

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

**March 5, 2014**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra, Vice Chair  
John Vigliotti

**Planning Board Members Absent:** Robert Ochoa-Schutz, Clerk

**Staff Present:** Steve Rolle, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Katie Donovan, Department of Inspectional Services  
Alexandra Haralambous, Law Department

**BOARD SITE VISITS**

**REGULAR MEETING**

**CALL TO ORDER**

Chair Andrew Truman called the meeting to order at 5:30 P.M.

**APPROVAL OF MINUTES:**

Upon a motion by Satya Mitra and seconded by John Vigliotti the Board voted 3-0 to approve the minutes from the February 12, 2014 meeting.

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

1. **Goldthwaite Road (aka Burncoat Gardens) Phase 1 - Amendment to Special Permit (PB-2013-041)**
2. **Goldthwaite Road (aka Burncoat Gardens) Phase 5 - Special Permit (PB-2013-043)**
3. **Goldthwaite Road (aka Burncoat Gardens) Phase 5 - More than One Building on a Lot (PB-2013-045)**
4. **Goldthwaite Road (aka Burncoat Gardens) Phase 1 - Amendment to Definitive Site Plan (PB-2013-042) (a public meeting)**
5. **Goldthwaite Road (aka Burncoat Gardens) Phase 5 - Definitive Site Plan Approval (PB-2013-044) (a public meeting)**

Michelle Smith, Division of Planning & Regulatory Services, stated that staff received a written request for continuation for Goldthwaite Road (aka Burncoat Gardens) to the March 26, 2014 meeting as the Board is required to have four members present to hear a Special Permit.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to approve the request for continuation to the March 26, 2014 meeting.

**List of Exhibits:**

Exhibit A: Burncoat Gardens Phase 1 Application; received 11/8/2013; prepared by CFS Engineering.

Exhibit B: Burncoat Gardens Phase 5 Application; received 11/8/2013; prepared by CFS Engineering.

Exhibit C: Burncoat Gardens Phase 5 Plan; dated 10/23/2013; prepared by CFS Engineering.

Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Goldthwaite Road (aka Burncoat Gardens); dated January 14, 2014.

Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: Goldthwaite Road (Burncoat Gardens); dated January 16, 2014

Exhibit F: Request for Continuation/Postponement/Leave to Withdraw from Chuck Scott, CFS Engineering to the Planning Board; dated 12/06/2013 and 12/31/2013.

Exhibit G: Notes from Fire Department; re: Burncoat Gardens.

Exhibit H: Request for Continuation from Chuck Scott, CFS Engineering, to the Planning Board; dated 2/25/2013.

**NEW BUSINESS**

**PUBLIC HEARING**

**6. Commercial Corridors Overlay District - Amendments to the City of Worcester Zoning Ordinance & Map (ZM-2013-005 & ZO-2013-003)**

Steve Rolle, Division of Planning and Regulatory Services, stated that staff requested continuation to March 26, 2014 to allow additional time for analysis and to allow the four member Board to hear the item. He stated that he could give a summary of the proposed changes staff had developed thus far.

Chair Truman stated that the Board could wait to hear the proposed changes until the next meeting if the Board would continue.

Gary Vecchio, president of the Shrewsbury Street Neighborhood Association, stated that Worcester State University and Bet Shalom were prime examples of insufficient parking in the City's Corridors..

Councilor Michael Gaffney, Chair of the Traffic and Parking Committee, stated that South Flagg Street was an issue. He stated that the elderly are retaining vehicles for longer and require additional parking. He noted that businesses, such as Bet Shalom, are not adjusting automatically to provide additional parking and that the Board needs to consider that businesses may not provide parking if they're not required to.

Gerry Powers of Walk Bike Worcester stated that he and his organization were in support of the proposed amendment. He stated that the City needs urban density and not suburban sprawl and noted that similar sized cities thrive with biking and this would be progress to a walkable and bike-able City. He stated that walkable areas help bring businesses back downtown. He stated he understood the parking

issue and stated that there should be a compromise somewhere between the existing requirements and the proposed. He expressed interest in seeing municipal parking area growth.

William Breault of the Main South Lions Club stated that there were 6-8 developers in the Main South Corridor that would like to meet with Director Rolle to discuss the amendment before March 26<sup>th</sup>.

Scott Ricktor, Worcester Resident, stated that the overlay should include explicit handicap accessibility regarding parking facilities and create provisions for individual with disabilities.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to continue the item to the March 26, 2014 meeting.

**List of Exhibits:**

Exhibit A: City of Worcester – Proposed Commercial Corridors Overlay District Map

Exhibit B: AN ORDINANCE AMENDING THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO CREATING COMMERCIAL CORRIDORS OVERLAY DISTRICTS, CREATIVE ENTREPRENEUR LOFTS, AND THE ELIMINATION OF THE PARKING OVERLAY DISTRICTS, THE ARTS OVERLAY DISTRICT AND THE MIXED USE DEVELOPMENT OVERLAY DISTRICTS

Exhibit C: City of Worcester Commercial Corridors Overlay District: A Summary of the Proposal

Exhibit D: Proposed Revised Commercial Corridors Overlay District Map; titled “City of Worcester - Proposed Commercial Corridors Overlay District (revised after PB hearing on January 22, 2014).”

