

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

**February 18, 2009
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

Planning Board Members Present: 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
Jody Kennedy-Valade, Department of Inspectional Services
Michael Traynor, Law Department

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

APPROVAL OF MINUTES

Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the minutes from the February 4, 2009 meeting.

NEW BUSINESS

Public Meetings

- 1. 25 Tobias Boland Way – Amendment to Definitive Site Plan (PB-2009-003):** Matt Smith from Bohler Engineering represented the applicant, Madison Worcester Holdings, LLC. Mr. Smith explained the applicant is seeking an amendment to the Definitive Site Plan approved on March 17, 2007 and amended on January 23, 2008 for “Worcester Crossing” a retail development on 44 acres adjacent to the Blackstone Parkway/Route 146. The Wal Mart component of the project is slated to begin construction in the Spring of 2009 with completion and opening in Spring of 2010, Mr. Smith stated. He outlined the following proposed changes:
 - The north entrance vestibule of the Wal Mart building has been moved north, resulting in an additional 2,443 SF of building area. The formerly proposed customer turn-in immediately north of the vestibule has also been removed.
 - Four additional cart corrals have been proposed and cart corrals have been reconfigured throughout the parking lot in accordance with current Wal Mart standards.

- The previously proposed 4,400 square foot bank has been replaced by 2,800 square feet of retail and 2,800 square feet of restaurant, shown as Retail and Restaurant 'F' on the revised plans. The site layout in this area has been changed to provide more parking.
- The proposed fast food restaurant has been shifted slightly north and is now served by a double drive-through. The second drive-through lane has a 324' drive-through length (240' is required).
- Grading and drainage in front (east) of the Wal Mart store has been changed based on field conditions. The most notable change is the elimination of a short retaining wall previously shown along Tobias Boland Way.
- Changes to the number of parking spaces that yields four (4) more than is required by the Zoning Ordinance.
- The drainage west and north of the Wal Mart building will tie into the existing Millbury conduit to avoid crossing an interceptor trench along the west side of the store.
- The location of an existing 60-inch culvert located between Phase A and B has been surveyed. The resulting actual location of the culvert required a minor change in the drainage layout from drainage manhole "P" to the outfall.
- A retaining wall that was previously shown on the south side of the Phase B Retail Building A/B Building drive-through was eliminated.
- The previously shown Phase B water connections to Tobias Boland Way have been replaced by water service from an internal site water supply loop.

Ms. Bold outlined the following additional changes to the plan from her review:

- One tree has moved from an interior landscape buffer at Retail and Restaurant F to an exterior landscape buffer fronting Tobias Boland Way.
- The dumpster for the proposed Retail and Restaurant F has moved from the northwestern portion of the site to the southeastern portion of the site.
- A pedestrian crosswalk has been added in Phase B to the proposed Fast Food location.
- Snow storage that was previously shown in off-street parking spaces in excess of ordinance requirements was removed throughout site. The snow storage areas shown on the plan are adequate and are not shown in required landscaping buffers. The plan also states that excess snow will be removed from site.
- The elevation /rendering for Proposed Building A, Wal Mart, prepared by Cross River Architects, shows changes in the proposed coloring scheme, text, details on the cornice and frieze, and the number of windows in several locations.

She noted that, based on the changes described above, 50 additional parking spaces are required to comply with the Zoning Ordinance. The amendment proposes a reduction of 11 spaces in Phase A and the addition of thirty-one (31) spaces located in the Phase B – Retail/Restaurant F area. Those changes, along with the use of the 34 spaces that previously exceeded the minimum required, combine to yield 1609 parking spaces or four (4) above the minimum required for the site as amended. She explained changes recommended by staff to be incorporated as conditions of approval and Mr. Smith stated they were amenable to the applicant. Ms. Bold also listed plan references in the original conditions of approval and amended conditions of approval from the previously approved amendment that must be changed to reference the new plans and renderings as well. In a letter from Captain Metterville, Worcester Fire Department, he stated a fire lane shall be established for the entire project per 527 CMR 10.03(10). There were no interested parties who wished to speak either for or against the proposed amendment. Upon a motion by Anne O'Connor and seconded by

Nicole Xifaras Parella, the Board voted 4-0 to approve the Amendment to Definitive Site Plan with the following conditions:

