking area. Staff suggested reducing driving aisles widths and reducing the size of parking spaces but the applicant expressed some reluctance to commit to such changes at the meeting.

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

On a motion by Mr. Angus, seconded by Mr. McCormack; the Board voted 4-0 to approve the special permit with DPRS, DPW, and DTM recommended conditions of approval.

List of Exhibits (96 & 98-100 Beacon Street):

Exhibit A: Definitive Site Plan Application; received 3/4/2024; prepared by Mark Borenstein, Bowditch & Dewey

Exhibit B: Architectural Plans; dated 1/21/2020; revised 3/15/2024 prepared by Benoit Design Group

Exhibit C: Definitive Site Plan; dated 3/3/2023; revised 2/15/2024; prepared by Bohler Engineering

Exhibit D: Drainage Report; dated 2/15/2024; prepared by Bohler Engineering

Exhibit E: Traffic Impact and Access Study; dated 2/15/2024; prepared Chappell Engineering Associates, LLC

Exhibit F: DPW&P Memo; dated 03/14/2024

Exhibit G: DTM Memo; dated 04/09/2024

List of Exhibits (30-50 LaGrange Street & 47 Oread Street):

Exhibit A: Definitive Site Plan Amendment and Special Permit Application; received 3/4/2024; prepared by Mark Borenstein, Bowditch & Dewey

Exhibit B: Architectural Plans; dated 6/30/2021; prepared by TAT Inc.

Exhibit C: Definitive Site Plan; dated 7/30/2021; prepared by Bohler Engineering

Exhibit D: Drainage Report; dated 2/15/2024; prepared by Bohler Engineering

Exhibit E: Traffic Impact and Access Study; dated 2/15/2024; prepared Chappell Engineering Associates, LLC

Exhibit F: DTM Memo; dated 04/25/2024

5. 45-61 Fremont Street (PB-2024-025)

a. Public Hearing – Special Permit (AUM) - Extension of Time

Joshua Lee Smith, attorney on behalf of the applicant, Cultivation Experts LLC, discussed the project and indicated why an extension of time is being sought.

Rose Russell reviewed the request and discussed staff comments on the proposal.

Public Comment:

No public comment.

Board Discussion:

There were no comments from the Board.

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

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

List of Exhibits:

Exhibit A: Special Permit Extension of Time Application; filed 03/02/2024; prepared by Bowditch & Dewey

Exhibit B: Special Permit Decision (PB-2020-005)

Other Business

6. Approval Not Required (ANR) Plans

- a. AN-2024-011 – 630 Grafton Street (Public)
- b. AN-2024-015 – 5 Elmer Street (Public)
- c. AN-2024-016 – 26 Milton Street (Private)
- d. AN-2024-017 – 29 Firglade Road (Private)
- e. AN-2024-018 – 87-89 Boston Road (Public)
- f. AN-2024-019 – 3 Marie Street (Private)
- g. AN-2024-020 – 1 Autumn Street (Private)
- h. AN-2024-021 – 235 West Mountain Street (Public)
- i. AN-2024-022 – 29 Steele Street (Public/Private)
- j. AN-2024-023 – 22 Huron Avenue (Private)

Rose Russell described the ANRs before the board.

On a motion Mr. Angus, seconded by Mr. McCormack, the Board voted 4-0 to endorse the ANRs for items 6 a-c, e, g, and i.

7. Communications

- a. 47R Fourth Street – Acceptance of Open Space Restrictive Covenant (PB-2020-072)

Michelle Smith discussed the purpose of the Open Space Restrictive Covenant.

On a motion Mr. Angus, seconded by Mr. McCormack, the Board voted 4-0 to accept the Open Space Restrictive Covenant for 47R Fourth Street.

8. Board Policy and Procedures

This item was not discussed.

9. Approval of Minutes - 11/01/2023; 04/10/2024

On a motion Mr. Angus, seconded by Mr. McCormack, the Board voted 4-0 to approve the minutes for 11/01/2023 and 04/10/2024.

Adjournment

On a motion by Mr. Angus, seconded by Mr. King, the Board voted unanimously to adjourn at 7:58pm.