

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

**FEBRUARY 8, 2012**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Anne O’Connor, Chair  
Andrew Truman, Vice Chair  
Stephen Rolle, Clerk  
Satya Mitra, Member

**Staff Present:** Joel Fontane, Division of Planning & Regulatory Services  
Lara Bold, Division of Planning & Regulatory Services  
Nancy Tran, Division of Planning & Regulatory Services  
Kathleen Donovan, Department of Inspectional Services  
K. Russell Adams, Department of Public Works & Parks  
Michael Traynor, Law Department

**BOARD SITE VISITS**

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

**Chair Anne O’Connor called the meeting to order at 5:47 p.m.**

**APPROVAL OF THE MINUTES**

Upon a motion by Mr. Truman and seconded by Mr. Rolle the Board voted 4-0 to approve the minutes of January 25, 2012.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,  
WITHDRAWALS**

The petitioner for 40 Walcott Street requested a postponement to the February 29, 2012 meeting. However, Ms. Bold stated that DPRS and DPW is recommending approval with conditions related to annotations and drainage and the Board could open the hearing if they chose. The Board had no objections and would review it according to the agenda order.

## **Public Hearing**

### **1. 37 Fruit Street and 59 William Street – Definitive Plan - More than One Building on a Lot (PB-2011-053)**

Items # 1 & #2 were taken contemporaneously. Mr. Carl Hultgren from Quinn Engineering stated that the owner, Christopher Bruce, seeks to reconfigure off-street parking. The project requires Definitive Site Plan and More than One Building on a Lot approvals because the two buildings on site are Nationally Registered Historic Properties. Mr. Hultgren explained that existing trees will be maintained and no signs or lights are proposed. He said 12 parking spaces are required but relief of 4 spaces was granted by the Zoning Board of Appeals on January 30, 2012. Mr. Hultgren said staff had two comments – (1) label erosion control devices and (2) add landscaping along William Street and the southerly property line and the applicant was amenable to addressing those comments.

Chair O' Connor asked if the petitioner had any problem with providing the additional landscaping. Mr. Hultgren responded no.

Neither Mr. Adams from DPW nor Ms. Donovan from Inspectional Services had comments on the Definitive Site Plan and More than One Building on a Lot applications.

Ms. Bold confirmed the parking relief granted by the Zoning Board of Appeals on January 30, 2012. She said both petitioner and engineer have worked with staff to meet drainage requirements and maintain mature vegetation. She stated that staff recommends approval with the condition that six copies of the revised plan be submitted addressing remaining staff comments.

Mr. Traynor from the Law Department had no comments. The Board also had no comments.

Upon a motion by Mr. Rolle and seconded by Mr. Truman the Board voted 4-0 to close the public hearing.

Upon a motion by Mr. Truman and seconded by Mr. Mitra the Board voted 4-0 to approve both the Definitive Site Plan and More than One Building on a Lot applications with the condition that:

- The applicant submit six (6) copies of a revised plan to the Division of Planning & Regulatory Services with the following changes:
  - Show compliant landscaping.
  - Show erosion/sedimentation control devices.

#### **List of Exhibits.**

- Exhibit A: 37 Fruit Street / 59 William Street Parking Plan and More than One Building on a Lot application, prepared by Christopher Bruce, submitted 11/8/2011, dated 11/7/2011.
- Exhibit B 37 Fruit Street / 59 William Street revised Definitive Site Plan and More than One Building on a Lot application, prepared by Christopher Bruce, submitted 2/1/2012
- Exhibit C: 37 Fruit Street / 59 William Street - Parking Plan & More than One Building on a Lot Plan, prepared by Quinn Engineering, submitted 11/8/2011, dated 11/7/2011; revised 2/2/2012.
- Exhibit D: Memorandum to the Worcester Planning Board from the Division of Planning & Regulatory Services, dated February 2, 2012.

Exhibit E: Memorandum to the Worcester Planning Board from the Department of Public Works and Parks, dated December 1, 2011, revised.

Exhibit F Requests to Postpone to 1/25/2012 and 2/8/2012 public hearings, submitted by Carl Hultgren, Quinn Engineering.

## **2. 37 Fruit Street and 59 William Street – Definitive Site Plan Application (PB-2011-052)**

Items # 1 & #2 were taken contemporaneously.

