



The City of
WORCESTER

Planning Board

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

Wednesday, June 28, 2023

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
Adrian Angus
Conor McCormack
Brandon King (*Participated Remotely*)

Board Members Absent: None

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

Call to Order

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

Mr. LaValley informed members of the public in the chamber that the item they were interested in (a re-zoning along Grove Street) was anticipated to be discussed at the next meeting.

Postponements

Item 1: 128 Alvarado Avenue (PB-2022-029) – Definitive Site Plan & Amendment to Definitive Subdivision Plan

Request to Postpone the Public Meeting & Hearing to July 26, 2023

Extend the Constructive Grant Deadline to August 10, 2023

Item 4: 34, 36 & 38 Blackstone River Road (PB-2023-028) – Definitive Site Plan & More than One Building on a Lot

Request to Postpone the Public Meeting & Hearing to July 26, 2023

Extend the Constructive Grant Deadline to August 10, 2023

Item 7: 1511 Main Street (PB-2023-033) – Amendment to Definitive Site Plan & Amendment to Special Permits

Request to Postpone the Public Meeting & Hearing to July 26, 2023

Extend the Constructive Grant Deadline to August 10, 2023

Item 10: 224 Shrewsbury Street (PB-2023-046) – Definitive Site Plan

Request to Postpone the Public Meeting to July 26, 2023

Extend the Constructive Grant Deadline to August 10, 2023

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant the postponements.

New Business

2. 25 Eskow Road (PB-2023-017)

a. Public Meeting – Definitive Site Plan

Barry Yaceshyn presented the project, a new trucking logistics and distribution center; described how the site would operate; described site improvements.

Ms. Harding provided staff comment; described revisions to the plans that have been made; described vehicular circulation; noted staff recommendations to add windows and to remove retaining wall that is in ROW.

Sean Quinlivan provided DPW comment; asked the applicant a question regarding surface treatment; applicant responded.

No comment from Law.

No Board discussion other than Mr. LaValley noting his support.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Definitive Site Plan subject to staff-recommended conditions of approval and incorporating DPW comments.

3. 129 Eastern Ave (PB-2023-025)

a. Public Meeting – Definitive Site Plan

Frank McPartland, engineer, presented the project, a three-family dwelling; described existing conditions and specifics of the proposed improvements.

Mr. Cary provided staff comment; noted that drywell is to be moved; noted that waiver regarding shade trees is not necessary.

Mr. Quinlivan provided DPW comment.

Public Comment

Mr. Rivera, 127 Eastern Avenue, stated his concern about the proximity of the project to his property; Mr. LaValley addressed his concern.

Christopher Tuck, architect for the project, addressed Mr. Rivera's concern about the location of the foundation.

Abraham Ismail, 158 Belmont Street, stated his concern about the location of the foundation; there was discussion between the Mr. Ismail, the applicant, and the Board.

Board Discussion

No comment from Mr. McCormack.

Mr. Moynihan asked for clarification as to which property this was, otherwise had no comment.

Mr. LaValley lauded the architecture, stated his support.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the site plan subject to staff-recommended conditions of approval and incorporating DPW comments.

5. 21 Westwood Drive (PB-2023-031)

a. Public Meeting – Definitive Site Plan

Mark Elbag, applicant, presented the project.

Mark Borenstein, attorney, noted that applicant has worked with staff to improve the site and that there is a disagreement with the homeowner’s association.

Mr. LaValley reminded the audience of the Board’s purview.

Ms. Harding provided staff comment, noting improvements to the site that the applicant has made at staff suggestion.

Mr. Borenstein asked to maintain the 22’ curb cut; asked that condition #4 be modified to reflect that 100% of roof runoff will not be re-charged.

Sean Quinlivan (staff) provided DPW comment; asked for clarification on use of surface line; Mr. Borenstein clarified.

Public Comment

Steven Gordon, Trustee of HOA, asked for clarification on drainage; Board clarified on drainage; Mr. Gordon noted HOA restrictions on curb-cuts; Mr. LaValley noted the Board’s purview.