**7. 60 & 72 Shrewsbury Street and 12 Leo Turo Way - Amendment to Shrewsbury Street Parking Overlay District Special Permit (PB-2013-003)**

Ms. Smith stated that staff is requesting postponement as a four member Board is required to hear the item.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to postpone the Special Permit to the March 26, 2014 meeting.

**8. 31 Harlow Street – Parking Plan Approval (PB-2014-002)**

Ms. Smith stated that staff determined that the applicant needs to apply for a Definitive Site Plan rather than a Parking Plan and staff recommended postponement to allow staff time to re-advertise the item and allow the applicant to provide supplemental materials.

Mr. Truman asked if the applicant had requested to withdraw the petition for Parking Plan.

Ms. Smith stated that staff spoke with the applicant’s engineer who stated that they would be requesting withdrawal but that staff had not received confirmation in writing.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to postpone the Parking Plan Approval to the March 26, 2014 meeting.

**List of Exhibits:**

Exhibit A: Parking Plan Application; prepared by New Street Realty Corporation; received January 30, 2014.

Exhibit B: Parking Plan; prepared by HS&T Group, Inc.; dated and received January 30, 2014.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 31 Harlow Street; dated February 26, 2014.

### **OTHER BUSINESS:**

#### **9. Arboretum Subdivision (Phase IV) – Information & Discussion Regarding Compliance with Approved Plans**

#### **10. Communication Received:**

- a. **Letter from Atty. Mark Donahue on behalf of Arboretum Village, LLC to the Planning Board re: Arboretum Subdivision – Phase IV; dated February 18, 2014; received February 20, 2014.**

Mr. Rolle stated that staff received a letter from the Applicants attorney on February 20, 2014 but that staff had not received the requested plans by the stated deadline. Mr. Rolle noted that the applicant's attorney stated the applicant required additional time to provide the requested submittal. Mr. Rolle stated that based on the timeline provided, a submission should be expected by March 13.

Mr. Truman asked if staff had provided options for enforcement since the applicant had not complied with the Board's request.

Alexandra Haralambous, Law Department, stated that this was only an other business and communication item and that the Board could not take action today. She stated that the Board voted to hear the item at the March 26, 2014 meeting.

- b. **Brochure from MA Department of Housing to the Planning Board re: Citizen Planner Training Collaborative; received February 24, 2014**

#### **11. Approval Not Required (ANR) Plans**

- a. **770 Franklin Street (public) (AN-2014-012)**

Ms. Smith stated that this applicant has requested to postpone the ANR to allow staff to determine if there is more than one building on the existing lot.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to endorse.

- b. **31 & 39 Caroline Street (private street) (AN-2014-010)**

Ms. Smith stated that this property is located in the RS-5 zone, on a private way; the purpose is to subdivide the property into 4 lots. She noted the Board previously denied an ANR for this property as the applicant had the proposed lots configured with inadequate frontage. She stated the applicant provided the required frontage.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to endorse.

- c. **72 Grove Street (public) (AN-2014-011)**

Ms. Smith stated that this property is located in the BG-6.0 zone. She stated that applicant is seeking to subdivide a portion of the existing parking lot. She stated that no frontage is specified in the Ordinance for this Zone and that the applicant provides adequate frontage for the respective parcels on Grove Street and Prescott Street. She stated that staff was not able to determine the purpose of the creation of the new parcel

Chair Truman asked if there were issues related to the require parking if the applicant were subdividing a parcel.

Ms. Smith stated that the hotel was previously approve but that she had not reviewed the site plan on file.

Ms. Donovan stated that there were no parking requirements in the BG-6.0 zone.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to endorse.

**d. 0 Salisbury Street (public) (AN-2014-013)**

Ms. Smith stated that this property is located in the RS-10 zone. She stated that the applicant is seeking to subdivide the parcel into 8 lots. She stated that 80 ft. of frontage is required in this Zone for single family dwellings and that the applicant is providing 80 ft. for 7 lots and ~499 ft. for the remaining lot.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 3-0 to endorse.

**e. 63-65 Alvarado Avenue (public) (AN-2014-014)**

Ms. Smith stated that the Board previously denied this ANR as both property owners has not signed the application. She stated that the second property owner had signed the application. She stated that the property is located in the RL-7 zone. She stated that the applicant is seeking to convert the exiting two-family into a duplex through the creation of a zero-lot-line. She stated 35 ft. of frontage per dwelling unit is required for this Zone and that the applicant provides adequate frontage with ~45 ft. and ~75 ft. for the respective parcels.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to endorse.

**12. Signing of the decision from previous meetings** - The decision for AN-2014-004 and ST-2014-001 were signed at this meeting.

**ADJOURNMENT:**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 3-0 to adjourn the meeting at 6:00 p.m.