



# The City of **WORCESTER**

Planning Board

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

Wednesday, June 8, 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

**Board Members Absent:** Brandon King

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services (DPRS)  
Stephen Cary, Division of Planning & Regulatory Services (DPRS)  
Alexandra Kalkounis, Law  
Jodie Kennedy Valade, Inspectional Services  
Sean Quinlivan, DPA

### Call to Order

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

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

4. **5, 7, & 9 Richards Street (PB-2021-014)**
  - a. Public Meeting –Amendment to Definitive Site Plan  
Request to continue the public meeting to June 29<sup>th</sup>, 2022 and extend the constructive grant deadline to July 21<sup>st</sup>, 2022
5. **9 Dalton Street (PB-2022-003)**
  - a. Public Meeting – Definitive Site Plan  
Request to continue the public meeting to June 9<sup>th</sup>, 2022 and extend the constructive grant deadline to June 30<sup>th</sup>, 2022
6. **0 Meadow Lane/Pleasant Street (pb-2022-010)**

- a. Public Meeting – Definitive Site Plan

Request to continue the public meeting to June 29<sup>th</sup>, 2022 and extend the constructive grant deadline to July 21<sup>st</sup>, 2022

**7. 490 Shrewsbury Street (PB-2022-018) – Definitive Site Plan & CCOD Special Permit**

- a. Public Hearing – CCOD Special Permit
- b. Public Meeting – Definitive Site Plan

Request to continue the public meeting to June 29<sup>th</sup>, 2022 and extend the constructive grant deadline to July 21<sup>st</sup>, 2022

**9. 248 & 253 Mill Street (PB-2022-021)**

- a. Public Meeting – Parking Plan

Request to continue the public meeting to June 9<sup>th</sup>, 2022 and extend the constructive grant deadline to June 30<sup>th</sup>, 2022

**11. 500 Salisbury Street (PB-2022-023)**

- a. Public Meeting – Amendment to Parking Plan

Request to continue the public meeting to June 9<sup>th</sup>, 2022 and extend the constructive grant deadline to June 30<sup>th</sup>, 2022

**12. 500 Salisbury Street (PB-2022-024)**

- a. Public Meeting – Parking Plan

Request to continue the public meeting to June 9<sup>th</sup>, 2022 and extend the constructive grant deadline to June 30<sup>th</sup>, 2022

**15. 0 (fka 668) Burncoat Street (Lots 1 & 2) (PB-2022-027)**

- a. Public Meeting - Definitive Site Plan

Request to continue the public meeting to June 29<sup>th</sup>, 2022 and extend the constructive grant deadline to July 21<sup>st</sup>, 2022

**18. 0 (aka 29) Steele Street (PB-2022-031)**

- a. Public Meeting - Definitive Site Plan

Request to continue the public meeting to June 9<sup>th</sup>, 2022 and extend the constructive grant deadline to June 30<sup>th</sup>, 2022

**21. 17 Hermon Street (ZA-2022-002)**

a. Public Hearing – Zoning Map Amendment

Request to continue the public meeting to June 9<sup>th</sup>, 2022 and extend the constructive grant deadline to June 30<sup>th</sup>, 2022

**22. 767 Main Street; 24, 36 & 40 Jackson Street; 5, 9, 11, 13, 15, 17, 19, 21, 22, & 24-26 Lagrange Street; 93-95 & 109 Beacon Street (ZA-2022-003)**

a. Public Hearing – Zoning Map Amendment

Request to continue the public meeting to June 9<sup>th</sup>, 2022 and extend the constructive grant deadline to June 30<sup>th</sup>, 2022

**23. 96 & 98 (aka 100) Beacon Street (ZA-2022-004)**

a. Public Hearing – Zoning Map Amendment

Request to continue the public meeting to June 9<sup>th</sup>, 2022 and extend the constructive grant deadline to June 30<sup>th</sup>, 2022

**On a motion made Mr. Moynihan and seconded by Mr. McCormack, the Board voted 3-0 to grant the continuances and postponements.**

**New Business**

**1. Now | Next Plan Update**

Zoe Mueller of Utile presented on the status of the comprehensive planning process.

**Old Business**

**2. White Birch Village (fka Burncoat Gardens) or 34, 36, 44, 46, and 49-80 Goldthwaite Road (aka Phases 2 & 3) and areas east of Cherry Blossom Circle, Paper Birch Path & Sourwood Circle (aka Phase V) (PB-2021-026)**

**a. Public Hearing – Definitive Plan – More than One Building on a Lot**

**b. Public Meeting – Definitive Site Plan**

Michelle Smith summarized the ways that the plans/project have been updated since the last iteration. She noted at the previous meeting, the Board had asked the applicant to supply a photometric plan, reconsider the architecture of the dwellings, and improve pedestrian connectivity.