Margaret Granados, 19 Westwood Drive asked the Planning Board if they were satisfied with stormwater; asked for credentials with regard to architect and engineers; asked if adjacent properties were properly protected from runoff; Mr. LaValley responded to concerns; asked if there would be any impact or trespass of construction vehicles on to neighbors lot; Mr. LaValley suggested that she contact ISD during construction; the commenter and Mr. LaValley discussed percent of stormwater that would be recharged.

Charlie Manoog, neighbor, asked if Planning Board’s acknowledges the HOA’s objection; Mr. LaValley and Mr. Angus addressed his comment.

Moira Moynihan-Manoog, neighbor, asked about HOA’s curb cut and setback requirements and whether Planning Board would enforce then; Mr. LaValley clarified that they do not.

Board Discussion

Mr. Moynihan noted that he and the commenter were not related; noted his preferences with regard to curb cut to be 18’.

Mr. McCormack agreed with Mr. Moynihan, stating that he would prefer to see an 18’ curb cut.

Mr. LaValley noted his support.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the site plan subject to staff-recommended conditions of approval and incorporating DPW comments.

6. 70 Webster Street (PB-2023-032)

- a. Public Meeting – Definitive Site Plan
- b. Public Hearing – Special Permits (AROD)

Don O’Neill, attorney on behalf of the applicant, presented the project, a conversion of a former mill building into residential housing; described size of project and parking and the relief sought.

Nick Facendola, engineer with Level Design Group, described the site and proposed improvements.

Mr. Cary provided staff comment, noted existing building’s historical status, the relief being sought under the special permit, and staff’s recommended conditions of approval.

Mr. O’Neill and Mr. Facendola responded to staff comment; Mr. Cary and the applicant discussed the surface treatment in front of the single-story building on site.

Mr. Quinlivan provided DPW comment.

No public comment.

Board Discussion

Mr. McCormack stated he was glad to see a historic building in this corridor be re-purposed.

Mr. Moynihan, Mr. Cary, and Mr. O’Neil discussed condition 1h; agreed to keep condition as is; added “subject to approval of Historic Commission” to condition 1l.; Mr. Moynihan stated he was glad to support.

Mr. LaValley suggested that drive-aisles in be made 22’; applicant was amenable; Mr. Cary and Ms. Smith stated that Board could modify conditions accordingly; Mr. Facendola stated that he would be comfortable with southern drive-aisles being reduced to 22’.

Mr. Cary suggested a condition of approval 1q.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Definitive Site Plan and Special Permit subject to staff-recommended conditions of approval, as modified during the meeting, and incorporating DPW comments.

8. 393-397 Shrewsbury Street (PB-2023-036)

- a. Public Meeting – Definitive Site Plan
- b. Public Hearing – Special Permits (CCOD)

Patrick Healy, engineer with Thompson Liston Associates, presented the project, a mixed-use multi-family residential dwelling; described existing site and specific site improvements.

Salah Asfoura, architect, described façade and architectural choices.

Mr. Cary provided staff comment; summarized relief being sought under special permit; described conditions of approval relative to both special permit and site plan.

No DPW comment.

No public comment.

Board Discussion

Mr. McCormack stated his support.

Mr. LaValley stated he was glad that his concerns regarding the egressing vehicles were addressed by reducing drive-aisle width.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Special Permit and Definitive Site Plan, subject to staff-recommended conditions of approval and DTM comments.

9. **25, 26, 33, 38 & 45 Arctic Street, 1, 14 (a/k/a 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (a/k/a 5 & 7 Arctic Street), 290 Franklin Street, 2 Keese Street, & 0 Grafton Street and the Arctic Street & Keese Street ROWs (PB-2023-042)**
 - a. Public Meeting – Amendment to Definitive Site Plan & Ch12Sec12
 - b. Public Hearing – Special Permit (CCOD)
 - c. Public Hearing – Private Street Removal – Portions of Arctic Street and Keese Street

Hal Reader, applicant, presented the project and provided reasoning for the amendment.

Chris Anderson, engineer, described the site plan and proposed parking layout.

Mr. Cary provided staff comment; noted that condition 1a can be struck; described other conditions of approval; noted objection of National Grid.

Mr. Quinlivan provided DPW comment.

No public comment.

Board Discussion

Mr. Moynihan noted he was not glad to see surface parking, asked applicant to address how they will off-set heat island effect; Mr. Anderson addressed the concern and discussed green space and tree plantings; Mr. LaValley and Mr. Anderson discussed solar canopies.

