

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

**April 11, 2012**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Anne O’Connor, Chair  
Andrew Truman, Vice Chair  
Stephen Rolle, Clerk  
Satya Mitra, Member

**Staff Present:** Joel Fontane, Division of Planning & Regulatory Services  
Lara Bold, Division of Planning & Regulatory Services  
Nancy Tran, Division of Planning & Regulatory Services  
Kathleen Donovan, Department of Inspectional Services  
K. Russell Adams, Department of Public Works & Parks

**BOARD SITE VISITS**

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Anne O’Connor called the meeting to order at 5:38 P.M.

**APPROVAL OF THE MINUTES**

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Planning Board voted 4-0 to approve the February 29, 2012 and March 21, 2012 meeting minutes.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,  
WITHDRAWALS**

John Shea, representative for petitioner, Webster Five Cents Savings Bank requested postponement for 266 Chandler Street – Amendment to a Parking Plan (PB-2012-011). Upon a motion by Mr. Rolle and seconded by Mr. Truman, the Board voted 4-0 to postpone hearing the item until the May 2, 2012 meeting.

**Other Business**

**1. Economic Development Overview Presentation** by Timothy McGourthy, Chief Development Officer

Timothy McGourthy, Chief Development Officer for the City of Worcester thanked the Planning Board for their work and gave an overview of the economic development initiatives and planning efforts taking place in the City of Worcester. In summary, Mr. McGourthy discussed the City’s wayfinding/signage plan; streetscape improvements both underway and planned in the future, as well as the theater district collaboration with Worcester Business Development Corporation. He also discussed the proposed extension of Front St. to Union Station as part of the City’s public

infrastructure improvements related to CitySquare, stating that the reconnection will position all of downtown as a more transit oriented development.

**Exhibit A: Economic Development Presentation, presented by Timothy McGourthy – Chief Development Officer.**

**Public Hearing**

**2. 779 and 785 Main Street and 4 Lagrange Street – Definitive Site Plan Approval (PB-2012-009)**

Petitioner Arthur Mooradian said he was seeking site plan approval to change the former Sunoco gas station into a restaurant with a drive-thru and 91 parking spaces.

Mr. Adams said DPW issued a letter dated April 6, 2012 identifying three items to be addressed: (1) All catch basin connections must be catch basin to manhole; (2) replace the 8” PVC pipe connection into Main Street with a minimum 12” reinforced concrete pipe (RCP); and (3) provide a detail for the proposed infiltration gallery. Mr. Adams recommended that the comments be part of the Board’s conditions of approval.

Ms. Donovan from Inspectional Services had no comments.

Ms. Bold said DPRS recommended approval of the Definitive Site Plan. She stated the development would renovate the building’s façade, provide landscaping and significantly improve the lot. She said on October 16, 2011 the Zoning Board of Appeals approved a Special Permit to allow a drive-thru, relief for the parking layout and relief from providing a full five (5) foot landscape buffer along Main Street. Ms. Bold said staff had the following comments:

- a. Additional landscape screening along the property line between the petitioner and abutter’s property N/F owned by Wesley Zabek; although not before the Board, staff supports additional landscape screening.
- b. Provide a locus plan
- c. Provide parking summary clarifying total number of parking spaces; clarify number of off-street parking spaces in the lot abutting Main Street
- d. Show location of any proposed freestanding signs
- e. Proposed landscaping
  - Provide Asian longhorn beetle resistant species, proposed red maples are not acceptable
  - Label height of the retaining wall
  - Label type of fencing to be installed and height of the fencing. Staff recommends stockade, simulated stockade or black vinyl coated chain link fencing.
- f. Show proposed erosion control devices
- g. Show proposed snow storage areas on site, provide an easement or have abutting property owner sign as co-applicant if snow storage is to be located on the abutting property

Chair O’Connor asked whether off-site landscaping was required or a suggested addition. Ms. Bold replied that it was not required because the parking spaces already existed.

