

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

January 21, 2015

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Satya Mitra, Vice Chair
Robert Ochoa, Clerk
John Vigliotti
Andrew Freilich

Planning Board Members Absent: Andrew Truman, Chair

Staff Present: Stephen Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Jon Gervais, Department of Public Works & Parks
Katie Donovan, Inspectional Services
Alexandra Haralambous, Law Department

BOARD SITE VISITS

CALL TO ORDER

Vice Chair Satya Mitra called the meeting to order at 5:33 P.M.

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

1. 0 Sarah Drive, Lots 81-86 (aka Bittersweet Blvd, Arboretum Phase IV) – Definitive Site Plan (PB-2014-009)

Ms. Tatasciore stated that the applicant requested a continuation to February 11, 2015 and to extend the decision deadline to March 10, 2015.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to continue the item to February 11, 2015 and to extend the decision deadline to March 10, 2015.

List of Exhibits:

- Exhibit A: Bittersweet Boulevard Lots 81-86 Application; received 3/21/2014; prepared by Arboretum Village, LLC.
- Exhibit B: Bittersweet Boulevard Lots 81-86 Plan; dated 3/12/2014; prepared by HS&T Group.
- Exhibit C: Rendering; dated 3/12/2014; prepared by HS&T Group.

- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Bittersweet Boulevard Lots 81-86; dated 5/30/2014; revised 11/17/2014.
- Exhibit E: Request for Postponement from Mark Donahue, Applicant's Attorney, to the Planning Board; dated 4/25/14; 6/4/2014; 6/25/2014; 9/9/2014; and 9/26/2014.
- Exhibit F: Photos and Communications from abutters; undated; received at various times since 6/25/2014.
- Exhibit G: Photos, annotated, taken by DPW; dated 10/7/2014.
- Exhibit H: GZA Associates, Inc. Report regarding Slope A; dated 10/16/2014.

2. Lots 1L & 1R Great Post Road (fka Main Street) – Definitive Site Plan (PB-2014-033)

Ms. Tatasciore stated that the applicant requested a continuation to February 11, 2015 and to extend the decision deadline to March 10, 2015.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to continue the item to February 11, 2015 and to extend the decision deadline to March 10, 2015.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received September 26, 2014; prepared by Owner/Applicant Michael O'Connor, Sedona Realty Group, LLC.
- Exhibit B: Site Plan – Lot 1L & Lot 1R Main Street, Worcester, Massachusetts, dated September 25, 2014; prepared by H.S. & T. Group, Inc.
- Exhibit C: Requests for Postponement & Continuance

3. 25, 38 & 45 Arctic St., 1, 14 (aka 8 & 10 Plastics St.) & 23 Hygeia St., 274, 284 (aka 5 & 7 Arctic St.) & 290 Franklin St. – Amendment to Definitive Site Plan (PB-2014-039)

Ms. Tatasciore stated that this item needed to be postponed to February 11, 2015 and to extend the decision deadline to March 10, 2015. Mr. Rolle stated that this project was dependent on City Council approving the Commercial Corridor Overlay District and that did not occur at the last City Council meeting. Staff recommended that the Board extend the expiration date of the existing Site Plan to April 22, 2015.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to postpone the item to February 11, 2015 and to extend the expiration date of the existing Site Plan to April 22, 2015.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received October 16, 2014; prepared by DOK Realty LLC.
- Exhibit B: Proposed Amended Definitive Site Plan, Franklin Street Lofts; prepared by JH Engineering Group and Dimensions 2 & 3; dated 10/16/2014.

- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 5, 7, 25, 38 & 45 Arctic Street; 1, 4 & 13 Hygeia Street; 274 & 290 Franklin Street; dated November 14, 2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 5, 7, 25, 38 & 45 Arctic Street; 1, 4 & 23 Hygeia street; 274 & 290 Franklin Street – Definitive Site Plan – PB-2014-039; dated November 14, 2014.
- Exhibit E: Project Reviews from District Chief Courtney, Fire Department; undated.
- Exhibit F: Request for Postponement from 11/19/14 to 12/10/14 and Extension of Constructive of Approval from 12/20/14 to 1/25/15; received 11/14/14.
- Exhibit G: Request for Postponement from 12/10/14 to 1/21/14 and Extension of Constructive of Approval from 1/25/15 to 2/20/15; received 12/5/14.

4. 5 & 7 Forbes Street – Definitive Site Plan (PB-2014-046)

Ms. Tatasciore stated that the applicant has submitted a Leave to Withdraw without prejudice request.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti, the Board voted 4-0 to approve the Leave to Withdraw without prejudice.

5. 922 Grafton Street – Parking Plan Amendment (PB-2014-035)

No one was present for this item so the Board tabled it to the end of the meeting.

At the end of the meeting, there was no representative present. Mr. Rolle stated that staff recommends continuation of the petition in order to give the applicant additional time to integrate a stormwater management design into the plan that meets DPW&P requirements, or provide evidence to the satisfaction of the Board that such a system has been previously installed.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to continue the item to March 4, 2015.

List of Exhibits:

- Exhibit A: 922 Grafton Street - Amendment to Parking Plan Application; received 10/2/2014; prepared by Winter Village, LLC.
- Exhibit B: 922 Grafton Street - Amendment to Parking Plan - Plans; dated 7/14/2005, last revised 1/7/2015; prepared by HS&T Group.
- Exhibit C: 922 Grafton Street Parking Plan – Previously Approved (with conditions) - Plans; dated 7/14/2005, last revised 3/17/2009; prepared by HS&T Group.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 922 Grafton Street - Amendment to Parking Plan; dated forthcoming.