*No public comment.*

### Board Discussion

Mr. Moynihan asked staff to confirm that applicant has progressed plans to staff satisfaction; Ms. Smith stated that the new architectural plans were an improvement. Mr. Moynihan asked Ms. Smith to clarify on proposed lighting; Ms. Smith stated staff recommended to change condition of approval 1n to add “revised photometric plan to decrease light levels at the Pierce Avenue residential property lines to no greater than half of a foot candle.”

Mr. McCormack stated that he was glad the Planning staff was satisfied and architectural plans were an improvement.

Mr. LaValley agreed.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to close the public hearing.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approve with staff-recommended conditions of approval, modifying condition 1n as stated.**

### New Business

#### **19. 135 & 139 Gold Star Boulevard (PB-2022-032) – TAKEN THIRD OUT OF ORDER**

##### **a. Public Meeting – Definitive Site Plan**

Patrick Healy on behalf of applicant.

Mr. Healy summarized existing conditions of the site and his client’s proposed work, a building expansion; gave overview of proposed stormwater infrastructure; described proposed regarding to accommodate truck loading.

Ms. Smith gave an overview of staff comments and concerns, including a requested revision to the curb cut, which the applicant made; suggested additional conditions of approval to provide a crosswalk at the curb cut, subject to City approval.

Ms. Smith also discussed the proposed additional parking south of the building; asked Mr. Healy to clarify on its proximity to building and necessity; Mr. Healy clarified his client’s desire for additional parking.

*No public comment.*

*Law had no comment.*

*Zoning had no comment.*

Mr. Quinlivan of DPW suggested that approval be subject to comment letter.

### Board Discussion

Mr. Moynihan stated that he appreciated applicant working with staff relative to pedestrian infrastructure; asked Mr. Healy to clarify on removal of connection to West Boylston Street; Mr. Healy clarified.

Mr. Moynihan asked Mr. Healy to describe efforts to meet DPW standards; Mr. Healy described.

Mr. Moynihan asked Mr. Healy to describe daily vehicle trips; Mr. Healy described different vehicles/trucks to come to the site and their frequency.

Mr. Moynihan asked Mr. Healy about current and proposed building occupancy; Mr. Healy clarified.

Mr. LaValley asked Mr. Healy to discuss proposed and staff-requested tree plantings; Mr. Healy described.

Mr. Moynihan asked for clarity on how DPW comments will be satisfied; Mr. Quinlivan stated that the requested changes are fairly simple and could be met prior to final approval.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approve the Site Plan with Staff recommendations, including a crosswalk at the curb cut, subject to City approval, and to include the letter from DPW.**

**8. 21 & 23 Crown Street (PB-2022-019)**

**a. Public Meeting – Definitive Site Plan**

Todd Rodman on behalf of the applicant gave a history of the property and its past use and the proposed renovation.

Ron Mendez, Graves Engineering, described proposed site improvements, including landscape plantings and stormwater system.

Ms. Smith asked the applicant to comment on accessibility and proposed lighting; Mr. Mendez discussed these issues and why certain accessibility elements were not feasible; Ms. Smith suggested a condition of approval in lieu.

*Law had no comment.*

*Zoning had no comment.*

Mr. Quinlivan, DPW, asked applicant where existing surface water drains to; Mr. Mendez and Mr. Quinlivan stated they would discuss existing catch basins afterward.

*No public comment.*

Board Discussion

Mr. Moynihan asked the applicant confirm that their sprinkler system would be up to code; Mr. Rodman confirmed.

Mr. McCormack asked applicant if there were any outdoor seating or amenities proposed; Mr. Mendez stated that there was not.

Mr. LaValley stated he was glad to support this project.

**On a motion made Mr. Moynihan and seconded by Mr. McCormack, the Board voted 3-0 to approve with modification to 1d to include “related to, unless determined otherwise related to ADA/ABA requirements.”**

**10. 111 Higgins Street (PB-2022-021)**

**a. Public Meeting – Parking Plan Amendment**

Stephen Mayer of Allen & Major gave an overview of the proposed changes from the previous approved plan which includes a 50% reduction in disturbance on the site; described proposed drainage on site.

Ms. Smith described condition of approval relative to anchoring dumpster.

*The Law and Zoning Departments had no comment.*

Mr. Quinlivan described DPW comments; Mr. Mayer stated he was amendable.

