



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

Wednesday, August 7, 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
Conor McCormack
Brandon King (*Participated Remotely*)
Adrian Angus (*Participated Remotely*)

Board Members Absent: Albert LaValley, Chair

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS)
Olivia Holden, Division of Planning & Regulatory Services (DPRS)
Sean Quinlivan, Department of Public Works & Parks (DPW&P)

Call to Order

Board Chair Edward Moynihan called the meeting to order at 5:31 pm.

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

Item 1: 0 Myrick Avenue (PB-2024-004) – 81-G Street Opening Plan & Definitive Site Plan

Request to Postpone the Public Hearing to September 25, 2024
Extend the Constructive Grant Deadline to October 17, 2024

Item 2: 5 Gates Road (PB-2024-006) – Definitive Site Plan

Request to Postpone the Public Hearing to September 4, 2024
Extend the Constructive Grant Deadline to September 26, 2024

Item 6: 8 Nebraska Street & 14 Putnam Lane (PB-2024-048) – Definitive Site Plan

Request to Postpone the Public Hearing to September 4, 2024
Extend the Constructive Grant Deadline to September 26, 2024

Item 8: 225 Shrewsbury Street (PB-2024-052) – Special Permit (CCOD) & Definitive Site Plan

Request to Postpone the Public Hearing to September 4, 2024
Extend the Constructive Grant Deadline to September 26, 2024

Item 9: 39 Lamartine Street (PB-2024-053) – Special Permit (IZ) & Definitive Site Plan

Request to Postpone the Public Hearing to September 4, 2024
Extend the Constructive Grant Deadline to September 26, 2024

Item 12: 393-397 Shrewsbury Street (PB-2024-059) – Special Permit – Extension of Time

Request to Continue the Public Hearing to September 4, 2024
Extent the Constructive Grant Deadline to September 26, 2024

Item 13: Lewis Street (PB-2024-059) – MGL 81-G and/or GRO Ch. 12, Sec. 12, Private Street Improvements

Request to Continue the Public Hearing to September 4, 2024
Extent the Constructive Grant Deadline to September 26, 2024

Item 14: 10 & 14 Gardner Street (ZA-2024-004) – Zoning Map Amendment

Request to Leave to Withdraw without Prejudice

On a motion by Mr. McCormack seconded by Mr. King, the Board voted 4-0 to grant the postponement request and the Leave to Withdraw request.

Old Business:

3. 39 & 49 Upland Street (PB-2024-022)

- a. Public Hearing – More Than One Building on a Lot Plan
- b. Public Meeting – Definitive Site Plan

Todd Brodeur, attorney on behalf of the applicant, Henchey LLC, provided an update on the proposal since the project was last before the Board and described the changes that were made to the plan to address the concerns brought up by staff and members of the Board. Mr. Brodeur stated the team is content with the conditions of approval and waivers outlined by staff but would like the project engineer to discuss one item with the Board.

James Tetreault, project engineer, requested condition 1mm be revised to reflect leveling areas be provided at 2.5% for a distance of 68 feet as it is shown on the plans and described the rationale behind their request.

Michelle Smith of DPRS stated staff has added some additional conditions based on the revised plans that were delivered and described the changes that have been made to proposed conditions of approval since the item was last before the Board. Ms. Smith stated any unclear issues regarding stormwater have since been clarified by the applicant but asked the applicant to speak on concerns around groundwater elevations and what the long-term plans are for stabilization and materials for the proposed retaining wall.

Mr. Tetreault stated they've added additional information to the interim grading plan to include locations for sump pumps and discussed technical revisions applied to address concerns with groundwater and long-term stabilization. He confirmed they will perform dewatering as necessary. Mr. Tetreault also described the materials they are proposing to construct the retaining walls.

Mr. Moynihan asked if the gate on the emergency access road has been shifted closer to Upland Street to prevent blockage of the access gate; Mr. Tetreault stated they are fine with moving it so long as they maintain access for the abutter's existing driveway.

Sean Quinlivan of DPW stated DPW has some concerns about point loading the drainage system and adverse effects on down gradient abutters and asked the applicant to comment on the drainage if something were to

happen; Mr. Tetreault stated they will not be sending any additional water across that property and water will be filtered down to the wetland. He added that they have worked closely with the abutter to ensure their concerns are addressed.

Public Comment:

Paul Croteau, property manager of abutting property, Autumn Woods, stated the water flowing to the wetlands needs to flow underneath the culvert through Upland Gardens Drive and this culvert has been under pressure in the past but he is happy to hear the engineer is confident in the plan and the developer will address if any issues come up later on. He continued, asking the applicant to comment on plans to provide privacy between the two properties; Mr. Tetreault stated opaque privacy fencing and additional vegetation have been added in a few areas on the plans in response to the abutter's request.