- Exhibit E: 922 Grafton Street Parking Plan Amendment Decision (PB-2009-004); dated 5/6/2009.
- Exhibit F: 922 Grafton Street Parking Plan Amendment Decision (PB-2005-102); dated 9/14/2005.
- Exhibit G: Letter From Abutter re: 922 Grafton Street Parking Plan Amendment; received 10/21/2014.
- Exhibit H: Request for Postponement; dated and received 10/30/2014, 11/19/2014, & 12/4/2014.

NEW BUSINESS

Public Hearing

6. 0 (aka 10 A & 10 B) Clapp Street – Definitive Subdivision Frontage (PB-2014-047)

Attorney Donald O’Neil, representing applicant Van Nguyen, stated that they have obtained a variance from the Zoning Board of Appeals. The applicant seeks to create a zero lot line through the presently vacant property in order to construct a single-family semi-detached dwelling (two dwelling units total) with associated off-street parking at 0 (aka 10 A & B) Clapp Street.

Mr. O’Neil stated that they will be going before the Conservation Commission as well because this property is within the flood zone. He also requested the following waivers:

1. A waiver from all requirements of the Subdivision Regulations, with the exception of those that apply to an Approval Not Required (ANR) plan;
2. A waiver of Sections IX and X of the Subdivision Regulations, because no new street is being constructed and no improvements to the existing way is required;
3. A waiver of the minimum frontage requirements for each lot otherwise mandated by the Worcester Zoning Ordinance;
4. A waiver from labeling all abutters and abutters thereto within 300 ft. on the plan or provide additional references to abutters on the plan.

Ms. Tatasciore stated that staff respectfully recommends approval of the Definitive Frontage Subdivision for 0 (aka 10 A & 10 B) Clapp Street with the conditions in the memo.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 4-0 to close the public hearing.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to approve the petition and the requested waivers.

List of Exhibits

- Exhibit A: Definitive Frontage Subdivision Plan Application; received December 18, 2014; prepared by Applicant’s Representative, Attorney Don O’Neil.
- Exhibit B: Definitive Frontage Subdivision Plan; dated December 17, 2014; prepared by B&R Survey, Inc.

Exhibit C: Rendering; dated May 15, 2008 prepared by Excel Homes.

Exhibit D: Variance and Special Permit Decision from Zoning Board of Appeals; filed with the City Clerk's office on 1/13/2015.

OTHER BUSINESS

7. Approval Not Required (ANR) Plans:

a. 346 Burncoat Street (public) (AN-2015-001)

Ms. Tatasciore stated that they are seeking to carve out Parcel A out of the existing lot and eventually they will convey the lot but presently the plan notes that it is not a buildable lot. The remaining lot conforms to the frontage requirements.

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

b. 14-16 Park Terrace Road (public) (AN-2015-002)

Ms. Tatasciore stated that this is currently one lot and they want to make a zero lot line and make it two separate lots.

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

c. 800 Grafton Street (public) (AN-2015-003)

Ms. Tatasciore stated that they are seeking to divide one existing lot into four lots.

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

d. 82-88 Middlesex Avenue (private) (AN-2015-004)

Ms. Tatasciore stated that there are two parcels and the applicant seeks to subdivide both with zero lot lines so that there are four lots for single-family detached.

Mr. Gervais stated that this is a private road but the lots do have access and there are other homes in the same street.

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

e. 28 Water Street (public) (AN-2015-006)

Ms. Tatasciore stated that the ANR seeks to separate a parcel from the existing lot.

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

8. Communication:

a. National Grid Safety Fact Sheet – No action was taken.

b. Information Request – Tennessee Gas Pipeline Co, LLC, FERC No. PF14-22

Mr. Rolle stated that staff provided the information requested.

- c. **MassAudubon – Objection to Information Request to Tennessee Gas Pipeline Co, LLC**
Mr. Rolle stated that the Board was provided a proposed letter of response and the Board needed to vote to approve the letter be sent to MassAudubon on the Planning Board's behalf.
Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 4-0 to approve the letter.
- d. **Department of Conservation & Recreation re: Downstream Newsletter Number 32, Fall 2014; received December 31, 2014.** – No action was taken.

9. Signing of Decisions from prior meetings

- 23-25 Kenberma Road 81G
- 23-25 Kenberma Road Definitive Site Plan Leave to Withdraw
- 304-308 Park Avenue & 45 Abbott Street Parking Plan
- 111-115 Dewey Street & 13 Parker Street Parking Plan
- Arctic/Hygeia/Franklin St Extension of Time
- Parcel J & K City Square Definitive Site Plan

10. Endorsement of mylars – 22 A & B Sherer Trail Definitive Frontage Subdivision Plan was signed.

11. Election of Officers – This item was tabled until March 4, 2015 to allow all members to be present.

APPROVAL OF THE MINUTES

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to approve the minutes of October 1, 2014 with no edits. The meeting minutes for November 19, 2014 were not ready.

ADJOURNMENT

Upon a motion by Mr. Vigliotti, and seconded by Mr. Freilich, the Board voted 4-0 to adjourn the meeting at 6:01 p.m.