Mr. Mooradian stated that black chain link fencing will be used. He said that use of the abutter’s ~1000 SF property will not be necessary for adequate snow storage but will be used for extra.

Chair O'Connor and Mr. Adams clarified that the site plan needs to show snow storage on-site, an easement agreement with the abutter (Zabek) or a note indicating how snow storage will be addressed. Mr. Mooradian said that the plan will indicate that excess snow will be hauled off-site.

Ms. Hart, an abutter at 8 Lagrange, expressed discontent over the amount of paving to be done. She suggested that Mr. Mooradian look into alternatives to maintain vacant land and pave only what is necessary. Additionally, she commented on drainage problems from Lagrange down to Main Street.

Mr. Truman asked whether soil and groundwater tests have been performed. Mr. Mooradian said over \$200,000 has been spent to remove contaminated soil. He stated that there is no groundwater contamination, Polychlorinated biphenyls (PCBs) and Activity and Use Limitations (AULs). Mr. Mooradian added that groundwater is more than 16' underground.

Mr. Truman asked if the proposed loading dock is meant to serve an abutting business. Mr. Mooradian replied that it serves the business next door to alleviate traffic from Oread Street. He indicated that no loading dock for the restaurant currently exists but installation of one is proposed.

Mr. Rolle inquired why 91 parking spaces were required. Ms. Bold explained that the number was required for the proposed number of restaurant seats, drive-thru, employee parking and Mr. Mooradian's abutting retail properties. Mr. Mooradian stated that the proposed stairwell from the upper parking area on Lagrange Street will improve accessibility to/from retail stores and upper lot, which has been licensed since 1985.

Mr. Mitra asked what the kind of restaurant, estimated time of completion and costs. Mr. Mooradian replied that it will be Greek-style similar to the Pickle Barrel on Pleasant Street in Worcester and will provide sit-down and drive-thru food service. He explained that construction will commence immediately after receiving all necessary approvals and that there is adequate financing to complete the project.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to approve the Definitive Site Plan with the condition that eight (8) copies of final revised plans be submitted addressing staff comments and providing a note indicating that excess snow will be removed off-site.

#### *Standard Conditions of Approval*

- All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

#### **List of Exhibits.**

Exhibit A: 779-795 Main Street Application; received February 21, 2012; prepared by A&M Realty including project narrative.

Exhibit B: Definitive Site Plan; dated February 19, 2012; prepared by Alton Engineering.

- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board; re: 779-795 Main street / 4 Lagrange Street; dated April 6, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Worcester Planning Board; re: 779 Main Street; dated April 6, 2012.

### **3. 995 Main Street – Amendment to Definitive Site Plan (PB-2012-010)**

John Kucich from Bohler Engineering, representative for McDonald's, explained that the petitioner proposes to improve the façade, construct a 200 SF freezer addition and alter the drive-thru to provide side-by-side ordering. The project will remove 11 parking spaces, reduce impervious area by 800 SF and will provide compliant drive-thru stacking lanes. Mr. Kucich said the Zoning Board of Appeals approved a Special Permit for the drive-thru on March 26, 2012. He added an Exhibit E to the DPRS' memorandum formally requesting waivers from providing utility, drainage and grading information because the project does not propose any substantial construction.

Mr. Adams from DPW and Ms. Donovan from Inspectional Services had no comments.

Ms. Bold said the Board may decide whether to approve the waiver requests. She added that if there were any questions, the Board may require that a note be added to refer to the previously approved site plans that included utility, drainage and grading. Ms. Bold said DPRS recommended approval of the Definitive Site Plan and that six copies of revised plans address the following:

