



The City of
WORCESTER

Planning Board

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

Wednesday, June 29, 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
Brandon King – *participated remotely*

Board Members Absent: None

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS)
Stephen Cary, Division of Planning & Regulatory Services (DPRS)
Alexandra Kalkounis, Law – *participated remotely*

Call to Order

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

Request for Continuances, Extensions, Postponements, and Withdrawals

2. 1103 Millbury Street (PB-2020-076)

a. Public Meeting – Definitive Site Plan

Request to continue the public meeting to July 20, 2022 and extend the constructive grant deadline to August 11, 2022

4. 0 Meadow Lane/Pleasant Street (pb-2022-010)

a. Public Meeting – Definitive Site Plan

Request to continue the public meeting to July 20, 2022 and extend the constructive grant deadline to August 11, 2022

9. 43 Carpenter Avenue (PB-2022-035)

a. Public Meeting – Definitive Site Plan

Request to continue the public meeting to July 20, 2022 and extend the constructive grant deadline to August 11, 2022

10. 0 and part of 360 Salisbury Street (PB-2022-036)

a. Public Meeting – Definitive Site Plan

Request to continue the public meeting to July 20, 2022 and extend the constructive grant deadline to August 11, 2022.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to grant the postponements.

New Business

1. 248 & 253 Mill Street (PB-2022-021)

a. Public Meeting – Definitive Site Plan

Paul Demoga, attorney on behalf of applicant, introduced the representatives at the hearing.

Dave Feist, CMG Engineering, gave overview of existing conditions and prior use; described proposed layout and use; described particulars of existing parking within the ROW; explained that applicant and engineers had met with staff on site to come up with solution with regards to landscaping.

Ms. Smith provided staff comments.

Law had no comment.

Mr. LaValley noted the DPW comment letter.

No public comment.

Board Discussion

Mr. McCormack stated he had no concerns about the plan; was sorry to see Colonial Bowl go.

Mr. Moynihan asked applicant to confirm that DPW was satisfied with the plans; Mr. Feist confirmed that a response letter has been submitted.

No comments from Mr. King.

Mr. LaValley stated that revised plan is an improvement and will improve the existing conditions.

Ms. Smith clarified on suggested conditions of approval,

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to approve the Parking Plan, subject to staff-recommended conditions of approval and DPW comments.

3. 5, 7, & 9 Richards Street (PB-2021-014)

a. Public Meeting – Definitive Site Plan

Don O’Neil, attorney on behalf of Gold Star Builders, provided an overview of the project; described permitting history of the project; stated that they were amenable to staff recommended conditions of approval.

Mr. Cary provided staff comments; Don O’Neil responded to comments.

No comments from Law.

Mr. LaValley noted DPW letter.

No public comment.

Board Discussion

Mr. Moynihan had no comments noting that this is an amendment to something already approved.

Mr. King had no comments.

Mr. LaValley had no comments.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to approve the Definitive Site Plan, subject to staff-recommended conditions of approval and DPW comments.

12. 266 Webster Street & 15 Clover Street (ZA-2022-007)

a. Public Hearing – Zoning Map Amendment

Mr. LaValley reminded the members of the public about the Planning Board’s role in the matter.

Thomas Nici, Holden, gave an overview of the proposed rezoning; stated intention to build apartments; Artjan Nici provided additional comments on intentions for the property.

Mr. Cary provided staff comments.

No comment from Law department

Public Comment

Allen Dillaire, 40 Clover Street, lifelong resident of the neighborhood, gave a history of the neighborhood; stated he felt that the parcels were not intended to be wholly zoned BL-1.0.

Tammy Madden, resident of the neighborhood; stated the map amendment would be detrimental to the neighborhood.

Daniel Heckman, 4 Knox Street, expressed concern about traffic.

Bruce Dillaire, 36 Clover Street, stated that signatures on opposition petition came from people within 300’ and 500’ of the proposed zoning map amendment; stated that he was against the amendment.

Mark Benson, 3 Knox Street, stated his opposition.

