



The City of  
**WORCESTER**

Planning Board

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

**Wednesday, September 21, 2022**

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 415-655-0001 (Access Code: 1601714991).

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

**Board Members Absent:**

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services (DPRS)  
Steve Cary, Division of Planning & Regulatory Services (DPRS)  
Jody Kennedy Valade, Inspectional Services (*Participated Remotely*)  
Sean Quinlivan, DPW  
Alexandra Kalkounis, Law Department

**Call to Order**

Board Chair Mr. LaValley called the meeting to order at 5:30 pm.

**Request for Continuances, Extensions, Postponements, and Withdrawals**

1. 490 Shrewsbury Street (PB-2022-018)
  - a. Public Hearing – CCOD Special Permit to allow a drive-through uses (Food Service & Bank/Credit Union)
  - b. Public Hearing – CCOD Special Permit to modify parking, loading, layout & dimensional requirements
  - c. Public Meeting – Definitive Site Plan

Request to Continue the Public Meeting to November 30, 2022

Extend the Constructive Grant Deadline to December 22, 2022

3. Sala Street Right of Way (from Ararat Street South +/- 400 feet) (ST-2022-006)
  - a. Public Hearing – Private Street Removal

Request to Continue the Public Meeting to November 30, 2022

Extend the Constructive Grant Deadline to December 22, 2022

4. 1103 Millbury Street (PB-2020-076)

a. Public Meeting – Definitive Site Plan

Request to Leave to Withdraw without Prejudice

5. 0 Meadow Lane/Pleasant Street (fka part of 14 Meadow Lane) (PB-2022-010)

a. Public Meeting – Definitive Site Plan

Request to Postpone the Public Meeting to November 2, 2022

Extend the Constructive Grant Deadline to December 1, 2022

6. 149 Plantation Street & 2 LaPierre Street (PB-2022-040)

a. Public Hearing – Preliminary Subdivision Plan

Request to Postpone the Public Meeting to November 2, 2022

Extend the Constructive Grant Deadline to December 1, 2022

10. 225 Shrewsbury Street & 68 Albany Street (PB-2022-053)

a. Public Hearing – Special Permit for Commercial Corridors Overlay District

b. Public Hearing – 81G Street Opening & G.R.O. Chapter 12 Section 12 Street Alterations

c. Public Meeting – Definitive Site Plan

Request to Postpone the Public Meeting to October 12, 2022

Extend the Constructive Grant Deadline to November 3, 2022

12. 757 Salisbury Street (PB-2022-055)

a. Public Hearing – Special Permit for Continuing Care Retirement Community

b. Public Meeting – Definitive Site Plan

Request to Postpone the Public Meeting to October 12, 2022

Extend the Constructive Grant Deadline to November 3, 2022

13. 43 & 45 Laurel Street (PB-2022-056)
  - a. Public Meeting – Definitive Site Plan  
Request to Postpone the Public Meeting to October 12, 2022  
Extend the Constructive Grant Deadline to November 3, 2022

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to grant postponements, continuances, and withdrawals (King absent).**

#### Old Business

2. 129B, 131, & 133 Kendig Street and 1 College Street and the Kendig Street Right-of-Way (PB-2022-046)
  - a. Public Meeting – Definitive Site Plan
  - b. Public Meeting – 81G Street Opening

Mr. LaValley provided background on the item and clarified that there would be no public comment.

Attorney Joshua Lee Smith on behalf of Holy Cross, described the community meeting in the interim and the wishes of the neighbors, which involved discouraging use of Kendig Street as a cut through for students; Mr. Lee Smith described changes to the plan to accommodate these wishes, which includes “No Parking” signage, a secure pedestrian access gate, and the moving of the front door to the easterly side of the building.

Ms. Smith summarized changes to the staff-recommended conditions of approval in response to the revised plans.

No comments from Zoning or Law.

Mr. Quinlivan noted DPW comments.

#### Board Discussion

Mr. Moynihan asked about protocols around towing from private parking spaces; Ms. Kalkounis stated it would be a private matter and Holy Cross could arrange towing; Mr. Moynihan encouraged Holy Cross to keep an eye out for illegal parking.

Mr. McCormack stated he was glad to see changes in response to abutter concerns; asked about removal of entrance; Mr. Lee Smith confirmed that there would be no entrance on Kendig Street.

Mr. LaValley asked to confirm that there was a rear egress; Mr. Lee Smith confirmed.

Mr. King stated he appreciated that Holy Cross made changes.