*No public comments.*

#### Board Discussion

Mr. LaValley stated he was satisfied.

Mr. Moynihan asked applicant to confirm waivers being requested; Mr. Mayer confirmed.

**On a motion made Mr. Moynihan and seconded by Mr. McCormack, the Board voted 3-0 to approve.**

### **13. 40 Hooper Street & Hooper Street ROW (PB-2022-025)**

#### **a. Public Meeting – Definitive Site Plan**

#### **b. Public Meeting – Chapter 12 Section 12 – Private Street Improvements**

John Grenier, representing the applicant spoke before the Board. Mr. Grenier described the application for a three-story, multi-family structure with 12 units, 9 exterior parking spaces and 15 spaces beneath the building at street grade. He described the grading of the property; the approval from the Zoning Board; handicap access; and responded to staff comments.

Steve Cary described the approval from the Zoning Board of Appeals, and asked Mr. Grenier if any vegetation, especially mature vegetation on the north side would be preserved to establish a landscape buffer. Mr. Grenier responded and stated they would be amenable to adding any landscaping the Board would want to see.

*The Law and Zoning Department had no comments.*

Sean Quinlivan, DPW, gave comments on the application. He asked for detail on the retaining wall block; Mr. Grenier answered. Mr. Quinlivan described other DPW comments, drainage connections, provide catch basin detail specifications, add sprinkler systems to the plan, and reevaluate the water needs to ensure adequate access for the building.

*No public comment.*

#### Board Discussion

Mr. Moynihan asked whether any Electric Vehicle charging stations are proposed. Mr. Grenier stated he was spoken to the applicant about EV chargers or conduits. Mr. Moynihan asked the amount of parking and affordability of the units; Mr. Grenier answered.

Mr. McCormack asked if plantings on the northerly side of the property should be a condition of approval. Ms. Smith stated they could add as long as the applicant was amenable; Mr. Grenier confirmed he was.

Mr. LaValley asked Mr. Grenier whether the sidewalk improvement would be concrete or asphalt. Mr. Grenier stated it would be asphalt, but they are amenable to what the Board would prefer.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approve the site plan and Ch12 Sec12 with staff-recommended conditions of approval, modifying condition 1b regarding planting trees on northern side.**

**14. 629 & 631 Franklin Street (PB-2022-026)**

**a. Public Meeting – Definitive Site Plan**

Todd Brodeur described existing site, history of their development effort, and site layout including amount of units, parking, and amenities offered; described iterations of the plan as discussed with staff; described site circulation; described architectural development; described bike storage.

Ms. Smith described the changes to the plan over different iterations; asked applicant to reduce number of proposed plantings in the front yard and relocate them to a different landscape buffer; asked applicant to review lighting and noted resident comments.

Mr. Brodeur stated he was amenable to plantings; Moe Azizi, site engineer, described proposed lighting.

*No comment from Law.*

*No comments from Zoning.*

Sean Quinlivan of DPW applicant to comment on drop-off, retaining wall, and guardrail at rear of property; Mr. Azizi clarified; Mr. Quinlivan and Mr Azizi discussed some additional comments.

Public Comment

Danny Shea, resident of Worcester, stated his concerns about events at the civic club adjacent and about fire apparatus access; also stated other concerns about site layout and access; Mr. LaValley asked for clarification on his concern on fire access; Mr. Azizi responded to his concerns.

Donna Liseno, abutting property owner, stated their concern about where guest parking would be; Mr. LaValley stated that he believed there to be adequate parking on site; suggested Ms. Liseno reach out to developer when construction begins about no parking signs for her property.

Mr. LaValley noted additional comment submitted by abutter across the street.

Board Discussion

Mr. Moynihan asked applicant to clarify on EV-charging spaces; applicant clarified.

Mr. McCormack stated that he was glad to see this kind of density on Franklin Street.

Mr. LaValley stated he was glad to support and to see additional greenery.

Ms. Smith offered modified condition of approval regarding tree plantings.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approve with staff-recommended conditions of approval, incorporating DPW letter dated 6/8/2022 and changes to tree plantings.**

**16. 158 A&B Beacon Street (PB-2022-028)**

**a. Public Hearing – Definitive “Frontage” Subdivision Plan**

Peter DeJoia, owners and builders, appeared on behalf of the applicant.

Stephen Cary described the approval being sought and asked applicant to confirm waivers being requested; Mr. DeJoia confirmed.

*No comments from Law.*

*No comments from Zoning.*

Mr. Quinlivan reminded applicant that plan needs to be stamped; Mr. Cary stated that plan that staff has in hardcopy does have stamp.

