

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

**October 19, 2016**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
John Vigliotti  
Andrew Freilich

**Planning Board Members Absent:** Satya Mitra, Vice Chair

**Staff Present:** Domenica Tatasciore, Division of Planning & Regulatory Services  
Jody Kennedy-Valade, Department of Inspectional Services  
Nicholas Lyford, Department of Public Works  
Alexandra Kalkounis, Law Department

**BOARD SITE VISITS**

**Call to Order** – 5:30 pm

**Request for Continuances, Extensions of Time, Postponements & Withdrawals**

**1. Kiara Drive (aka 770 Franklin Street) – Definitive Subdivision (PB-2016-018)**

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve request to continue to November 16, 2016 and Extend Decision Deadline to December 30, 2016.

List of Exhibits:

- Exhibit A: Definitive Subdivision Plan Application; received June 9, 2016; prepared by Cesmir Spiro.
- Exhibit B: Kiara Drive (aka 770 Franklin Street) Definitive Subdivision Plan; dated June 9, 2016; prepared by HS&T Group, Inc.
- Exhibit C: Wetland Resource Evaluation; dated January 6, 2015; prepared by EcoTec, Inc.
- Exhibit D: E-mail from Wayne Curran, Chief Sanitarian of the Department of Inspectional Services' Division of Housing & Health Inspection to the Chief Planner, Domenica Tatasciore; re: 770 Franklin Street – Kiara Drive; dated June 20, 2016.
- Exhibit E: Fire Department Comments; received June 20, 2016.
- Exhibit F: DPW Comments; received July 14, 2016.

**2. 104, 108, 110, 112, 116 (aka 102) Shrewsbury Street & 112 East Central Street – Amendment to Parking Plan (PB 2016-022)**

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve request to continue to November 16, 2016 and Extend Decision Deadline to December 30, 2016.

List of Exhibits:

- Exhibit A: Parking Plan Amendment Application; received July 7, 2016; prepared by Jerry Azzarone.
- Exhibit B: Parking Amendment Plan; dated May 9, 2016; prepared by H.S. & T. Inc.
- Exhibit C: Parking Plan Decision; signed October 29, 2009 (included with application materials).
- Exhibit D: Parking Plan; dated August 10, 2009 and revised through to October 23, 2009; prepared by H.S. & T. Inc. ((included with application materials).

**3. 0, 146, 148, 152, 152R, 166 Moreland Street – Amendment to Special Permit for Cluster Subdivision (PB-2016-019)**

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve request to postpone to November 16, 2016 and Extend Decision Deadline to December 30, 2016.

List of Exhibits:

- Exhibit A: Special Permit – Cluster Zoning Application; received June 29, 2016; prepared by applicant’s attorney Donald J O’Neil.
- Exhibit B: Plan of Land; dated April 27, 2016; prepared by H. S. & T. Group.
- Exhibit C: Memorandum from the City of Worcester Fire Department to the Planning Board; re: 148 Moreland St.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works to the Planning Board; re: 148 Moreland St; dated 7/13/16.

**New Business**

**Public Hearing**

**4. 22 & 24 Northboro Street – Frontage Subdivision (PB-2016-036)**

Zac Couture, engineer, appeared on behalf of the petitioner. Mr. Couture stated that back when the land was originally subdivided lots were given 60 feet of frontage and relief was granted by the ZBA with regards to 5 feet of frontage for both proposed lots.

Ms. Tatasciore stated that the ZBA granted the 5 foot variances from the ZBA. The frontage subdivision is the mechanism needed to divide the lots.

Mr. Mitra opened the hearing to the public.

Henry Martin, an abutter to the property, asked how the reconstruction of the portion of road after connecting utilities will be handled and by what department. Mr. Martin gave examples of patch work for roads that had been done in the vicinity of Northboro Street.

Mr. Lyford stated that whenever there are two houses in a row that are installing utilities the contractor is required to do both at the same time. He stated that since only one set of utilities is required for this

development they will only be required to do one patch and any questions should be directed to the DPW Department.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to approve the frontage subdivision and requested waiver.

List of Exhibits:

Exhibit A: Definitive Frontage Subdivision Plan Application; received September 7, 2016; prepared by Richard Black.