Mr. LaValley had no further comment other than to say he was happy to see changes to the plan.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Definitive Site Plan and 81G Street Opening with staff-recommended conditions of approval.**

## New Business

7. 288 Grove Street (PB-2022-045)

a. Public Meeting – Parking Plan

Randy Miron on behalf of the applicant, gave overview of project, a proposed bank with drive-through; noted that it had been approved by ZBA; described site access and stormwater management; described other site improvements.

Erin Fernetto, traffic engineer, described traffic assessment and stated that the development posed no safety issues; described expected trip generation and findings on expected queueing.

Ms. Smith asked for some additional information about water treatment; Mr. Miron described; Ms. Smith and Mr. LaValley discussed conditions of approval.

No comments from Law or Zoning.

Mr. Quinlivan stated DPW comments.

No public comment.

## Board Discussion

Mr. Moynihan asked about EV charging on site; Mr. Miron answered.

Mr. Moynihan asked for further clarification on water discharge; Mr. Miron answered.

Mr. LaValley stated that abutter concerns about illicit activities should be alleviated by development.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Parking Plan subject to staff recommended conditions of approval.**

8. 124 West Boylston Street (PB-2022-050)

a. Public Hearing – Special Permit for Adult Use Marijuana – Testing Laboratory

Patrick Healy summarized application materials and presented the site plan and proposed improvements.

Mr. White presented on the use and functioning of the testing laboratory,

Mr. Cary provided additional comments, ask for clarification on odor control and security; Mr. White clarified on how deliveries and disposal would occur.

Ms. Smith reminded applicant that if they should clarify on hours of operations; hours were discussed and the applicant opted to request the full range of hours allowable by the ordinance.

No comments from Law or Zoning.

Mr. Quinlivan asked about an overflow from downspout; Mr. Healy clarified that it would be added to the plan.

### Public Comment

Craig Longvall, adjacent property owner, stated his concern about traffic flow and vehicular circulation on site; asked for clarification on odor control.

Mr. LaValley addressed his concern about odor.

Mr. Cary reiterated the amount of parking provided; Mr. Healy discussed traffic generated by the use.

### Board Discussion

Mr. McCormack had no comment.

Mr. Moynihan stated that he appreciated the explanation of parking and agreed that the traffic in the area is an issue, but that this use would not make things worse.

Mr. King stated that it sounded like this was thoroughly vetted and he supported it.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close.**

Mr. Healy requested waiver from labelling abutters within 300' on the plan.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve subject to staff-recommended conditions of approval, noting hours shall be Monday-Saturday 8am-11pm and Sunday 10am-11pm, and incorporating DPW comment.**

9. 44 Grafton Street and 102 Temple Street (PB-2022-052)

a. Public Meeting – Definitive Site Plan

Attorney Joshua Lee Smith provided an overview of the proposed development and described the proposed stacker system parking apparatus to be built.

Zach Kiritsy described the site plan and goals for the project.

Eric Robinson from RODE Architects described the site history/context, rationale for the building siting, massing, parking system, and operation of the site. Mr. Kiritsy described the parking arrangement and emphasis on walkability.

Vinod Kalikiri, traffic engineer from VHB, 120 Front Street, Worcester described the traffic and parking analysis, Units are unbundled from parking. There will be some EV spaces and bicycle spaces.

Roberta Brien from the Worcester Business Development Corp., expressed support for the proposal and appreciation for outreach conducted by Mr. Kiritsy.

Mr. Lee Smith summarized presentation.

Ms. Smith summarized staff comments; relayed comments from Department Transportation and Mobility (DTM); asked to have curb cut along Temple Street shrunk to 30' and a street tree added to the NE side of the building by the Grafton Street mural space; and described other staff-recommended conditions and noted the development's potential for a 3<sup>rd</sup> party care share service and a fully-electrified building. Ms. Smith also discussed construction impacts and aural/visual notification for pedestrians.

Mr. Quinlivan described DPW requirements on utilities.

Brittany Gesner, Civil Engineer from VHB, explained why they did not want to commit to narrowing the curb cut on Temple Street due to impact on abutter and narrow width of the street without additional study.

Mr. LaValley confirmed that the proposed condition (1n) as proposed would allow them not to have the curb cut if deemed unfeasible.

#### Public Comment

Christopher Cahill, owner of 74 Grafton Street, stated that he felt outreach by developer was inadequate and stated that he did not receive notice of the previous ZBA hearing; stated his concern for his tenants (including a retail cannabis facility) and that a closure of Temple Street or Grafton Street would affect their business; expressed concern about height of building and traffic and access to his property during construction

Pio Golshirazian from Golsh Plastics, 89 Temple Street, stated concern about traffic and road closures

Matt Busby, Diem Cannabis, 74 Grafton Street, expressed concern about traffic on Temple Street and construction-related impacts.

