

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

February 11, 2015

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Robert Ochoa, Clerk
Andrew Freilich

Planning Board Members Absent: Satya Mitra, Vice Chair
John Vigliotti

Staff Present: Domenica Tatasciore, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services
Alexandra Haralambous, Law Department

BOARD SITE VISITS

CALL TO ORDER

Chair Andrew Truman called the meeting to order at 5:36 P.M.

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

1. 0 Sarah Drive, Lots 81-86 (aka Bittersweet Blvd, Arboretum Phase IV) – Definitive Site Plan Approval (PB-2014-009)

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 3-0 to approve the continuance to March 4, 2015 and extend the deadline to March 20, 2015.

2. 53 Rankin Street (Lots 1L, 1R, 2L and 2R) – Definitive Site Plan Approval (PB-2014-025)

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 3-0 to grant the Leave to Withdraw Without Prejudice.

List of Exhibits

Exhibit A: Definitive Site Plan Application; prepared by Luigi Digioia; received July 3, 2014

Exhibit B: Definitive Site Plan for Lots 1 & 2 Rankin Street (53 Rankin Street); prepared by HS&T Group, Inc.; dated June 12, 2014; received July 3, 2014.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 53 Rankin Street (Lots 1L, 1R, 2L, 2R) – Definitive Site Plan Approval; dated August 1, 2014.

Exhibit D: Decision (Approval) for Rankin Street Definitive Subdivision Plan (PB-2010072); dated January 26, 2011.

Exhibit E: Postponement and Leave to Withdraw requests

3. Lots 1L & 1R Great Post Road (fka Main Street) – Definitive Site Plan (PB-2014-033)

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 3-0 to approve the continuance to March 4, 2015 and extend the deadline to March 20, 2015.

List of Exhibits:

Exhibit A: Definitive Site Plan Application; received September 26, 2014; prepared by Owner/Applicant Michael O'Connor, Sedona Realty Group, LLC.

Exhibit B: Site Plan – Lot 1L & Lot 1R Main Street, Worcester, Massachusetts, dated September 25, 2014; prepared by H.S. & T. Group, Inc.

Exhibit C: Requests for Postponement & Continuance

Exhibit D: Rendering of Two Story Duplex

Exhibit E: Detail of Retaining Wall; dated February 4, 2015; prepared by J.R. Associates.

4. 25, 38 & 45 Arctic St., 1, 14 (aka 8 & 10 Plastics St.) & 23 Hygeia St., 274, 284 (aka 5 & 7 Arctic St.) & 290 Franklin St. – Amendment to Definitive Site Plan (PB-2014-039)

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 3-0 to approve the postponement to March 4, 2015 and extend the deadline to March 10, 2015.

List of Exhibits

Exhibit A: Definitive Site Plan Application; received October 16, 2014; prepared by DOK Realty LLC.

Exhibit B: Proposed Amended Definitive Site Plan, Franklin Street Lofts; prepared by JH Engineering Group and Dimensions 2 & 3; dated 10/16/2014.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 5, 7, 25, 38 & 45 Arctic Street; 1, 4 & 13 Hygeia Street; 274 & 290 Franklin Street; dated November 14, 2014.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 5, 7, 25, 38 & 45 Arctic Street; 1, 4 & 23 Hygeia street; 274 & 290 Franklin Street – Definitive Site Plan – PB-2014-039; dated November 14, 2014.

Exhibit E: Project Reviews from District Chief Courtney, Fire Department; undated.

Exhibit F: Request for Postponement from 11/19/14 to 12/10/14 and Extension of Constructive of Approval from 12/20/14 to 1/25/15; received 11/14/14.

Exhibit G: Request for Postponement from 12/10/14 to 1/21/14 and Extension of Constructive of Approval from 1/25/15 to 2/20/15; received 12/5/14.

5. 117 Stafford Street – Amendment to Definitive Site Plan (PB-2015-001)

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 3-0 to approve the postponement to March 4, 2015 and extend the deadline to March 30, 2015.

APPROVAL OF MINUTES:

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 3-0 to approve the minutes for November 19, 2014, December 10, 2015, and January 21, 2015 without edits.

OTHER BUSINESS

6. Approval Not Required (ANR) Plans:

a. 82-88 Middlesex Avenue (private) (AN-2015-004)

Ms. Tatasciore stated that this was approved and signed at the last meeting but it needs to be resigned because the engineer had placed the North arrow in the wrong direction and the legal description was thus reversed.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 3-0 to endorse the ANR.

b. 69 Wall Street (public) (AN-2015-005)

Ms. Tatasciore stated that they are subdividing the lot to cut out a portion. She showed the Board what is to remain part of the original lot and what portion will be separated.

Upon a motion by Mr. Freilich and seconded by Mr. Ochoa, the Board voted 3-0 to endorse the ANR.

c. 109 Pocasset Avenue (private) (AN-2015-007)

Ms. Tatasciore stated that this plan was also previously approved but the applicant lost it and was never able to record it.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 3-0 to endorse the ANR.

d. 48 & 50 Eureka Street (public) (AN-2015-008)

Ms. Tatasciore stated that this property was on a public way. It is an existing lot that is being subdividing it in order to build duplexes. The lot conforms with Zoning requirements.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 3-0 to endorse the ANR.

7. Signing of Decisions from prior meetings – the decisions for Clapp Street Frontage Subdivision and 5-7 Forbes St Leave to Withdraw were signed.

ADJOURNMENT

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 3-0 to adjourn the meeting at 5:42 p.m.