

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

**OCTOBER 1, 2008
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

Planning Board Members Present: John Shea, Chair
Scott Cashman, Vice Chair
Anne O'Connor, Clerk
Margaret Guzman
Nicole Xifaras Parella

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Lara Bold, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Department of Inspectional Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:40 PM.

APPROVAL OF MINUTES

Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to approve the minutes from the September 17, 2008 meeting.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **0-9 Hemans Street (PB-2008-068) – More Than One Building On A Lot:** Definitive Site Plan (PB-2008-067) was taken contemporaneously. Ben Clark, representing the applicant, Joseph Evangelista, submitted a letter seeking Leave to Withdraw the application to construct 30 multi-family low-rise dwelling units (townhouses) on property with 15% or more slope. Upon a motion by Nicole Xifaras Parella and seconded by Scott Cashman, the Board voted 5-0 to approve the request for Leave to Withdraw the applications for Definitive Site Plan and More Than One Building On A Lot.
2. **0-9 Hemans Street (PB-2008-067) – Definitive Site Plan:** See #1 above.

UNFINISHED BUSINESS

PUBLIC MEETINGS

3. **10 & 12 Boyden Street – Definitive Site Plan Approval:** Jeffrey Howland, representing the applicant, Paul Giorgio, informed the Board that he had met with staff

from Inspectional Services and was working on a revised plan to put an enclosed common ingress/egress in order to meet the definition of multi-family dwellings to construct a six unit multi-family low-rise on property with 15 % slope or more. Mr. Howland requested a continuance to October 15, 2008 so that he would have time to complete the plan. Chair Shea noted that there were 12 parking spaces as required by the Zoning Ordinance. Chair Shea asked about snow storage and Mr. Howland said snow would be removed from the site. Chair Shea asked about landscaping. Mr. Howland indicated that they plan to keep some of the trees on the property and he would ask the applicant about installing arbor vitae along the rear property line. Jacqueline McNamara, an abutter who lives on Glade Street, was worried about the removal of the trees on the property and possible effects on her property. Ms. McNamara said there was a catch basin that is backed up on the corner of Glade Street and Southbridge Street and causing problems for the area. Mr. Adams advised her that it may be a catch basin that was installed by a private party and, as such, cannot be maintained by the city. He said he would try to determine that prior to the next meeting. He also said that issues with runoff exist currently and it is the responsibility of the developer to mitigate them so that conditions are not worse post development. He indicated the proposed berm will intercept water and direct it underground which should alleviate or, at a minimum, not worsen the current conditions. Mr. Howland indicated that there is a concern about installing too many drywells because the abutting downgrade property will get water in the basements. Ms. McNamara then asked if the dwelling units were to be used by students. Mr. Howland answered they probably would be. Francis Banfill, also a Glade Street abutter, expressed concern about potential water runoff. City Councilor Barbara Haller said the project would be a further degradation of the area. She urged the Board to exercise any options available to provide the checks and balances necessary to protect the neighborhood. She said it appears there was little regard for the rest of neighborhood in the design as evidenced by the amount of asphalt, lack of noise barriers and inadequate landscaping. She stated that every new project in the area has resulted in increased water runoff. Chair Shea reminded everyone that the Board can only act within certain parameters. He noted that the Board cannot reduce the number of units but can condition approval to include landscaping and snow removal. Ms. Guzman said she was sympathetic to the abutters concern's, however, she said Holy Cross students living in the neighborhood and the problems they bring to the area, are not the responsibility of this particular owner and are not part of the Board's purview. Ms. Haller offered to host a neighborhood meeting with the property owner to try to resolve some of the issues important to the residents. Chair Shea suggested that the residents talk with Mr. Howland and suggested a structured discourse. He indicated that Mr. Howland had been professional and amenable to meeting with neighbors on other projects. Mr. Cashman said it appears the concept will comply with the Zoning Ordinance when the common ingress/egress is in place. Chair Shea asked if a rendering had been submitted. Mr. Fontane said it is staff's policy to request renderings and elevations. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to continue the item to October 15, 2008.

OTHER BUSINESS

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **AN-2008-066:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to endorse ANR #2008-66, Gilman Street.
2. **AN-2008-069:** The Board held ANR #2008-069, Sophia Drive, so Inspectional Services can determine if an Amendment to the Definitive Site Plan is triggered.
3. **AN-2008-070:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #2008-070, Brigham Road.
4. **AN-2008-071:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to endorse ANR #2008-071, Laconia Road.

Good Harbor Subdivision – Bond Release: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to release the bond in its entirety since all work has been completed to the satisfaction of the Department of Public Works and Parks.

Westview Heights Subdivision – Bond Release: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to release the bond in its entirety since all work has been completed to the satisfaction of the Department of Public Works and Parks.

Parkton Avenue – To Make Public: Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to recommend a Priority 1 based on a recommendation from the Department of Public Works and Parks.

Rodby Street – To Make Public: Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to recommend a Priority 2 based on a recommendation from the Department of Public Works and Parks.

Eames Road – To Make Public: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to recommend a Priority 2 based on a recommendation from the Department of Public Works and Parks.

ADJOURNMENT

Chair Shea adjourned the meeting at 6:35 PM.