Board Discussion:

Mr. King stated no major concerns.

Mr. Angus stated no comment.

Mr. McCormack stated staff comments seem to be addressed and is happy to support the project.

Ms. Smith stated condition 25 addresses concerns brought up by DPW for ongoing monitoring and maintenance of the stormwater system.

Ms. Smith asked the project engineer to comment on volume of water anticipated with respect to groundwater becoming surface water in order to address concerns brought up by the abutter; Mr. Tetreault stated high groundwater events or significant discharge events will be much smaller.

Mr. Moynihan asked if anything needs to be added to address concerns with the gate; Ms. Smith stated this is addressed under condition 1bb.

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 More Than One Building on a Lot Plan with staff recommended conditions of approval.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to approve the Definitive Site Plan with staff recommended conditions of approval, modifying condition 1mm.

List of Exhibits:

- Exhibit A:** Definitive Site Plan Application; filed 03/07/2024; prepared by James Tetreault, PE
- Exhibit B:** MTOB Application; filed 04/10/2024; prepared by James Tetreault, PE
- Exhibit C:** Site Plans; revised 05/31/2024; prepared by Azimuth Land Design LLC
- Exhibit D:** Architectural Renderings & Elevations; revised 1/15/2024; prepared by Annino Incorporated.
- Exhibit E:** Traffic Impact Study; dated December 2023; prepared by A.K. Associates
- Exhibit F:** Stormwater Report; dated 2/26/2024; prepared by James Tetreault, PE
- Exhibit G:** Drainage Report; dated 5/31/2024; prepared by James Tetreault, PE

New Business:

4. **487 Park Avenue (PB-2024-037)**
 - a. Public Hearing – Special Permit (IZ)
 - b. Public Meeting – Definitive Site Plan

Michael Andrade, engineer on behalf of the applicant, Gjinko Realty LLC, described the project before the board which is to construct a 5+ story mixed use building with an EV service station and coffee shop on the ground floor and 35 residential units on the upper floors. He stated the project has gone before the ZBA and they reduced the scale of the proposal by a story and 5 units as well as included additional vegetative buffers and fencing to abutters as a result of the ZBA's review. He concluded, stating they have received the staff memo and they don't take objection to any of the recommended conditions.

Mr. Moynihan asked the applicant to clarify changes to height as a result of ZBA review; Mr. Andrade clarified.

Victor Panak of DPRS described the location, existing and proposed conditions, and the approvals being sought from the Board. Mr. Panak stated the applicant has provided a TDM plan and justifications for the requested reduction in parking to address concerns raised by abutters when the project went for the ZBA. Mr. Panak recommend the Board continues the item until full architectural renderings have been provided.

Sean Quinlivan of DPW stated a manhole is not required for the sewer connection but they are welcome to provide it.

No public comment.

Board Discussion:

Mr. Moynihan stated he would like to see additional architectural renderings prior to moving forward with approval due to the significant scale of the building but otherwise is in support of the project.

Mr. McCormack stated he would feel more comfortable with additional elevation drawings but in general feels this is a great redevelopment of the land and is also in support of the request for the reduction in parking.

Mr. King stated he is happy to support and agrees with the other Board members for additional elevations.

Mr. Angus echoed the comments of the other Board members but overall will be in favor when it comes back to the board.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to continue the hearing to the September 4th meeting.

List of Exhibits:

- Exhibit A:** Definitive Site Plan Application; 5/3/2024; prepared by Graves Engineering, Inc.
- Exhibit B:** IZ Special Permit Application; 5/3/2024; prepared by Graves Engineering, Inc.
- Exhibit C:** Definitive Site Plan; dated 3/25/2024, revised 7/23/2024; prepared by Graves Engineering, Inc.
- Exhibit D:** Architectural Plans; dated 9/5/2023, revised 6/29/2024; prepared by AA Design Services LLC
- Exhibit E:** Stormwater Report; dated 9/7/2023; prepared by Graves Engineering, Inc.
- Exhibit F:** Traffic Impact and Access Study; dated May 2024; prepared by Green International Affiliates, Inc.
- Exhibit G:** Description of EV Service Operations; dated 6/17/24; prepared by Graves Engineering, Inc.

5. **112 & 116 Rodney Street (PB-2024-047)**

a. Public Meeting – Definitive Site Plan Amendment

Olusola Esan, applicant/owner of Grandx Property Management LLC, described the plan revisions since the project was initially approved by the Board which includes adjustments to the retaining walls.