- a. Add a legend of symbols on all sheets or remove legend symbols that do not appear in the plan set
- b. Modify parking table on C-1 and zoning analysis table on C-2 to include the following labels: standard, compact and handicap accessible
- c. Provide a separate existing conditions plan
- d. Label available utilities and whether streets are public or private
  - The applicant requested a waiver for providing utilities information.
- e. Show any proposed re-grading of the subject property and any significant natural, topographical or physical features of the property including, at least, watercourses, marshes, floodplain and wetlands, tree
- f. Show and label dimensions of retaining walls
  - Mr. Kucich said he will refer to an old plan for information regarding the retaining walls.
- g. Location, dimensions and construction materials of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking spaces, loading spaces, access aisles, sidewalks, walkways and pathways.
  - On March 26, 2012, the Zoning Board of Appeals approved relief with the condition that the westernmost island is extended to prevent vehicles from cutting through the drive-thru. DPRS recommended that this change be updated on the final revised plan to the Planning Board.
- h. Show lighting symbol, show freestanding signs
- i. Show landscaping approved by the Planning Board on February 24, 1999

Mr. Rolle asked how the concrete island would be modified. Mr. Kucich said the island will be extended to delineate the drive-thru from the entrance and prevent vehicles from cutting through to park in the lot. Mr. Rolle expressed his concern about the layout and suggested that a wider entrance would be more appropriate. Mr. Kucich replied that the concrete island would be scored and provides a natural vehicle flow around the drive-thru.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to approve the applicant's waiver requests and the Definitive Site Plan with the condition that eight (8) copies of revised plans be submitted addressing DPRS comments.

#### *Standard Conditions of Approval*

- All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

#### **List of Exhibits.**

- Exhibit A: Definitive Site Plan Application; received March 7, 2012; prepared by McDonald's.
- Exhibit B: Definitive Site Plan; dated February 20, 2012; prepared by Bohler Engineering.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 995 Main Street; dated April 6, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 995 Main Street – Amendment to Definitive Site Plan; dated April 6, 2012.

#### **4. 103 Armory Street, 104 Armory Street & 3 Burns Court – Amendment to Definitive Site Plan Approval (PB-2012-012)**

Ron Charrette, Executive Director of South Worcester Neighborhood Improvement Corporation (SWNIC), said the properties before the Board are part of the Southgate Project. Mr. Brainerd stated that the amended site plan illustrates the project's second phase which plans to develop three vacant parcels known as – B, C1 and C2 for a total of 10 affordable units and associated open space. C1 is the only parcel with funding in place. It would contain a 4-unit building will replace a previously demolished warehouse, increase open space and require less variance requests than the original site plan proposal.

Mr. Adams indicated the DPW normally reviews 24"x36" ground survey plans showing existing and proposed contours and more utility details. He said it is difficult to review the proposed stormwater culterc unit, pipe sizes and other issues. He said a larger plan would not suffice and that a civil engineered plan is needed to demonstrate the technical work to be completed.

Ms. Donovan from Inspectional Services concurred with Mr. Adams and stated that the Board generally requires plans created by an engineer.

Ms. Bold said the applicant is a recipient of Neighborhood Stabilization Program funding (NSP) and that the City supports continuation of the project. The Amendment to Definitive Site Plan shows proposed

construction of parcels that are part of a single contiguous development. She said DRPS's memorandum identifies the following review standard issues:

- a. Submit a plan prepared by a registered engineer
  - The applicant requested a waiver of this requirement.
- b. Correct the plan scale from 1"=40'
- c. Provide dimensions of the property
- d. Provide a zoning summary on plan set
- e. Clarify which two buildings are used for front-yard setback alignment provision
- f. Provide construction materials of parking spaces
- g. Provide width of streets
- h. DPRS defers to DPW regarding proposed drainage systems.
- i. Provide location, size and arrangement of all lighting, if any including wall-mounted lighting
- j. Provide landscaping table with species, number and caliper size for trees. Trees shall be 20-25' on center and shall include a mix of shrubs or other low plantings
- k. Show any existing or proposed fencing
- l. Show proposed locations for erosion and sedimentation near catch basins

Ms. Bold stated that the Zoning Board of Appeals would be reviewing the applicant's relief requests on April 23, 2012. She recommended continuance of the item to May 2 or May 23, 2012 to allow the applicant sufficient time to revise the plan and provide required information.

