

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

February 15, 2018

WORCESTER PUBLIC LIBRARY

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

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Domenica Tatasciore, Division of Planning & Regulatory Services
Jody Kennedy Valade, Department of Inspectional Services
Nick Lyford, Department of Public Works

Call to Order – 5:30 pm

Approval of Minutes:

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 3-0 to approve the meeting minutes of January 17, 2018.

Mr. Truman welcomed Mr. DePalo to the Board.

New Business

Public Hearing

- 1. 92 Grand Street – Special Permit for Adaptive Reuse Overlay District (PB-2017-054)**
- 2. 92 Grand Street - More Than One Building On A Lot (PB-2017-054)**
- 3. 92 Grand Street - Definitive Site Plan (PB-2017-054)**

Items #1, #2, #6 were taken contemporaneously.

Attorney Mark Borenstein along with Steve Teasdale from Main South CDC appeared upon behalf of the applications.

Attorney Borenstein stated that the applicant seeks to construct 6 structures, with 1,720 SF of retail tenant space and 48 residential dwelling units comprised of a mix of 12 one-bedroom, 15 two-bedroom units and 21 three-bedroom units for a total of 105 bedrooms.

Attorney Borenstein reviewed the plans for the site including the parking, signage and lighting proposed.

Mr. Mitra asked if the site was a mixed use. Attorney Borenstein stated that it was and reviewed what was being proposed.

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

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to approve the waivers requested.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to approve the Special Permit for Adaptive Reuse Overlay District with all the conditions outlined in staff's memo.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to approve the More Than One Building on a Lot application with all the conditions outlined in staff's memo.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to approve the Definitive Site Plan application with all the conditions outlined in staff's memo and DPW comments as well.

List of Exhibits:

- Exhibit A: Special Permit – Adaptive Reuse Application, More Than One Building On A Lot Application & Definitive Site Plan Application; received October 5, 2017; prepared by Attorney Mark Borenstein.
- Exhibit B: Site Plan for 92 Grand Street; dated October 5, 2017; prepared by Samiotes Consultants, Inc.
- Exhibit C: Renderings with elevations and floorplans; dated October 6, 2017; prepared by DHK Architects.
- Exhibit D: Stormwater Report; dated August 17, 2017; prepared by Samiotes Consultants, Inc.
- Exhibit E: DPW Comments; dated November 8, 2017.
- Exhibit F: Fire Comments; dated October 12, 2017.

4. Zoning Map Amendment – 4 Winslow Street (ZM-2017-012)

Amendment to rezone 4 Winslow Street which is currently zoned RG-5 (Residence, General) to be included entirely within both the BG-3.0 (Business, General) zoning district.

Attorney Jonathan Finkelstein represented the petitioner and requested a Leave to Withdraw without Prejudice for said petition.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board vote 4-0 to allow for Leave to Withdraw without Prejudice for this Zoning Map Amendment petition.

5. Zoning Map Amendment – 4 Winslow Street & 408 Pleasant Street (ZM-2018-001)

Amendment to rezone 4 Winslow Street and a portion of 408 Pleasant Street which are currently, in-whole or partially, zoned RG-5 (Residence, General) to be included entirely within both the BG-3.0 (Business, General) zoning district and Commercial Corridor Overlay District – Elsewhere (CCOD-E) overlay district.

Attorney Jonathan Finkelstein stated that the Hyder family seeks to amend the City of Worcester Zoning Map and stated that the intention is to expand both the existing kitchen space and to provide additional parking for the site.

Mr. Rolle gave an overview of the zoning history for the site.

Councilor Sari Rivera spoke in support of the application.

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

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to support said zoning petition.

List of Exhibits

Exhibit A: Petition – Edward Hyder; referred to Planning Board on January 9, 2018.

Exhibit B: GIS Map – RG-5 to BG-3; dated January 26, 2018; prepared by DPRS Staff.

Exhibit C: GIS Map – Extend CCOD; dated January 26, 2018; prepared by DPRS Staff.

6. Warmland Street – Street Petition for Removal of Private Way from Official Map (ST-2018-001)

Mrs. Lyford stated that DPW would recommend the street be removed from the official map.

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

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 4-0 to remove the entire length of Warmland Street from the Official Map.

Public Meeting

7. 288 Grove Street & 2 Brookfield Street - Definitive Site Plan (PB-2018-006)

Attorney Mark Donahue appeared upon behalf of the applicant, 288 Grove LLC. Also present was Josh Swerling from Bohler Engineering and representatives of 288 Grove LLC.

Attorney Donahue stated that the applicant seeks to construct a 3-story, ~51,825 SF medical office building, specifically for general and professional offices that includes an adult day care facility, with 183 parking spaces, grading, and site work located at 288 Grove Street and 2 Brookfield Street and reviewed the plans for the site.

Attorney Donahue stated that the current building will need to be demolished before they begin construction.

Mr. Swerling provided an overview of the plans for the site and reviewed where on the site where the building would be demolished and reviewed the landscaping and parking proposed for the site.

Mr. Lyford reviewed the changes that DPW would like to be made to the plan.

Abutter Gail Lavoie stated that she thinks this is a perfect reuse for the property and was in support of the application.

Upon a motion by Mr. Mitra, and seconded by Mr. Vigliotti, the Board voted 4-0 to approve the waiver to not label abutters to abutters on the plan.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 4-0 to approve the Definitive Site Plan with all the conditions outlined in staff's memo and as well as DPW memo and with Attorney Donahue's recommended condition, as outlined in Exhibit H.

List of Exhibits:

- Exhibit A: Definitive Site Plan Application; received January 3, 2018; prepared by Tim Rassias.
- Exhibit B: Site Development Plans; dated January 2, 2018 and [revised on Feb. 5, 2018](#); prepared by Bohler Engineering.
- Exhibit C: Rendering; undated; preparer unknown.
- Exhibit D: Stormwater Drainage Analysis; dated January 2, 2018, and revised on Feb. 5, 2018; prepared by Bohler Engineering.
- Exhibit E: Fire Comments; dated January 22, 2018.
- Exhibit F: DPW Comments; dated February 9, 2018.
- Exhibit G: Email from Attorney Mark Donahue, dated February 7, 2018, with Trip Generation Assessment by McMahan Transportation
- Exhibit H: Letter from Attorney Mark Donahue, dated February 15, 2018.

Other Business

8. Election of Officers

This item was postponed to the Board's meeting on February 28, 2018.

9. Acceptance of Performance Agreement & Release of Restrictive Covenant - The Village at Burncoat Heights

This item was postponed to the Board's meeting on February 28, 2018.

Mr. Vigliotti left the meeting at 6:35 pm.

10. Approval Not Required Plans (ANR)

- a. 207 Greenwood Street (public) & 1 Agrand Street (aka 241 Greenwood Street) (public) (AN-2018-003)

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

- b. 205 Moreland Street (public) & Brigham Road (public) (AN-2018-007)

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

- c. 231 Lake Avenue (public) (AN-2018-008)

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

- d. 11 & 13 Yukon Avenue (public) (AN-2018-009)

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

- e. 646 Salisbury Street (public) (AN-2018-010)

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

11. Communication

12. Signing of Decisions from prior meetings

Adjournment

Upon a motion the Commission adjourned the meeting at 6:40 p.m.