- **That a fire lane shall be established for the entire project per 527 CMR 10.03(10).**
- **That proposed October maple trees be replaced with 1-2 deciduous shade tree species that are resistant to Asian longhorn beetle infestation.**
- **That on exterior elevations – Phase A the following changes to windows and cornices be incorporated:**
 - (1) **That the elevation dated February 9, 2009, prepared by William Parish Design Consultants, refer to the elevations as northeast, northwest, southwest and southeast for clarity and ease of comparison to the previously approved elevations.**
 - (2) **That two windows adjacent to the windows under the text “Recycle” (Market and Pharmacy) on the northeast elevation be included as originally proposed.**
 - (3) **That three windows be included adjacent to the “Home & Living” entrance on the northeast elevation as originally proposed.**
 - (4) **That on the cornice detail adjacent to the “Wal Mart” text on the northeast elevation remain as originally proposed.**
 - (5) **That the cornice detail originally proposed be included above the outdoor garden area on the northeast elevation labeled “front”.**
 - (6) **That the proposed cornice and frieze detail be added back to the southeast elevation above the last three loading doors.**
 - (7) **That the proposed cornice detail be added back to the “left” side elevation.**
- **That the original conditions of approval and amended conditions of approval from the previously approved Amendment to Definitive Site Plan, dated January 23, 2008 apply to this further amendment except as follows:**
 - (1) **Definitive Site Plan for Worcester Crossing”, prepared by Bohler Engineering, P.C., dated January 5, 2007, as revised to January 10, 2008, Sheets 1 through 34, inclusive (the “Bohler Plan”)**

Be changed to:

Definitive Site Plan for Worcester Crossing”, prepared by Bohler Engineering, P.C., dated January 5, 2007, as revised January 10, 2008 and further revised January 10, 2009, Sheets 1 through 34, inclusive (the “Bohler Plan”)

- (2) **“Wal Mart, Worcester MA Store 4387-00” prepared by William Parish Design Development Corporation Inc.” Project #WMT:05-321, dated February 5, 2007 (the “Parish Plan”).**

Be changed to:

“Wal Mart, Worcester MA – Store no. 4387” prepared by Cross River Architects, dated February 9, 2009 (the “Cross River Architects Plan”) as revised and submitted per the Board’s approval.

- (3) **Location, Design, Façade and Materials for “Proposed Wal Mart” Building (Phase A)**

- b. The elevations and physical appearance of the proposed “Wal Mart” building shall be consistent with the design, materials, color scheme, mural depiction and façade treatments as depicted on the Parish Plan.

Be changed to:

- b. The elevations and physical appearance of the proposed “Wal Mart” building shall be consistent with the design, materials, color scheme, mural depiction and façade treatments as depicted on the final revised elevations.

(4) Location, Design, Façade and Materials for “Proposed Restaurant A,” “Proposed Fast Food”, and “Proposed Bank” buildings (Phase B).

- a. The location of the buildings labeled “Proposed Restaurant A”, “Proposed Fast Food”, and “Proposed Bank” as depicted on the Bohler Plan are approved. However, conditional approval granted herein does not include the elevations, design, materials, color scheme, and façade treatments for these buildings, nor does it include the drive-through configuration for the building depicted on the Bohler Plan labeled “Proposed Fast Food” and “Proposed Bank.” The Applicant shall apply for approval of the same to the Planning Board prior to the commencement of construction of said buildings.

Be changed to:

(4) Location, Design, Façade and Materials for “Proposed Restaurant A,” “Proposed Fast Food”, “Proposed Retail F” and “Proposed Restaurant F” buildings (Phase B).

- a. The location of the buildings labeled “Proposed Restaurant A”, “Proposed Fast Food”, “Proposed Retail F” and “Proposed Restaurant F” as depicted on the Bohler Plan are approved. However, conditional approval granted herein does not include the elevations, design, materials, color scheme, and façade treatments for these buildings, nor does it include the drive-through configuration for the building depicted on the Bohler Plan labeled “Proposed Fast Food.” The Applicant shall apply for approval of the same to the Planning Board prior to the commencement of construction of said buildings.

- All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- Subject to the Zoning Enforcement Officer’s determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.
- The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.
- Six copies of the revised plan set and revised elevations must be submitted to the Division of Planning and Regulatory Services prior to release of the decision.

OTHER BUSINESS

APPROVAL NOT REQUIRED (ANR) PLANS:

AN-2009-007 Azalea Drive: Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR Plan AN-2009-007.

AN-2009-008 Mount Avenue: Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR Plan AN-2009-008.

ADJOURNMENT

Vice Chair Cashman adjourned the meeting at 6:05 pm.