



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

Wednesday, May 1, 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 (*Participated Remotely*)
Conor McCormack
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)
Olivia Holden, 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 5:33 pm.

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

Item 1: 5 Gates Road (PB-2024-006) – Definitive Site Plan

Request to Postpone the Public Hearing to May 22, 2024
Extend the Constructive Grant Deadline to June 13, 2024

Item 2: 79 Pullman Street (PB-2024-020) – Parking Plan

Request to Postpone the Public Hearing to June 12, 2024
Extend the Constructive Grant Deadline to July 11, 2024

Item 3: 39 & 49 Upland Street (PB-2024-022) - Definitive Site Plan & MTOB Plan

Request to Postpone the Public Hearing to May 22, 2024
Extend the Constructive Grant Deadline to June 13, 2024

Item 8: 630 Grafton Street (PB-2024-031) - Definitive Site Plan

Request to Postpone the Public Hearing to May 22, 2024
Extend the Constructive Grant Deadline to June 13, 2024

Item 9: 103 Alvarado Avenue (PB-2024-033) – Definitive Site Plan

Request to Postpone the Public Hearing to May 22, 2024
Extend the Constructive Grant Deadline to June 13, 2024

Item 11a: AN-2023-056 – 57 Mount Avenue - ANR Plan

Request to Postpone the Public Hearing to May 22, 2024
Extend the Constructive Grant Deadline to June 13, 2024

Item 11b: AN-2024-017 – 29 Firglade Road- ANR Plan

Request to Postpone the Public Hearing to May 22, 2024
Extend the Constructive Grant Deadline to June 13, 2024

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

New Business:

4. 99 Ararat Street (PB-2024-014)

a. Public Meeting – Definitive Site Plan

Chris Keenan, engineer on behalf of the applicant, Athanasios Engonidis, described the proposal before the Board which is for the construction of a single-family home and associated site work on a site with 15% slope. Mr. Keenan described the waivers requested and stated they are amenable to all staff conditions.

Olivia Holden of DPRS described the proposal before the board and the stormwater management proposed.

Sean Quinlivan of DPW&P described DPW’s recommended conditions of approval.

No public comment.

Board Discussion:

Mr. McCormack, Mr. King, and Mr. Angus stated they have no comments.

Mr. Moynihan asked the applicant if they are agreeable to all staff recommended conditions of approval; Mr. Keenan stated they are.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to approve the Definitive Site Plan with DPRS and DPW recommended conditions of approval.

List of Exhibits:

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|-------------------|---|
| Exhibit A: | Definitive Site Plan Application; filed 04/03/2024; prepared by Quinn Engineering |
| Exhibit B: | Site Plans; dated 02/20/2024; revised 04/09/2024; prepared by Quinn Engineering |
| Exhibit C: | Architectural Drawings; dated 02/05/2024; prepared by J.R. Associates |

Exhibit D: Operations and Maintenance Plan for Onsite Stormwater System; prepared by Quinn Engineering

5. Arboretum Village Subdivision (PB-2024-018)
a. Public Meeting – Definitive Site Plan Amendment

Jennifer Kurzon, attorney on behalf of the applicant, Arboretum Village LLC, explained they are seeking an amendment to their definitive site plan approval to change the unit styles of the duplexes from split entry to a walkout style which increases overall impervious area but allows for a reduction in the retaining walls and overall disturbance previously proposed. Ms. Kurzon added that they received DPRS recommended conditions of approval late in the day.

Julian Votruba, engineer on behalf of the applicant, stated he is happy to address all staff comments now.

Michelle Smith of DPRS apologized for the delay in providing the staff memo and presented a brief history for the subdivision since it had last come before the Board. She stated they have changed the architectural style of the building, the driveway layouts, reduced the overall grading to take place on the site, and reduced the number of proposed retaining walls. Ms. Smith described DPRS recommended conditions of approval.

Steven Gallo of Arboretum Village LLC stated they can correct the walls so none of them are over 5' in height and confirmed they have no issues with the seed mix conditioned in response to the recommended conditions of approval.

Ms. Kurzon requested the staff recommended waivers.

Sean Quinlivan of DPW&P read DPW's conditions of approval into the record.

Mr. Gallo stated there are no connections going to the backup manhole, all connections are in front of the manhole, and that all work was done to City of Worcester standards.

Ms. Smith asked the applicant to speak about construction sequencing related to the retaining walls and substantial grading to take place; Mr. Gallo stated the Conservation Commission Order of Conditions specifies that all walls and grading need to be completed prior to building construction.

