

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

August 28, 2019

ESTHER HOWLAND CHAMBERS

Planning Board Members Present: Albert LaValley, Vice Chair
Paul DePalo, Clerk
Eleanor Gilmore
Edward Moynihan

Planning Board Members Absent: John Vigliotti, Chair

Staff Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Tim Gilbert, Division of Planning & Regulatory Services
John Kelly, Department of Inspectional Services
Nick Lyford, Department of Public Works

Approval of Minutes – 7/17/19 & 8/7/19 – Held to September 18, 2019 Planning Board meeting

Requests for Continuances, Extensions, Postponements, and Withdrawals

1. 165 Southbridge Street (PB-2019-044)

- a. Public Meeting – Parking Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to continue the Parking Plan application to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

2. Malden Woods (aka 0 Whipoorwill Drive & 0 Danielle’s Way, Whipoorwill Drive and Castine Street Right of Ways) (PB-2018-026)

- a. Public Hearing – Definitive Subdivision Plan Amendment
b. Public Meeting – Definitive Site Plan

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Definitive Subdivision Plan Amendment and the Definitive Site Plan to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

3. 700 Plantation Street (PB-2019-036)

- a. Public Hearings – Special Permit to allow expansion, alteration, change of pre-existing non-conforming uses within the Water Resource Protection Overlay District
b. Special Permit – Water Resource Protection Overlay District

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to postpone the Water Resource Protection Overlay District Special Permits application to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

4. 67 West Boylston Street (PB-2019-038)

- a. Public Meeting – Definitive Site Plan

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Definitive Site Plan application to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

5. 128, 130, 132, 134 & 136 Alvarado Avenue (PB-2019-039)

- a. Public Hearing – Definitive Subdivision Plan Amendment
- b. Public Meeting – Definitive Site Plan Amendment
- c. Request to Extend Work Completion Date and Amend Performance Agreement

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Definitive Subdivision Plan Amendment, Definitive Site Plan Amendment and the Request to Extend Work Completion Date an Amend Performance Agreement to the September 18, 2019 Planning Board and to extend the constructive grant deadline to October 3, 2019.

6. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)

- a. Public Hearing – Special Permit for CCOD

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to postpone the Special Permit for CCOD to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

7. Higgins Farm (fka 727 Salisbury Street) or Salisbury Hill CCRC (PB-2019-047)

- a. Public Hearing – Special Permit Amendment – To allow a Continuing Care Retirement Community (CCRC)
- b. Public Meeting – Definitive Site Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Special Permit Amendment – To allow a Continuing Care Retirement Community (CCRC) and Definitive Site Plan application to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

8. 49 Arlington Street (PB-2019-052)

- a. Public Meeting – Definitive Site Plan Approval

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to postpone the Definitive Site Plan application to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

9. 1023 & 1029 (aka 1025) Southbridge Street (PB-2019-054)

- a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use
- b. Public Meeting – Parking Plan Approval

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to postpone the Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use and Parking Plan application to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

10. 51 & 53 Windsor Street (PB-2019-056)

- a. Public Hearing – Definitive Plan – More Than One Building on a Lot Approval
- b. Public Meeting – Definitive Site Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to postpone the Definitive Plan-More Than One Building on a Lot Approval and the Definitive Site Plan application to the September 18, 2019 Planning Board meeting and to extend the constructive grant deadline to October 3, 2019.

11. Planning Board Rules & Regulations Amendment

- a. Public Hearing – To require the use of the most current precipitation data (i.e. NOAA Atlas 14 or Cornell Data, in lieu of TP40 data) when preparing required stormwater (i.e. hydraulic/hydrologic) calculations

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan the Board voted 4-0 to postpone the Planning Board Rules & Regulations Amendment to the September 18, 2019 Planning Board meeting.

New Business

12. 0 (aka Lots 1-4) Whisper Drive (PB-2019-050)

a. Public Meeting – Definitive Site Plan Approval

Jay Finlay of Finlay Engineering appeared upon behalf of the applicant, Wingspan Properties, LLC.

The applicant seeks to construct four single-family detached dwellings and conduct associated site work on four lots located along the south side of Whisper Drive.

Mr. Finlay reviewed the scope of the project and the erosion controls for the property.

Herb Resnick, abutter, stated that he had was under impression that the Conservation Commission had a concern with the project. Mr. Finlay stated that these lots were approved by the Conservation Commission.

David Long asked where the wetlands are located. Mr. Finlay stated that there are no wetlands within 100 feet of these lots.

Mr. Moynihan asked Mr. Finlay to review on the plan where the retaining walls would be located on site.