Mr. Brainerd said DRPS's memorandum recommended revised plans prepared by an engineer and/or drawn to scale addressing staff's comments. He said the applicant preferred the latter because the proposed construction would utilize the previous building's culvert subsurface system and pipes. He added that more information could be provided if required.

Mr. Adams said the project could not use the drainage system designed for one site and apply it to a different one because of different elevations and pipe requirements. He said the plan should show calculations demonstrating regulation compliance that are necessary for review.

Chair O'Connor indicated that the submitted plans seemed more like a concept rather than a plan that can be enforced.

Mr. Truman agreed with DPW and said the applicant needs to submit engineered-stamped plans because it is currently deficient in information.

Mr. Brainerd said he could provide revised plans with the necessary information. The Board had no objection.

Upon a motion by Mr. Truman motion and seconded by Mr. Mitra, the Board voted 4-0 to continue the item to the May 2, 2012 meeting.

#### **List of Exhibits.**

- Exhibit A: Definitive Site Plan Amendment Application; received March 8, 2012; prepared by Horne + Johnson Architects, representative for South Worcester Neighborhood Improvement Corp. (SWNIC).
- Exhibit B: Site Plan; dated March 8, 2012, revised March 28; prepared by Horne + Johnson Architects.

- Exhibit C: Rendering; dated March 8, 2012; prepared by Horne + Johnson Architects.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 103 & 104 Armory Street and 3 Burns Court; dated April 6, 2012.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 103 & 104 Armory Street, 3 Burns Court - Amendment to Definitive Site Plan; dated April 6, 2012.
- Exhibit F: Correspondence from Dan Brainerd of Horne + Johnson Architects to DPRS; re: 103 & 104 Armory Street, 3 Burns Court - Amendment to Definitive Site Plan; dated March 20, 2012.

## **5. 100 & 120 Institute Road, 210 West Street, 30 Boynton Street and 111 Park Avenue – Definitive Site Plan Approval (PB-2012-013)**

Chair O'Connor recused herself from the Board for this item and Mr. Truman assumed the position as Chair.

Attorney Stephen Madaus of Mirick O'Connell represented Worcester Polytechnic Institute (WPI) and co-applicant First Baptist Church of Worcester. Mr. Madaus said the applicants sought Definitive Site Plan Approval to construct a new athletic field and parking structure as well as modify the church's pre-existing non-conforming parking lot. The petitioner proposes to construct a 171, 503 GSF garage with 527 parking spaces. Mr. Madaus said the athletic fields and on-site parking would be on one footprint, with the synthetic turf athletic field facility to be constructed on the roof of the garage. The project will also provide 40 off-street parking spaces in the Higgins Parking Lot and 12 spaces for the Church's daycare use that is partially on WPI and Church properties (off of Park Avenue). Other representatives with Mr. Madaus included:

- William Ritter – Attorney, First Baptist Church of Worcester
- John Scott – Project Architect, Symmes Maini & McKee Associates
- Peter Lukacic – Landscape Architect, Symmes Maini & McKee Associates
- Justin Dufresne – Site Engineer, Vanesse Hangen Brustlin, Inc.
- John Amato – Field Designer, JJA Sports
- Bill Kearney – Gilbane Construction
- Alfredo DiMauro – Vice President of Facilities, Worcester Polytechnic Institute

The applicants requested waivers from showing the owner's entire property and interior landscaping for the parking structure. The project had pending applications for the Zoning Board of Appeals' April 23, 2012 meeting for a Special Permit to modify parking requirements for the church parking lot and relief of the garage's parking aisle width because of one-way travel. Mr. Madaus said the entire project lies within the IN-S zoning district and complies with its dimensional requirements. He said because a property line lies within the church's parking area, the applicants have applied for a Special Permit to modify the parking non-conformity. He indicated that the applicants have met with the Interdepartmental Review Team for guidance and received DRPS' memorandum with comments on labeling issues.