Lesley Wilson, engineer on behalf of the applicant, addressed the concerns brought up by DPRS and DPW staff regarding grading and stormwater on site. She stated they are proposing spot elevations to show pavement graded toward the corner catch basin and incorporating an additional layer of brick on top of the wall to act as a lip to prevent water from sheet flowing over the wall, keeping on the water on site and directed toward the catch basin on site. She stated they are still trying to determine the location of the natural gas line on site but it will be added to the plan once confirmed.

Mr. Moynihan stated this may be best to continue until unresolved issues with grading and drainage have been addressed; Ms. Wilson stated the staff comments were just received so they haven't had time to address the changes but they have no problem making the changes.

Michelle Smith of DPRS described the amendment to the previously approved plan and staff's concerns around drainage and grading. Ms. Smith discussed other plan changes and staff's recommended conditions of approval then asked the applicant to describe how vehicles in the garage will be able to maneuver out of the driveway with the proposed tandem configuration and how area between the retaining walls will be maintained. She suggested a shared parking area to eliminate the need for the walls and that the applicant continue to explore a detention system to help mitigate peak stormwater rates.

Mr. Moynihan asked the applicant to address concerns with drainage; Mr. Esan stated they were not initially proposing trash but the city requested it and they do not wish to propose a shared parking area as it would reduce number of parking spaces. He added that they can conjoin the retaining walls into one but the city had previously requested that the walls are done the way they are currently proposing. Mr. Esan stated they are amenable to continuing if the City is able to work with them quickly to resolve the drainage issues. Mr. Esan added that he wishes staff could provide responses more than a few days before the meeting and stated that there is no gas line where the driveway is proposed and asked if the City has a gas line plan that they can review.

Ms. Wilson stated the City confirmed they do not have any plans showing the natural gas line.

Sean Quinlivan of DPW stated the applicant has been into the DPW office multiple times to address concerns and DPW has spoken with the engineer multiple times to address drainage concerns and since then there have been multiple revisions, the memo issued at the last minute was in response to plans that were submitted at the last minute. He continued, stating DPW concerns are regarding the abutters behind the subject property and they want to be clear that those impacts are reduced to greatest extent. Mr. Quinlivan described the comments they still have and noted the sidewalk is marked with a natural gas box and stated Eversource should have records.

Mr. Esan asked if DPW would prefer the previous design; Mr. Quinlivan stated the engineer confirmed soil conditions are not conducive for infiltration with the previously proposed design.

Ms. Wilson stated their surveyors located the manholes and they are unsure how the water and sewer is reversed since the surveyor located them; Mr. Quinlivan stated DPW records do not match what is shown on the plan.

Mr. Esan stated they can propose a single wall to close the gap between the walls.

No public comment.

Board Discussion:

Mr. King stated the board should continue until unresolved issues are clearer.

Mr. Angus and Mr. McCormack echoed the comments of Mr. King.

Mr. Moynihan stated he was in support of this before and understands it's a challenging site but is in favor of continuing for now until the issues are resolved.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to continue to the September 4th meeting.

List of Exhibits:

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|-------------------|--|
| Exhibit A: | Definitive Site Plan Application; filed 06/13/2024; prepared by Olusola Esan |
| Exhibit B: | Definitive Site Plan, Existing Conditions Plan, and Grading Plan; dated 12/20/2022; revised 05/10/2023 prepared by H.S.&T. Group, Inc. |
| Exhibit C: | Architectural Plans; undated; Dias Design & Construction, Inc. |
| Exhibit D: | Zoning Board of Appeals' Decision (ZB-2023-007) (ZB-2024-048) |

7. 188.5 Norfolk Street (PB-2024-050)

- a. Public Meeting – Definitive Site Plan

Jianying Wu, applicant and owner of the property, stated their engineer will discuss the project.

Christopher Perretti, engineer on behalf of the applicant described the location of the property and the current and proposed conditions. He stated the proposal is to construct a single family attached structure with 4 units and associated site improvements. Mr. Perretti described relief granted by the ZBA and stated they can comply with staff recommended conditions of approval with some revisions to the plans but noted condition 1i will be difficult to do without incorporating rockfall protection.

Victor Panak of DPRS described the project before the Board and staff's recommended conditions of approval which primarily related to concerns with blasting and/or hammering in order to work with the existing ledge on site. He gave an overview of other approvals granted by the ZBA and provided clarity on condition 1i, stating this can take several forms but could be addressed most simply by providing a fence at the top of the slope to ensure capturing of any rock that may come off the slope, however, staff would ultimately defer to the engineer to determine what is most appropriate.

