

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

March 13, 2019

LEVI LINCOLN CHAMBERS

Planning Board Members Present: John Vigliotti
Paul DePalo
Albert LaValley
Satya B. Mitra

Members Absent: Andrew Truman, Chair

Staff Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Michelle M. Smith, Division of Planning & Regulatory Services
Timothy Gilbert, Division of Planning & Regulatory Services
Nick Lyford, Department of Public Works & Parks
Jodi Kennedy Valade, Department of Inspectional Services
Jennifer Beaton, Law Department

Approval of Minutes – 1/12/19, 1/23/19 & 2/13/19 – Held to 4/3/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

1. Lots 66L, 66R, 67L & 67R Honeysuckle Road – Definitive Site Plan (PB-2018-024)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to continue the Definitive Site Plan application to the April 24, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to May 16, 2019.

Items #2 thru #5 were taken contemporaneously.

2. 30 & 32 (aka Lot 2) Chiltern Hill Drive – Definitive Site Plan (PB-2018-032)

3. 30 & 32 (aka Lot 3) Chiltern Hill Drive – Definitive Site Plan (PB-2018-033)

4. 30 & 32 (aka Lot 4) Chiltern Hill Drive – Definitive Site Plan (PB-2018-034)

5. 30 & 32 Chiltern Hill Drive (public) & Aylesbury Road (public) (AN-2018-024)

The Board noted that this item has been on the agenda for over a year and asked staff to inform the applicant that at the next meeting the item would either be voted upon or the applicant would need to withdraw the application.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to continue the Definitive Site Plan applications and the ANR to the April 29, 2019 Planning Board meeting.

Items #6 & #7 were taken contemporaneously.

6. 225 Shrewsbury Street – Special Permit for CCOD (PB-2018-056)

7. 225 Shrewsbury Street – Definitive Site Plan (PB-2018-056)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Special Permit for CCOD and the Definitive Site Plan application to the April 24, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to May 16, 2019.

Items #8 and #9 were taken contemporaneously.

8. Malden Woods (aka 0 Whippoorwill Drive & 0 Danielle's Way; Whippoorwill Drive and Castine Street Right of Ways) – Definitive Subdivision Plan Amendment (PB-2018-026)

9. Malden Woods (aka 0 Whippoorwill Drive & 0 Danielle's Way; Whippoorwill Drive and Castine Street Right of Ways) – Definitive Site Plan (PB-2018-026)

Upon a motion by Mr. DePalo and seconded by Mr. LaValley, the Board voted 4-0 to postpone the Definitive Subdivision Plan Amendment and the Definitive Site Plan application to the April 24, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to May 16, 2019.

10. 143 Southwest Cutoff – Special Permit for Adult Use Marijuana – Storefront Retailer use (PB-2019-012)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Special Permit for Adult Use Marijuana – Storefront Retailer use to the April 3, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to April 25, 2019.

Items #11 and #12 were taken contemporaneously.

11. 316 Shrewsbury Street (aka 48-50 Wilson Street) – Special Permit for CCOD (PB-2019-015)

12. 316 Shrewsbury Street (aka 48-50 Wilson Street) – Definitive Site Plan Amendment (PB-2019-015)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Special Permit for CCOD and the Definitive Site Plan Amendment to the April 3, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to April 25, 2019.

13. 383 Shrewsbury Street – Amendment to Special Permit for CCOD (PB-2019-016)

14. 383 Shrewsbury Street – Definitive Site Plan (PB-2019-016)

Items #13 & #14 were taken contemporaneously.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Special Permit for CCOD application and the Definitive Site Plan Amendment application to the April 3 2019 Planning Board meeting and to extend the Constructive Grant Deadline to April 25, 2019.

15. 222 Brooks Street – Definitive Site Plan (PB-2019-017)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Definitive Site Plan application to the April 3, 2019 and to extend the Constructive Grant Deadline to April 25, 2019.

16. 117 & 119 Wyola Drive (public & private) (AN-2019-012)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to postpone the ANR plan to the April 24, 2019 Planning Board meeting.

New Business

17. 195 (aka 187) Mill Street (ZA-2019-001) – Zoning Map Amendment (ZA-2019-001)

The applicant did not appear for the petition.

Mr. Rolle stated that the proposed petition involves extending the abutting BL-1.0 (Business, Limited) zoning district to fully encompass the property at 195 Mill Street, approximately an additional 0.55 acres. The property is presently split zoned, located within both BL-1.0 (Business, Limited) and RS-7 (Residence, Single Family) zoning districts. Most sides of the property abut the RS-7 district, with the exception of the property line to the northwest.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to recommend the Zoning Map Amendment to City Council.

List of Exhibits:

Exhibit A: Petition from Susan S. Nichols, representing Worcester Mill LLC; submitted to the City Clerk on January 21, 2019.

18. 0 Whippoorwill Drive & 0 Danielle’s Way – Zoning Map Amendment (ZA-2019-002)

Jonathan Thomas from Whippoor LLC appeared upon behalf of the petition.

The scope of the project is as follows:

The proposed petition involves extending the RL-7 (Residence, Limited) zoning district eastward to fully encompass the parcels known as lots 10, 11, 12, 13, and 14B located within the Malden Woods Subdivision. The properties are presently split-zoned, located within both the RS-7 (Residence, Single Family) and RL-7 (Residence, Limited) zoning districts. The proposal would eliminate the current split-zoning of these lots, locating the lots wholly within the RL-7, in line with the current zoning for the remaining lots located within the subdivision.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to recommend the Zoning Map Amendment to City Council.

List of Exhibits

Exhibit A: Petition from Jonathan J. Thomas, of Whippoor LLC; submitted to the City Clerk on January 23, 2019.

Other Business

19. Street Petition(s)

- a. Request to Convert Riedl Place to Public (ST-2019-002)

Mr. Lyford stated that DPW would recommend a Priority Level #1.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to recommend a Priority Level #1.

Mr. Mitra left the meeting.

20. Approval Not Required (ANR) Plan(s)

- a. 115 Madison Street, 80 Hermon Street, & 149 Washington Street (public) (AN-2019-013)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 3-0 to endorse the ANR.

- b. 231 Lake Avenue (public) (AN-2019-014)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 3-0 to endorse the ANR.

- c. 25 & 65 Southgate Street (public) & Armory Street (public) (AN-2019-015)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 3-0 to endorse the ANR.
- d. 0, 20, & 36 Washington Square (public) & part of the former Foster Street Layout (AN-2019-016)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 3-0 to endorse the ANR and to waive the fee.
- e. 121 Higgins Street (public) (AN-2019-017)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 3-0 to endorse the ANR.
- f. 661 & 663 Salisbury Street & Whisper Drive (public) (AN-2019-018)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 3-0 to endorse the ANR.
- g. 54-60 Orient Street (public) (AN-2019-019)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 3-0 to endorse the ANR.

Communication(s)

- a. Press Release re: the Spotted Lanternfly; from the Massachusetts Department of Agricultural Resources (MDAR); received 2/25/2019. No comment.

21. Discussion of Board Policies and Procedures – Held

22. Signing of Decisions from prior meetings

Adjournment

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 3-0 to adjourn the meeting at 6:08 P.M.