Upon a motion by Mr. DePalo and seconded by Mr. Moynihan, the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo.

Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 4-0 to approve a waiver of the plan requirements to provide information regarding trees over 9 inches in diameter.

List of Exhibits

Exhibit A: Site Plan Application; received July 18, 2019; Wingspan Properties, LLC.

Exhibit B: Site Plan; dated June 17, 2019; prepared by Finlay Engineering Services.

Exhibit C: Renderings; prepared by The Drawing Board, Inc.

13. 0 (aka Lots B6 & B7) Whisper Drive (PB-2019-051).

a. Public Meeting – Definitive Site Plan Approval

Jay Finlay of Finlay Engineering appeared upon behalf of the applicant, Wingspan Properties, LLC.

The applicant seeks to construct two single-family detached dwellings and conduct associated site work on two contiguous lots along the north side of Whisper Drive.

Mr. Finlay reviewed the scope of the project and the erosion controls for the property.

Herb Resnick, abutter, asked for details on the conditions Conservation Commission put on the sediment pump proposed for the site.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to approve a waiver of the plan requirements to provide information regarding trees over 9 inches in diameter.

List of Exhibits

Exhibit A: Site Plan Application; received July 18, 2019; Wingspan Properties, LLC.

Exhibit B: Site Plan; dated June 17, 2019; prepared by Finlay Engineering Services.

Exhibit C: Renderings; prepared by The Drawing Board, Inc.

14. Village at (aka 1-24) Burncoat Heights – Subdivision (fka 604 Burncoat Street) (PB-2019-057)

a. Public Hearing – Definitive Subdivision Amendment

15. Subdivision(s)

a. Village at (aka 1-24) Burncoat Heights (fka 604 Burncoat Street) Subdivision:

- Request to Extend Work Completion Date and Amend Performance Agreement

Items #14 and #15 were taken contemporaneously.

Attorney Mark Bornstein appeared upon behalf of the applicant, Burncoat Heights Trust.

The request is as follows:

1. Amend the subdivision approval to waive the provisions of Section VI(1)(2) of the Worcester Subdivision Regulations to establish a new sunset date of July 17, 2020; and
2. Amend the performance agreement to extend the work completion date of July 17, 2020.

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to

1. Amend the subdivision approval to waive the provisions of Section VI(1)(2) of the Worcester Subdivision Regulations to establish a new sunset date of July 1, 2020; and
2. Amend the performance agreement to extend the work completion date of July 1, 2020.

16. 30 Boynton Street (PB-2019-055)

b. Public Meeting – Definitive Site Plan Approval

Jesse Johnson from Boehler Engineering appeared upon behalf of the applicant, Worcester Polytechnic Institute.

Mr. Johnson provided an overview for the proposal.

Upon a motion by Mr. Moynihan and seconded by Mr. DePalo the Board voted 4-0 to approve the Definitive Site Plan.

Other Business

17. Street Petition(s)

- a. Request to Discontinue, Abandon, and Remove from the Official Map a portion of Plantation Street (Public) (ST-2019-013)

Upon a motion by Mr. DePalo and seconded by Ms. Gilmore, the Board voted 4-0 to recommend to City Council the request to Discontinue, Abandon, and Remove from the Official Map a portion of Plantation Street.

18. Approval Not Required (ANR) Plan(s)

- a. 463 Massasoit Road (Public) (AN-2019-042)

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to endorse the ANR.

- b. 5 Shale Street (Private) (AN-2019-043)

Mr. Lyford stated that the street was open and passable.

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to endorse the ANR.

- c. 123 Moreland Street (Public) (AN-2019-044)

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to endorse the ANR.

- d. 338 Brooks Street (Public) (AN-2019-045)

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to endorse the ANR.

- e. 57-59 Granville Avenue (Public) (AN-2019-046)

Upon a motion by Ms. Gilmore and seconded by Mr. DePalo, the Board voted 4-0 to endorse the ANR.

19. Request for Acceptance of (Open Space) Restrictive Covenant(s)

- a. Worcester Country Club Acres (CCRC) (PB-2018-042)
- b. 407 Cambridge Street (Cluster Special Permit) (PB-2018-021)

Items held to the September 18, 2019 Planning Board meeting.

20. Communication(s)

- a. E-mail from Thomas McGill regarding Cobblestone Lane Repair Project (CCRC). Mr. Rolle provided an update.

21. Discussion of Board Policies and Procedures

- a. Public Accessibility of Applications/Information. No comment.

22. Signing of Decisions

Adjournment

Upon a motion the Commission voted 4-0 to adjourn the meeting at 6:26 p.m.