Mr. Peretti asked if would be acceptable to provide more of a leveling area; Ms. Smith stated they could look at an adjustment to the slope but noted concerns around un-stabilized slope if ledge were exposed so staff would rather see a wall capture or fence and reiterated that staff would ultimately defer to the engineer on what is most safe.

Sean Quinlivan of DPW described the DPW conditions of approval.

No public comment.

Board Discussion:

Mr. Angus and Mr. King stated no comment.

Mr. McCormack asked if condition 1i should be more broad; Mr. Panak stated rockfall captures a wide range of options.

Mr. Moynihan stated he is comfortable with conditions as recommended by staff.

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

List of Exhibits:

- Exhibit A:** Definitive Site Plan Application; submitted 7/19/2024; prepared by J.M. Grenier Associates, Inc.
- Exhibit B:** Site Plan; dated 11/27/2023, revised 6/17/2024; prepared by J.M. Grenier Associates, Inc.
- Exhibit C:** Architectural Renderings; dated 5/28/2024; prepared by Dixon Salo Architects Incorporated

10. 21 Westwood Drive (PB-2024-055)

- a. Public Meeting – Definitive Site Plan – Extension of Time

Mark Borenstein, attorney on behalf of the applicants, Laurian Banculescu and Matthew Kamins, stated the applicant is seeking a two-year extension of time for an approval granted in 2023 for the construction of a single-family home and associated site improvements.

Olivia Holden of DPRS stated no further comment.

No public comment.

Board Discussion:

No discussion.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to approve the Definitive Site Plan Extension of Time through June 28, 2026 with staff recommended conditions of approval.

List of Exhibits:

- Exhibit A:** Extension Request Letter; filed 06/27/2024; prepared by Bowditch & Dewey, LLP

11. 11 Parker Street & 54 Mason Street (PB-2024-056)

- a. Public Meeting – Definitive Site Plan

Joshua Lee Smith, attorney on behalf of the applicant, Polar Views LLC, introduced the project team attending the meeting and described the proposal before the board. He described the location of the site and neighborhood context. Mr. Lee Smith stated the project intends to construct a 12-unit residential dwelling with 24 parking spaces and confirmed 20% EV spaces will be provided along with bicycle parking on the exterior and interior of the structure. Mr. Lee Smith concluded, stating the project will provide affordable units as required by Inclusionary Zoning as well.

Olivia Holden of DPRS described the proposal before the Board and described relief granted by the ZBA for the proposed. Ms. Holden described the staff recommended conditions of approval.

Sean Quinlivan of DPW described the DPW recommended conditions of approval.

No public comment.

Board Discussion:

No discussion.

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

List of Exhibits:

Exhibit A: Definitive Site Plan Application; submitted 7/19/2024; prepared by J.M. Grenier Associates, Inc.

Exhibit B: Site Plan; dated 11/27/2023, revised 6/17/2024; prepared by J.M. Grenier Associates, Inc.

Exhibit C: Architectural Renderings; dated 5/28/2024; prepared by Dixon Salo Architects Incorporated

Other Business

15. Approval Not Required (ANR) Plans

- a. AN-2024-033 – 138 Cohasset Street (Public)
- b. AN-2024-034 – 79 & 83 Fox Street (Public)
- c. AN-2024-035 – 12 Whitla Drive (Public)
- d. AN-2024-036 – 47 Modoc Street (Developers Road)
- e. AN-2024-040 – 57 Mount Avenue (Public)

Olivia Holden of DPRS described the ANRs before the Board.

On a motion by Mr. McCormack seconded by Mr. King; the Board voted 4-0 to endorse the ANRs for items 15 a-e.

16. Street Petitions

- a. ST-2024-009 – Royal Road (Convert to Public)

Sean Quinlivan of DPW stated the petition is to convert a ~750' portion of Royal Road from Evelyn Street to Heard Street to public and DPW recommends a priority level 3.

No public comment.

Board Discussion:

No discussion.

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

On a motion Mr. McCormack, seconded by Mr. King, the Board voted 4-0 to recommend in favor of DPW's priority level 3 recommendation.

17. Communications

- a. Community Preservation Committee – Representative Appointment

Mr. Moynihan stated a full-time staff member has been hired to staff the CPC.

- b. Acceptance for Listing in the National Register of Historic Places – J.R. Torrey Razor Co. & J.R. Torrey & Co. Manufacturing Facility

19. **Board Policy and Procedures**

No discussion.

20. **Approval of Minutes – 7/10/2024**

On a motion Mr. McCormack, seconded by Mr. King, the Board voted 3-0 to approve the minutes from the 7/10/2024 meeting.

Mr. Angus abstained from the vote due to absence at the meeting.

Adjournment

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to **adjourn at 7:26pm.**