Mr. McCormack stated he was disappointed to see a large parking lot so close to downtown but noted it would be easier to re-development a parking lot in the future; asked applicant to comment on pedestrian connection from Keese Street to Grafton Street; Mr. Anderson noted that applicant has been in contact with MassDOT to create a pedestrian connection.

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

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to remove portions of Arctic Street and Keese Street, to approve the Special Permit, and to approve Amendment to Definitive Site Plan, subject to staff-recommended conditions of approval and DPW & DTM comments.

11. 150 Wildwood Avenue (PB-2023-047)

- a. Public Meeting – Definitive Site Plan

John Plifka presented the project, a single-family structure on slopes greater than 15%; described permitting history and specific site improvements.

Mr. Cary provided staff comment, noting past Conservation Commission approvals; asked engineer to comment on drywell soil quality and depth; Mr. Plifka responded.

Mr. Quinlivan provided DPW comments; Mr. Plifka stated there was no issue with comments.

No public comment.

No Board discussion.

The applicant confirmed waivers to be applied for.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Definitive Site Plan subject to staff-recommended condition of approval and DPW comments.

12. 5 Madison Street (PB-2023-048)

a. Public Meeting – Definitive Site Plan – Extension of Time

Joshua Lee Smith described the request, noting that the request was for a 2-year extension of time.

Ms. Harding provided staff comment.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant the two-year extension of time.

13. 0 Aldena Road (PB-2023-049)

a. Public Meeting – Definitive Site Plan

Kevin Quinn, engineer, presented the project, two single-family dwellings on slopes greater than 15%.

Mr. Cary provided staff comment, noting that applicant accommodated comments from DPW.

Mr. Quinlivan provided DPW comment.

No public comment.

No Board discussion.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Definitive Site Plan subject to staff-recommended condition of approval and DPW comments.

14. 0 (aka 66-68) Heywood Street (PB-2023-050)

a. Public Meeting – Definitive Site Plan

Brian MacEwan, engineer, presented the project, two duplex structures on slopes greater than 15%; noted that he would like to discuss requirements for sidewalk installation; discussed other proposed site improvements.

Ms. Harding provided staff comment, discussed proposed retaining wall, and recommended conditions of approval.

Mr. LaValley asked Mr. MacEwan to confirm that walls would be less than 6'; Mr. MacEwan confirmed that if they could not, they would file with the ZBA.

Mr. LaValley, Ms. Harding, and Mr. MacEwan discussed requirement to install sidewalk; Mr. LaValley stated that the Board supports sidewalks; Mr. Quinlivan discussed DPW requirements for sidewalks.

Mr. Quinlivan provided additional DPW comments; Mr. MacEwan responded.

No public comment.

Board Discussion

Mr. Angus stated his support for the sidewalk to be installed; Mr. Moynihan and Mr. McCormack agreed.

Mr. Moynihan asked applicant to confirm waiver request; Mr. MacEwan confirmed.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve the Definitive Site Plan subject to staff-recommended condition of approval and DPW comments (striking comment #6).

Other Business

15. Street Petition

- a. Evelyn Street & Narragansett Avenue - Conversion to Public (ST-2023-006)

No discussion.

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

- a. 3 Crest Avenue (Private) (AN-2023-034)
- b. 148 Tory Fort Lane (Private) (AN-2023-035)
- c. 10 & 12 Windsor Street (Public) (AN-2023-036)
- d. 40 Viele Avenue (Private) (AN-2023-037)

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant Leave to Withdraw without Prejudice to item 16c. and issue a refund.

Mr. Cary described the ANRs to be endorsed.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to endorse items 16a, 16b, and 16d.

17. Board Policy and Procedures

a. Delegate to CPA Committee

The Board discussed the nomination.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to nominate Edward Moynihan to be the Planning Board delegate to Community Preservation Act Committee.

b. Signatures for Registry of Deeds

The Board signed the document.

18. Approval of Minutes

03/15/2023; 04/05/2023; 05/03/2023

Mr. Moynihan noted a typo in the minutes for 05/03/2023.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted to approve the minutes for 03/15/2023, 04/05/2023, and 05/03/2023, noting a correction to 05/03/2023.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to adjourn at 8:14pm.