## **3. 40 Walcott Street – Parking Plan Application (PB-2011-054)**

Mr. Adams indicated that the revised plan was an improvement and had addressed some of DPW's comments. However, DPW had two remaining comments: (1) details regarding the filtration system proposed under the parking area and (2) installation of a 6" pipe for drainage connection into Walcott Street.

Ms. Donovan said Inspectional Services had no comments.

Ms. Bold explained that the proposal is for a 53 space parking lot in conjunction with Polar Beverage's manufacturing and warehousing uses. It will upgrade the present gravel lot for employees and is not required parking. She stated the applicant submitted a revised plan on February 3, 2012. Staff recommends approval with conditions to address outstanding items on the parking plan. The outstanding items were outlined in staff's January 23, 2012 memorandum and include: (1) labeling abutters to the property, (2) labeling locations of any existing buildings or use of the property and providing an outline of the closest building to the parking lot, (3) labeling distances from adjacent buildings, (4) providing a legend and (5) showing proposed hay bales for erosion control. Though not required, staff also suggests installation of a 4' wide concrete pedestrian walkway from the parking lot to Polar Beverage building. Ms. Bold informed the Board that the applicant requested a postponement to the February 29, 2012 meeting. However, she recommended that the Board review the application.

Chair O'Connor asked for clarification regarding the location of the suggested pedestrian walkway. Ms. Bold responded that it would be on the northwest end of the parking lot.

Mr. Traynor from the Law Department had no comments.

A member of the audience, Gus Martinez, approached the Board to find out the project's relation to 20A Hope Avenue for his mother. Ms. Bold showed the parking plan and explained the location.

Mr. Rolle suggested requiring additional space in the driveway entrance/exit for pedestrians to walk to/from the parking lot. He did not think that pedestrians would use staff's recommended walkway if cars were parked directly next to it. Mr. Truman pointed out the backwards entrance/exit arrows and suggested it be fixed. Because of this, the parking angle direction should also be changed. He also commented on the curbing and recommended revision to show its relation to the street. Mr. Adams agreed and also recommended plan revision to reflect existing berms on Walcott Street.

Mr. Mitra commented that the review would be easier if the applicant were present because it would allow for clarification. Chair O'Connor said the applicant should be informed and revise the plan based on the Board's discussion.

Upon a motion by Mr. Rolle and seconded by Mr. Truman the Board voted 4-0 to continue the item until the February 29, 2012 Planning Board meeting.

### **List of Exhibits.**

- Exhibit A: 40 Walcott Street Parking Plan Application; received December 22, 2011 prepared by Brian LaForte, Vice President.
- Exhibit B: 40 Walcott Street Parking Plan; dated July 20, 2011, submitted December 22, 2011; prepared by HST Group, revised February 3, 2012.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board; re: 40 Walcott Street dated January 23, 2012, revised February 6, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Worcester Planning Board re: 40 Walcott Street, dated January 18, 2012.
- Exhibit E: Request for Postponement from Crystal Carr, representative HST for 40 Walcott Street to the Worcester Planning Board dated January 20, 2012.
- Exhibit F: Letter to the Planning Board from Lesley Wilson, Response Memo to Staff Review Memos and Drainage Calculations, dated February 3, 2012.
- Exhibit G: Request for Postponement from Crystal Carr, representative HST for 40 Walcott, email to DPRS staff dated February 8, 2012.

### **Other Business**

#### **4. Appointment of Nancy Tran, Planning Analyst, to CMRPC**

Mr. Fontane stated that the Board recently appointed Abigail McCabe as its delegate to the Central Massachusetts Regional Planning Commission (CMRPC). However, the appointment was rejected by CMRPC due to residency requirements. Because of this, the Planning and Regulatory Services Division recommended that Nancy Tran be appointed as one of the Board's two delegates to CMRPC.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to appoint Nancy Tran to CMRPC.

#### **5. ANR plans**

**AN-2012-004, Progressive Street:** Upon a motion by Mr. Rolle and seconded by Mr. Mitra the Board voted 4-0 to endorse AN-2012-004.

**AN-2012-005, Maranook Road/Wendover Road:** Upon a motion by Mr. Truman and seconded by Mr. Mitra the Board voted 4-0 to endorse AN-2012-005.

**ADJOURNMENT:** Upon a motion by Mr. Truman and seconded by Mr. Rolle the Board voted 4-0 to adjourn the meeting at 6:17 p.m.