No public comment.

Board Discussion:

Mr. Angus stated he has no comment.

Mr. King stated he is happy to support the amendment.

Mr. McCormack stated he ok with supporting the amendment if staff is satisfied with the responses from the applicant.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to approve the Definitive Site Plan Amendment with DPRS and DPW recommended conditions of approval.

List of Exhibits:

Exhibit A: Definitive Site Plan Amendment Application; filed 03/27/2024; prepared by Julian P. Votruba

- Exhibit B:** Site Plans; dated 03/12/2024; revised 04/09/2024; prepared by New England Environmental Design
- Exhibit C:** Original Plan Set; dated 11/05/2020; revised 04/18/2022; prepared by H.S.&T. Group, Inc.
- Exhibit D:** Definitive Site Plan Decision (PB-2020-052)

6. 29-35 Third Street (fka 24 Second Street) (PB-2024-029)

a. Public Meeting – Definitive Site Plan

Robert Duff, engineer on behalf of the applicant, GM Properties LLC, described the project before the board which is to construct 2 duplexes to on 4 lots. He stated they can address the staff comments from DPRS and DPW and noted that most of them are minor in nature. Mr. Duff explained that the property owner would prefer to keep 4 individual driveways for simplicity in ownership down the road in response to conditions 1L and 1M in the DPRS staff memo.

Mr. Moynihan asked the applicant to clarify that they would prefer condition 1L over condition 1M; Mr. Duff stated yes.

Olivia Holden of DPRS described the proposal before the board and staff recommended conditions of approval, including condition 1L to revise the driveways to meet the setback requirement.

Sean Quinlivan of DPW&P read DPW’s recommended conditions of approval into the record.

Public Comment:

Joseph Zwirblia of Worcester, MA, asked for clarity on how many lots currently exist; Mr. Duff stated there are currently 4 lots.

Mr. Zwirblia asked about erosion controls; Mr. Duff stated they are proposing erosion controls as required by building construction code and stated they will be stabilizing the site once construction is complete.

Board Discussion:

Mr. King stated he is in support of the project.

Mr. Angus stated he has no comment.

Mr. McCormack asked the applicant to confirm he is requesting condition 1L and the waiver listed in the staff memo; Mr. Duff confirmed.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to approve the Definitive Site Plan with DPRS and DPW recommended conditions of approval, eliminating condition 1M.

List of Exhibits:

- Exhibit A:** Definitive Site Plan Application; filed 03/28/2024; prepared by McClure Engineering
- Exhibit B:** Definitive Site Plan; dated 03/06/2024; prepared by McClure Engineering
- Exhibit C:** Architectural Drawings; dated 02/08/2024; prepared by AA Design
- Exhibit D:** ANR Plan; dated 12/11/2023; endorsed 12/13/2023; prepared by HS&T Group, Inc.

7. 120 Washington Street (aka 153 Green Street) (PB-2024-030)

a. Public Meeting – Definitive Site Plan

Donald O’Neil, attorney on behalf of the applicant, 153 Green Street LLC, introduced members of the project team.

Anthony Rossi of 153 Green Street LLC stated this project initially came before the board requesting 53 units, then came back to the Board to decrease the unit count to 43, and now they are back requesting 53 units again with additional units on the ground floor in addition to the retail spaces on the ground floor. Mr. Rossi described some of the architectural changes made to the proposal and the rationale behind those changes. He stated the landscaping originally proposed in the rear will be paved to allow for deliveries for the retail spaces and they will add more green space if possible, but they need to prioritize the ability to receive deliveries first. Mr. Rossi stated he can add two windows above the proposed mailboxes but due to the proposed electrical room and dog washing station, he cannot add any more windows along Spruce Street. Mr. Rossi concluded, stating all the units will be 1 bedroom or studio units and they have added an amenity space that they weren’t originally proposing.

Rose Russell of DPRS stated this project was originally approved in May 2023, amended in October 2023, and now they are back to amend the approval again in order to downsize the commercial units on the first floor and add 9 residential units at the back of the building abutting the alley. She stated that staff has asked for additional landscaping in the back for the residents to enjoy but staff understands they are trying to preserve this area for loading. Ms. Russell described staff recommended conditions of approval and stated staff would like to strike a portion of condition # 3 to remove the language “except areas required to be removed to accommodate new window openings” from the condition.

Mr. Rossi stated he must provide two egresses per building code and explained he can place two awnings on both sides of the structure but can’t declare one of them as commercial entrance only because it is technically a residential entrance as well.