Mr. Dufresne said the project site is currently occupied by a grass softball field, 90-space existing parking lot (Higgins Lot), church parking, and construction staging area. There is an existing curb cut into First Baptist Church on Park Avenue and three on Salisbury Street. The project development will construct a synthetic athletic field above a 170,000 SF bituminous concrete parking structure. Two Salisbury Street curb cuts will be consolidated into one main entry drive, the church will retain its Salisbury curb cut and WPI will share one curb cut with the church on Park Avenue. The project also proposes an acceleration/deceleration lane and a right turn-only entrance/exit on Park Avenue. Parking access entrances/exits and an emergency turnaround area will be located on the structure's south side. An existing sewer system that runs through the proposed garage will be rerouted and reconnected with a new gravity

flow water line. All stormwater work has been designed in accordance with Massachusetts Department of Environmental Protection standards and includes low-impact development features such as two rain gardens and an underground subsurface infiltration system.

Mr. Adams had no comments on the Definitive Site Plan. He asked whether the acceleration/deceleration lanes require alterations to the right of way. Mr. Dufresne replied that it does and will require a permit from the City Council after review of the submitted traffic report.

Ms. Donovan from Inspectional Services had no comments.

Ms. Bold asked for the final number of garage parking spaces, amount of compact spaces and that the information be noted on the plan's parking table. Mr. Madaus said it would be a total of 528 spaces, none of which are compact. Ms. Bold read DPRS' comments that include the following:

- a. Label the 40-space parking lot "Higgins Lot" for ease of reference
- b. Label entrances and exits to the site for better legibility
- c. Provide 9 additional trees along Park Avenue that are 20-25' on center
  - Mr. Lukaic said the plan has been modified to move a planned maintenance ramp system further west. This relocation will allow room for the required additional landscaping. He provided Exhibit K showing a rendering of the modified landscaping plan. Ms. Bold then asked that information regarding the proposed protection methods for mature trees be shown in the plan set's detail section.
- d. Show type and placement of proposed erosion and sedimentation controls. The detail sheet indicates that silt-socks will be used but their placement is not shown on the plans
- e. Provide dedicated snow storage areas for the Higgins Parking lot

Ms. Bold added that DRPS recommended approval of the plan and supported the requested campus site plan and interior landscaping waivers.

Mr. Rolle asked whether acceleration/deceleration lanes will be part of a future Planning Board review. Mr. Adams replied no and that it was strictly under City Council's purview. Mr. Madaus said that lanes are not approved, the applicants will return to the Board with a modified plan. Mr. Rolle expressed his concern over proximity of acceleration/deceleration lanes to the church's pedestrian sidewalk. Mr. Dufresne said the church is setback and that there is no pinch point because there is landscaping adjacent to the sidewalk.

Mr. Rolle suggested that another set of arrows be provided in the garage to indicate aisle direction. Mr. Scott replied that the aisles have been modified to show vehicular direction.

Mr. Mitra inquired as to whether this type of project with athletic fields on a parking garage has been completed elsewhere. Mr. Scott said he has worked on a similar project at Providence College.

Mr. Truman asked how the synthetic field would work. Mr. Amato said the field will be porous with crumb rubber to allow drainage along the structure's edges and shared a sample of the synthetic grass.

Mr. Truman asked whether the new Salisbury Street curb cut should have a left turn lane. Mr. Dufresne replied that a speed table has been incorporated to dissuade people from making a left-hand turn.

Mr. Truman asked the timeline of the construction projects. Mr. Kearney said the new project will commence in mid-May after the current one is completed.



Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 3-0 to grant the requested waivers and approve the Definitive Site Plan with the condition that 6 copies of final revised plans be submitted addressing staff comments.