*No public comment.*

Board Discussion

No comment from Board.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approve with staff-recommended conditions of approval.**

**17. 22B Chino Avenue (PB-2022-030)**

**a. Public Meeting – Definitive Site Plan**

Zac Couture on behalf of applicant; described existing site and proposed layout, a single-family home with garage; described infiltration unit being proposed; described area to remain vegetated; stated that they amenable to staff-recommended conditions of approval.

Mr. Cary asked Mr. Couture to confirm that basement story would be non-habitable and to comment on test pits that were dug; Mr Couture confirmed and stated that groundwater data was submitted.

*No comment from Law.*

*No comment from Zoning.*

*No comment from DPW.*

*No public comment.*

Board Discussion

No comments from the Board.



**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approve with staff-recommended conditions of approval.**

**20. 37 Trowbridge Circuit (PB-2022-033)**

**a. Public Hearing – Definitive “Frontage” Subdivision Plan**

Mr. Cary summarized the approval before the Board.

*No comments from Law.*

*No comments from Zoning.*

*No comments from DPW.*

Public Comments

Mark Kate Perry, 1 Astor Place, stated her concern about fitting a single-family home on a lot this size; Mr. LaValley stated that it is the Zoning Board of Appeals that would have addressed that concern.

The resident of 33 Trowbridge Circuit asked if they were already approved; Mr. Cary clarified that variances were already granted and Ms. Smith gave further information; the resident asked about street parking and flooding issues; Mr. LaValley summarized the Board’s purview in this case.

Kevin Kieler, applicant’s representative, joined the meeting; described the history of approval of this project and the issues that were discussed at the Zoning Board of Appeals meeting; described the applicants, their plans, and that they plan to be owner-occupied.

Board Discussion

Mr. McCormack stated that Board scope is fairly narrow and that he supported approval.

Mr. LaValley stated he was sympathetic to neighborhood concerns and supported approval.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to close the hearing.**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approve with staff-recommended conditions of approval.**

Other Business

**24. Referral from City Council**

Michelle Smith described the Planning Board’s options in response to this referral and the history of this effort coming before the Board.

Amanda Shearstone, petitioner, discussed the benefits of chickens.

Mr. Moynihan described his support, stating that if Somerville can do it so can we, and supported asking the Council/admin to craft an ordinance.

Mr. McCormack stated his support.

Mr. LaValley suggested that refer back to City Council citing other cities as model ordinances and strongly recommend they consider adopting a similar ordinance.

Ms. Shearstone stated that she has been discussing with a City Councilor.

Etel Haxhiaj stated her support and that she would like to be a champion for Team Chicken.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board, finding that the petition was not properly before the Board, voted 3-0 (with King absent) to refer the petition back to City Council with the strong recommendation that the Council request the administration develop an ordinance to allow for the keeping of chickens within the city.**

**26. Approval Not Required (ANR) Plans(s)**

- a. **50 Skyline Drive (Officer Manny Familia Way) (Parks Road) (AN-2022-008)**
- b. **0 Apricot Avenue (Public) (AN-2022-018)**
- c. **27R Whipple Street & Reeves Street (Public) (AN-2022-019)**
- d. **26-32 Progressive Street (Public) (AN-2022-024)**
- e. **190 Norfolk Street (Public) (AN-2022-025)**
- f. **20 Alvarado Avenue (Public) (AN-2022-026)**
- g. **27 Havana Road & Porto Rick Street (Private) (AN-2022-027)**

Mr. Cary stated that item 26a is not properly before the Board; described items 26a through 26g.

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to endorse items 26a-26g.**

**27. Communications**

- a. Request for Comment on the Draft Hazard Mitigation Plan Update; from the Town of Grafton
- b. Indian Hill School – Confirmation of Listing on the National Register; from the Massachusetts Historical Commission
- c. Notice of Public Hearing re: Chandler & May Street Intersection Improvements; from MassDOT
- d. Status of Open Law Meeting Complaint

Mr. LaValley asked that the meeting time of the MassDOT public hearing be stated for the record; Ms. Smith stated that it would be held Wednesday June 15 at 6:30pm.

Mr. LaValley asked about status of open meeting law complaint; Ms. Smith stated that the complaint was dismissed.

**28. Approval of Minutes - 3/9/2022 & 4/6/2022**

**On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approved the minutes from 3/9/2022 and 4/6/2022.**

**Adjournment**

On a motion by Mr. Moynihan and seconded by Mr. McCormack, the Board voted 3-0 to adjourn at approximately 9:13 p.m.