Ms. Russell clarified that staff is not trying to restrict residents from using the commercial entrance but rather clearly define one of the entrances as the commercial entrance with a sign or awning.

Ms. Russell stated staff would like to add some flexibility for the applicant in condition 1C by striking the language “and shifting the fitness room to front Spruce Street incorporating new windows in that space” and adding language to say “or false windows or extend mural” to help improve the pedestrian street scape.

Ms. Russell stated staff would also suggest striking condition 1G.

Ms. Smith stated staff would like to add condition 1L to indicate the plan should “reflect skylights and adjusted window heights on the third floor to retain the existing cornice and use of architecturally appropriate treatment along the Green Street façade” where it’s proposed to be materially different from the submitted plans on file.

Sean Quinlivan of DPW&P stated he has no comments.

No public comment.

Board Discussion:

Mr. King stated he is happy to see the windows added and appreciates the commercial use in the front with the residential units in the back.

Mr. Angus stated he has no comment.

Mr. McCormack stated he appreciates the detail this applicant is giving to the project and thinks the project will be an overall improvement and is happy to support.

Mr. Moynihan asked the applicant to clarify where windows are being added; Mr. Rossi stated they will be added along Spruce Street.

Mr. Moynihan stated he is worried about vision impaired pedestrians coming down Spruce Street toward Green Street and asked if there is any way to improve the site lines coming down Green Street; Mr. Rossi stated windows will be added to improve sightline from Spruce Street and the front of the building along Green Street is all glass.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to approve the Definitive Site Plan with DPRS recommended conditions of approval, modifying condition 1C, striking condition 1G, adding condition 1L, and modifying condition 3.

List of Exhibits:

- Exhibit A:** Definitive Site Plan Application; filed 10/11/2023; prepared by Donald J. O’Neil.
- Exhibit B:** Definitive Site Plan; revised 4/9/2024; prepared by Engineering Alliance, Inc.
- Exhibit C:** Architectural Plans; revised 03/28/2024; prepared by Paul R. Lessard

10. 45 Laurel Street (PB-2024-034)

- a. Public Hearing – Definitive “Frontage” Subdivision Plan

Jonathan Matos, property owner, stated he is here for the definitive subdivision application.

Victor Panak of DPRS described the proposal before the board which is to divide the lot into two lots for the construction of a duplex. He stated both lots are proposing 25’ of frontage where 30’ is required and confirmed that the ZBA granted a variance for both lots in 2022 and the Planning Board granted DSP approval in October of 2022. Mr. Panak described staff recommended conditions of approval.

No public comment.

Board Discussion:

Mr. King and Mr. Angus stated they have no comment.

Mr. McCormack asked the applicant to confirm that they are seeking the waivers listed in the staff memo; Mr. Matos confirmed.

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

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to approve the Definitive Frontage Subdivision Plan with DPRS recommended conditions of approval.

List of Exhibits:

- Exhibit A:** Definitive Frontage Subdivision Plan Application; filed 4/3/2024; prepared by David Sadowski

Exhibit B: Definitive Frontage Subdivision Plan; dated 3/25/2024; prepared by D.J. & Associates

Other Business

11. Approval Not Required (ANR) Plans

- a. AN-2023-056 – 57 Mount Avenue (Public) *Postponed to 5/22/2024.*
- b. AN-2024-017 – 29 Firglade Road (Private) *Postponed to 5/22/2024.*
- c. AN-2024-019 – 3 Marie Street (Private) *Not properly before the Board.*
- d. AN-2024-021 – 235 West Mountain Street (Public)
- e. AN-2024-023 – 22 Huron Avenue (Private) *Not properly before the Board.*
- f. AN-2024-024 – 1 Ledgewood Lane (Public)

Rose Russell described the ANRs properly before the Board.

On a motion Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to endorse the ANRs for items 11d & f.

12. Street Petitions

- a. ST-2024-006 – Tewkesbury Road (Convert to Public)

Sean Quinlivan of DPW&P described the petition to convert Tewkesbury Road to a public street and stated DPW recommends a priority level 3 for the conversion.

On a motion Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to recommend in favor of the public street conversion priority level 3.

13. Communications

14. Board Policy and Procedures

- a. Definitive Site Plan & More than One Building on a Lot Application Updates

No discussion.

15. Approval of Minutes - 04/25/2024

No discussion.

Adjournment

On a motion by Mr. McCormack, seconded by Mr. King, the Board voted unanimously to adjourn at 6:51pm.