*Standard Conditions of Approval*

- All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

**List of Exhibits.**

- Exhibit A: Definitive Site Plan Application; received March 12, 2012; prepared by Worcester Polytechnic Institute and First Baptist Church of Worcester.
- Exhibit B: Definitive Site Plan; dated March 8, 2012, revised April 2, 2012; prepared by VHB , Inc.
- Exhibit C: Waiver request letter from Stephen F, Madaus to the Planning Board; dated March 12, 2012.
- Exhibit D: Traffic Impact and Access Assessment for WPI Parking Garage at Park Avenue / Salisbury Street; prepared by VHB, Inc., dated March 9, 2012.
- Exhibit E: Stormwater Management Report for WPI Athletic Fields and Garage; prepared by VHB, Inc.; dated March, 2012.
- Exhibit F: Letter from VHB to the Division of Planning & Regulatory Services; re: Revised Site Plan – WPI Athletic Field and Parking Structure; dated April 3, 2012.
- Exhibit G: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 100 & 120 Institute Road, 210 West Street, 30 Boynton Street and 111 Park Avenue - Definitive Site Plan Approval; dated April 6, 2012.
- Exhibit H: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 100 INSTITUTE ROAD - Definitive Site Plan – PB-2012- 013; dated April 6, 2012.
- Exhibit I: Rendering of the proposed garage as seen from Park Avenue; prepared by Symmes, Maini & McKee Associates; dated March 30, 2012; received April 6, 2012.
- Exhibit J: Letter from John Kelly of Department of Inspectional Services to Stephen Madaus; re: Response to Request for Zoning Interpretation; WPI, Parking Garage and Athletic Fields Project; Park Avenue, Worcester; dated February 16, 2012.
- Exhibit K: Landscape rendering; prepared by Symmes, Maini & McKee Associates; received April 11, 2012.

## 6. 26 (aka 24) Portland Street – Amendment to Definitive Site Plan Approval (PB-2012-014)

Ms. O'Connor reassumed Chair of the Board.

Daniel Govoni represented Enterprise Construction and The Mayo Group to amend a Definitive Site Plan for 26 Portland Street. He said the petitioner sought to install an external trash compactor in a parking lot located at 22 Portland Street and add nine (9) spaces in a lot off of Myrtle and Salem Streets. Providing this additional parking will require a size reduction of the lot's entrance island and relocation of its on-way sign. The petitioner also proposed construction of a recessed patio to some units abutting the parking lot.

Mr. Govoni asked DPW for clarification regarding which spaces were required to be angled. Mr. Adams said DPW's comment was not a requirement but rather a suggestion. He said angling spaces that were currently at 90° may increase aisle width, help highlight the one-way traffic flow and allow for easier parking and backing out.

Mr. Govoni stated that the applicant requested waivers from providing utility and topographical detail. He said a note could be shown on the Site Plan referring to previous plans for such information. Mr. Adams said DPW would be amenable to a reference note on the plan.

Ms. Donovan said Inspectional Services and the Fire Department had concerns regarding trash compactor location. She explained that the applicant was allowed to try the proposed location, however, was to move it should there be any tenant complaints.

Ms. Bold said 26 Portland Street was located in a BG-6 zone, which does not require parking. However, if the applicant chooses to provide spaces, it must meet Zoning Ordinance requirements. She indicated that the Site Plan captures changes that have occurred on-site since the previously approved plan. She discussed the following plan issues:

- a. Label plan set
- b. Revised plans should include a legible engineer's stamp
- c. Clarify total number of dwelling units
- d. Provide deed reference
- e. Provide legend and annotate symbols (catch basin, light poles, fire hydrants, etc.)
- f. Show available utilities
  - The applicant requested a waiver of this requirement. Staff supported the requested waiver provided that a note on the plan refer to the previously approved Definitive Site Plan prepared by BSC Group, dated October 28, 2009.
- g. Provide zoning analysis on the plan
  - Staff did not support waiver from the provision of a zoning analysis.
- h. Show topography
  - The applicant requested a waiver of this requirement. Staff supported the requested waiver provided that a note on the plan refers to the previously approved Definitive Site Plan prepared by BSC Group, dated October 28, 2009.
- i. Provide number of bedrooms, exterior materials (or revised elevations, floor area, area of ground coverage and number of dwelling units
- j. Clarify total proposed parking spaces
- k. Show existing and proposed surface and subsurface drainage facilities
  - The applicant requested a waiver of this requirement. Staff supported the requested waiver provided that a note on the plan sheet refers to the previously approved Definitive Site Plan prepared by BSC Group, dated October 28, 2009.