Brian Longstein from Golsh Plastics discussed cut-through traffic and traffic on Temple Street and concern about having to move the business.

Mr. Kiritsy responded to public comments.

#### Board Discussion

Mr. Angus discussed people using Temple Street as a cut-through from the east side to the west side of the city and concerns about closure during construction.

Mr. McCormack expressed that he wishes this was subject to Inclusionary Zoning but that he supports the project as an infill development.

Mr. Moynihan asked applicant about emergency access; Ms. Gesner stated that they did respond to Fire Dept. concerns and that it was to their satisfaction; Mr. Moynihan stated he was pleased to see inclusion of EV charging stations and asked for clarification on how many there would be; Mr. Lee Smith provided clarification; Mr. Moynihan asked applicant to address concerns about traffic and congestion related to construction and asked about how long construction would be ongoing; Mr. Kiritsy stated approximately 18 months; Mr. Moynihan expressed support for transit-oriented development.

Mr. King stated his support for transit-oriented nature of the development; asked applicant to discuss off-site parking of construction workers; Mr. LaValley asked applicant to confirm that there would be a construction plan addressing this; Mr. Lee Smith confirmed.

Mr. Lee Smith gave further information on the outreach that was conducted by the Mr. Kiritsy.

Mr. LaValley gave his thoughts on the improvements on the pedestrian environment, including noting the support from WalkBike Worcester as indicative of the developer's outreach; encouraged neighbors to reach out to developer regarding construction plans.

Mr. Moynihan asked about shade tree on Grafton Street and public art; Mr. Lee Smith said they were amenable to providing a tree well but wouldn't want to block any proposed mural. Mr. LaValley expressed that he would like to see shade tree possibly interact with public art on Grafton Street.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve subject to staff-recommended conditions of approval and adding conditions 1(n.) to reduce 38' curb cut on Temple Street to 30' or less if it would not prohibit box truck loading maneuvers and 1(o.) to remove detectable warning panels along Grafton Street, and amended 1(f.) to include audible & flashing pedestrian warning signals.**

11. 0 (aka 184 & 186) Lovell Street (PB-2022-054)

a. Public Meeting – Definitive Site Plan

Zac Couture from HS&T Group on behalf of the applicant described the proposal to construct a duplex on Lovell Street. The project will require a sewer extension, to be permitted through DPW. Site Plan approval is needed due to 15% slope.

Mr. Cary described staff comments and asked applicant to clarify stormwater mitigation being proposed and have them reflected on plans as a condition of approval. Mr. Cary asked the applicant to confirm waivers.

Mr. Couture said there will be a traditional roof gutter system which will be shown on final plans. Site is not conducive for infiltration. Mr. Couture asked if DPW was comfortable with removing waiver request for labeling street trees, which was confirmed by Mr. Quinlivan. Mr. Quinlivan asked for plans to label existing utilities in Lovell Street, show existing sidewalk/curb materials, and extent of bituminous curb and sidewalk restoration limits. Sewer connection will have to happen before they can get a house number.

There were no additional Public or Board comments.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve subject to staff-recommended conditions of approval and waivers, and striking condition to label trees on plan.**

#### Other Business

14. Subdivisions

a. Malden Woods – Castine Street Extension

i. Request to conditionally release lots 13A, 13B, 14A, 14B, 15A, and 15B from the restrictive covenant

ii. Request to set the surety amount and form for Castine Street Extension (Sta. 0+00 to 4+50)

**On a motion made Mr. Moynihan, seconded by Mr. Angus, the Board voted 5-0 to postpone the release until the 10/12/22 meeting.**

15. Approval Not Required (ANR) Plans(s)
  - a. 17 Mott Street (Public) (AN-2022-037)
  - b. 21 Holden Street (Public) (AN-2022-038)
  - c. 2&4 Brewer Street (Private) (AN-2022-030)
  - d. 266 Webster Street & 15 Clover Street (Public) (AN-2022-040) (application form not submitted)
  - e. 43 & 45A Garrison Avenue & Welcome Street (Public) (AN-2022-041)

Mr. Cary noted that the application for Webster/Clover (15d.) has not yet been submitted and then described the other ANR plans.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to endorse the ANR plans except 15.d.**

16. Communications  
None

17. Board Policy and Procedures  
No discussion.

18. Approval of Minutes – 6/29/2022; 8/17/2022; 8/31/2022  
Approval postponed.

**On a motion made Mr. Moynihan, seconded by Mr. McCormack, the Board 5-0 voted to adjourn the meeting at 7:54pm.**