Lynn Reardon, 274 Webster Street, direct abutter; stated that neighborhood is predominantly single-family; stated opposition to anything besides single-family homes.

Brandon Lee, Clover Street, stated his opposition to the zoning map amendment.

Ashley Minkema, 4 Royal Road, stated concern about children in the neighborhood and the traffic increases that would occur with the zoning map amendment.

Board Discussion

Mr. McCormack expressed that he was conflicted and recognized that the wide array of uses permitted by BL-1.0 would not be consistent with the neighborhood.

Mr. Moynihan described the need for housing in the neighborhood; stated that increased traffic in the area would be potentially hazardous.

Mr. King stated that there is a need for housing and that many cities are grappling with how restrictive zoning can be but noted that there are other concerns about the appropriateness of the location.

Mr. LaValley stated that he generally opposes single-family zoning as a barrier to more housing but stated that a BL-1.0 zone is not appropriate for this area.

Ms. Smith described the Board's options for voting; Ms. Kalkounis confirmed these options.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to close the hearing.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to not support the proposed zoning map amendment.

5. 490 Shrewsbury Street (PB-2022-018)

a. Public Meeting – Definitive Site Plan

John Kucich of Bohler described the current site conditions and buildings on the premises; described proposed layout and the ways in which this development would be an improvement; described the development and different iteration of the layout; gave summary of each proposed building and use; described anticipated traffic impacts; stated amenability to staff-recommended site changes; described architectural.

Ms. Smith stated that additional information is needed from traffic analysis; summarized purpose of CCOD and the relief being sought under the special permit.

Law had no comment.

Public Comment

David Sullivan commented in favor of the development; stated that it would be good for economic development; described surrounding economic activity that it would complement.

Board Discussion

Mr. Moynihan asked Ms. Smith to clarify on staff's recommendation; Ms. Smith clarified; stated his concern about traffic backing out on the Belmont; asked applicant to discuss drainage system; Mr. Kucich explained; Mr. Kucich stated that he was confident that further traffic analysis would not reveal any issues; Mr. Moynihan asked about EV charging; applicant stated he was in favor; Mr. Moynihan suggested that they add EV charging capacity while they were doing construction.

Mr. McCormack stated he did not see this as the highest and best use and that it was potentially too suburban, but stated he was in favor provided that traffic analysis was favorable.

Mr. King stated his concern about the turn into the Starbucks but that he was in favor.

Mr. LaValley described how the proposed development is not aligned with the goals of the CCOD; Mr. Kucich described the efforts taken to meet the intent.

Dustin Burke, property owner, described history of the development; stated that the goal was to both have the DCU bank and be economically practical but also meet the intent of the district; described prior iterations of the plan.

Mr. Moynihan suggested a postponement.

Mr. LaValley stated that additional traffic analysis would not sway his mind.

Mr. McCormack stated that he also felt that the proposal was not aligned with the goals of the district.

Mr. King stated his agreement with the sentiments of his colleagues.

Mr. Burke asked Ms. Smith for clarification about the difference of the CCOD parking sub-area and the others.

Joseph Evans stated his frustration with the process; described the downsides of the current site; made a case in favor of their proposal and asked Board to re-consider.

On motion by Mr. Moynihan, seconded by Mr. McCormack; the Board voted 4-0 to continue the item to August 10, 2022 and set the constructive grant deadline to September 1, 2022.

6. 0 (fka 668) Burncoat Street (Lots 1 & 2) (PB-2022-027)

a. Public Meeting – Definitive Site Plan

George Kiritsy, attorney on behalf of project, gave a summary; described drainage on site.

Ms. Smith described issues on site and conditions of approval.

No comment from Law.

No public comment.

Board Discussion

Mr. Moynihan asked for clarification on site context; applicant clarified; Mr. Moynihan asked for clarification on sewer pumps; Mr. Kiritsy clarified.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to endorse the ANR plan (Item 15c) and to approve the Definitive Site Plan with staff-recommended conditions of approval.