- l. Show location of proposed light poles and type of light fixtures
- m. Revise landscaping table to state that tree caliper will be 3.5”
- n. Provide landscaping along retaining wall abutting Davis Publications
- o. Provide proposed erosion control

Mr. Adams said any open portions on site should be controlled by hay bales and a silt fence.

Mr. Govoni stated the applicant is amenable to addressing staff comments and providing a zoning analysis table on the revised plan.

Mr. Rolle expressed his doubt as to whether angling the 90° spaces would resolve access issues. Mr. Adams said it may help alleviate parking access. Mr. Rolle clarified that existing open space could potentially be used for angled parking.

Mr. Adams added that the applicant may also eliminate a parking space to gain more access.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to grant the requested drainage and utility waivers and approve the Amendment to Definitive Site Plan with the condition that six final revised plans address DPRS comments, angle 90° parking and provide a note that the trash compactor be monitored and moved should there be any tenant complaints.

*Standard Conditions of Approval*

- All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

**List of Exhibits.**

- Exhibit A: 26 Portland Street Application; received March 12, 2012; prepared by Entercon Construction, includes application waiver request letter.
- Exhibit B: 26 Portland Street – Amendment to Site Plan; dated March 8, 2012, received March 12, 2012, prepared by Tunison Dias Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board; re: 26 Portland St. dated April 6, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Worcester Planning Board; re: 26 Portland St; dated April 6, 2012
- Exhibit E: Reduced size copy, marked up by DPRS staff of approved November 20, 2012 BSC Group Plan with landscaping, lighting information, etc.

## **Other Business**

### **7. Russell Calvin Drive – Private Street Conversion to Public (ST-2012-002)**

Items #7-10 were taken contemporaneously.

Mr. Adams said the items were street petitions for private way conversion and stated that DPW recommended all as Priority 1.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to recommend Russell Calvin Drive, Sophia Drive, Lilac Lane and Pearlbrush Path as Priority 1 proposed conversion to public.

### **8. Sophia Drive (Arboretum Village Subdivision) – Developer’s Street to be Made Public (ST-2012-003)**

Items #7-10 were taken contemporaneously.

### **9. Lilac Lane (Arboretum Village) (Arboretum Village Subdivision) – Developer’s Street to Be Made Public (ST-2012-004)**

Items #7-10 were taken contemporaneously.

### **10. Pearlbrush Path (Arboretum Village Subdivision) Developer’s Street to Be Made Public (ST-2012-005)**

Items #7-10 were heard contemporaneously.

### **11. Lanesboro Road – Discontinue Portion of the Public Street (adjacent to 29 Lanesboro Road) (ST-2012-006)**

Mr. Adams said DPW recommended discontinuing a portion of Lanesboro Road as a public way.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to recommend to City Council the discontinuance of Lanesboro Road as a public way.

## **12. Approval Not Required Plans**

### **a. Monmouth Road / Willowbrook Lane (2012-010)**

Ms. Bold said the ANR was a modification of one that was brought to the Board on March 21, 2012. Due to staff error, it signed at the previous meeting without proper 48-hour advertisement.

The new ANR was submitted with minor changes to lot demarcation. Ms. Bold said there was an existing dwelling at 3 Monmouth Road and that the applicant sought to subdivide the property into two lots. Both lots would be located on private streets and meet the minimum frontage requirement (80’) in a RS-10 zone. Lot 1 will provide 125’ of frontage and Lot 2 125.02.’

Mr. Rolle said he visited the site and that both ways were adequate.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to endorse the ANR.

## **13. Signing Decisions**

### **a. 2 Granite Street (PB-2011-050)**

Ms. Bold said the decision was for an Amendment to a Parking Plan approved by the Board on November 16, 2011.

**ADJOURNMENT:** Upon a motion by Mr. Rolle and seconded by Mr. Truman the Board voted 4-0 to adjourn the meeting at 7:48 p.m.