Exhibit B: Plan of Land; dated September 7, 2016; prepared by HS&T Group, Inc.

Exhibit C: Zoning Board of Appeals Decision of approval; signed June 20, 2016.

**5. 3 Bourne Street (aka 1 Gosnold Street) – More Than One Building On A Lot (PB-2016-037)**

Attorney John Murphy, attorney for the applicant, appeared on behalf of the application. He stated that he had appeared before the Zoning Board of Appeals and was advised that he needed to appear before the Planning Board for More Than One Building on a Lot. He stated that there is no new construction proposed and would request a waiver of the plan requirements and request approval of the petition.

Ms. Tatasciore stated that this is just a procedure to legitimize the process and due to that staff would recommend a waiver of Section 8G as it pertains to Subdivision Regulations as they pertain to More than One Building on a Lot.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the board voted 3-0 to approve the frontage subdivision and requested waiver.

List of Exhibits:

Exhibit A: More Than One Building On A Lot Application; received September 9, 2016; prepared by Stephen Manzi, Trustee.

Exhibit B: Plan; preparer unknown; undated.

Exhibit C: Cease and Desist Letter, Dated October 20, 2014.

Exhibit D: ZBA Decision of Approval; signed September 19, 2016.

**Public Meeting**

**6. 35 Buckley Road - Definitive Site Plan (PB-2016-032)**

John Grenier, the applicant's engineer appeared on behalf of the petitioner. Mr. Grenier stated that the lot is vacant and has substantial slope including a 20 foot difference between the road and proposed area for development. He stated that this is a proposed single family detached structure to include improvements such as a retaining wall.

Mr. Grenier describe erosion and sedimentation controls for the site and stated that the intent is to maintain a group of evergreens and a newly proposed ALB resistant tree toward the front of the property toward Buckley Road.

Mr. Grenier gave an overview of utilities for the site.

Mr. Grenier stated that the slopes will be maintained during construction and hydroseeded once final grades are accomplished.

Ms. Tatasciore stated that the site plan trigger was a 15% slope.

Mr. Grenier requested waiver to show abutters on the plan within 300 feet of the property.

Mr. Mitra opened the hearing to the public. No one was present to be heard.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve the site plan and requested waiver with the requested conditions as noted by staff.

#### List of Exhibits:

Exhibit A: Definitive Site Plan Application; received August 18, 2016; prepared by Gordon Olin.

Exhibit B: Definitive Site Plan; dated August 18, 2016; prepared by J.M. Grenier Associates, Inc.

Exhibit C: Rendering; dated August 6, 2016; prepared by Residential CADD (part of application materials).

Exhibit D: DPW Comments; dated September 21, 2016.

#### **Other Business**

7. Policy Discussion re: Length of time applications may be postponed and/or continued as well as timeliness of revised plan submittals

Ms. Tatasciore requested that item be deferred to the next meeting.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Commission voted 3-0 to postpone the item to the November 16, 2016 Planning Board meeting.

#### **8. Approval Not Required (ANR) Plans**

- a. 150 Blackstone River Road & a portion of the current Blackstone River Road Right-of-Way (public) (AN-2016-028)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the board voted 3-0 to approve request to Postpone to November 16, 2016 and Extend Decision Deadline to November 17, 2016.

- b. 15 Burgess Road (private) (AN-2016-039)

Ms. Tatasciore stated that since the street is private that she would like DPW to comment on its condition. Mr. Lyford stated that the street is in very good condition.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Commission voted 3-0 to approve the ANR for 15 Burgess Road.

- c. 0 Salisbury Street (public) (AN-2016-040)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Commission voted 3-0 to approve the ANR for 0 Salisbury Street.

- d. 194 Dana Avenue (public) (AN-2016-041)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Commission voted 3-0 to approve the ANR for 194 Dana Avenue.

- e. 36 Mountain Street West (public) (AN-2016-042)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Commission voted 3-0 to approve the ANR for 194 Dana Avenue.

- f. 169 Olean Street (public) (AN-2016-043)

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Commission voted 3-0 to approve the ANR for 169 Olean Street.

**9. Communication**

**10. Signing of Decisions from prior meetings**

**Adjournment - 6:03 p.m.**