7. 0 (aka 29) Steele Street (PB-2022-031)

a. Public Meeting – Definitive Site Plan

Isaac Asamoah, owner and applicant, introduced himself.

Ray Lopolito, representative, provided an overview of the project, a duplex structure on a slope.

Mr. Cary provided staff comments and recommended conditions of approval.

Mr. Lopolito responded to comments and described roof runoff infiltration; Mr. Cary and Mr. Lopolito discussed retaining existing vegetation.

No comments from Law.

Mr. LaValley asked about DPW comments; Mr. Lopolito confirmed they were okay with them.

No public comment.

Board Discussion

No discussion.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, voted 4-0 to approve the Definitive Site Plan with staff-recommended conditions of approval.

8. 136 Burncoat Terrace (PB-2022-034)

a. Public Meeting – Definitive Site Plan

Daniel Sheehan, Graves Engineering, provided an overview of the project, a single-family dwelling with re-grading on site.

Mr. Cary provided staff comments; asked applicant to address groundwater testing.

Mr. Sheehan stated he was amenable to groundwater testing results being provided prior to construction; confirmed he was okay with DPW comments.

No comments from Law.

No public comment.

Board Discussion

Mr. Moynihan asked Ms. Smith to clarify on conditioning groundwater testing results; Ms. Smith clarified.

No other Board discussion.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to approve with staff-recommended conditions of approval, adding condition about groundwater testing.

11. 807-815 Main Street & 3 Benefit Street (PB-2022-037)

a. Public Meeting – Definitive Site Plan

Todd Rodman summarized the purpose of the project.

Ron Mendez described the site layout and proposed changes from the plan currently before the Board with regard to the dumpster location.

Ms. Smith stated that staff is glad to see the project; described staff comments; asked applicant to comment on the proposed retaining wall widening as it meets Benefit Street.

Public Comment

Harrison Levitsky, owns the business across the street, stated his support; asked about parking and who would be using it; Mr. Rodman explained that no other users have rights to use the lot; Mr. LaValley stated that from the Board's perspective this has no impact on parking requirements.

Board Discussion

Mr. McCormack stated his support for the project.

Mr. Moynihan asked the applicant to describe effort to landscape, have impervious surface, and reduce heat island impacts; Mr. Mendez discussed.

Mr. King stated his support for the project but otherwise had no comments.

Mr. LaValley stated his support but had no comment.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to approve with staff-recommended conditions of approval.

13. 1 Brussels Street (ZA-2022-008)

a. Public Meeting – Zoning Map Amendment

Attorney Donald O'Neil on behalf of petitioner described the existing site and purpose of the rezoning.

Mr. Cary provided staff comments.

No public comment.

Board Discussion

Mr. McCormack stated he was glad to see building be improved and used but that self-storage is not ideal; stated support for amendment.

Mr. LaValley stated support.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to favorably recommend the zoning map amendment and refer back to City Council.

Other Business

14. Subdivision Requests

a. Kiara Drive

- I. Request to set the form of surety and execute a preformance agreement secured by bond
- II. Request to set the bond amount for stations 0+00 to 5+00
- III. Request to release existing surety and performance agreement for stations 0+00 to 2+00
- IV. Request for full release from the restrictive covenant

Ms. Smith described the approval before the Board.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to set the bond amount.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 4-0 to release the lots from restrictive covenant.

15. Approval Not Required (ANR) Plans(s)

- a. 50 Skyline Drive (Officer Manny Familia Way) (Parks Road) (AN-2022-008)
- b. 457 Granite Street (Public) (AN-2022-023)
- c. ~~0 (fka 668) Burncoat Street (AN-2022-028)~~

The ANRs were not properly before the Board.

16. Communications

- a. Draft Waterways License for 74 Bay Edge Drive; from MA Dept of Environmental Protection
- b. Designation of Main and Franklin Streets Historic District on the National Register of Historic Places; from the Massachusetts Historical Commission

Approval of Minutes –5/4/2022; ~~6/8/2022; 6/9/2022~~

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 3-0 to approve the 5/4/2022 minutes.

Adjournment

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