

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

**Wednesday July 7, 2021**

Worcester City Hall - Levi Lincoln Chamber, with remote participation options available via Webex online at <https://cow.webex.com/meet/planningboardwebex> and call-in number 415-655-0001 (Access Code: 1601714991).

**Planning Board Members Participating:** Albert LaValley, Chair  
Kevin Aguirre, Clerk  
Eleanor Gilmore  
Conor McCormack

**Planning Board Members Participating Remotely:** None

**Planning Board Members Absent:** Edward Moynihan, Vice Chair

**Staff present:** Stephen Rolle, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Marisa Lau, Division of Planning & Regulatory Services

**Staff Participating Remotely:** Jody Kennedy Valade, Inspectional Services Division  
Alexandra Kalkounis, Law  
Nicholas Lyford, DPW

**Call to Order** – Mr. LaValley called the meeting to order at 5:30

**Requests for Continuances, Extensions, Postponements, and Withdrawals**

**Postponements**

- Item 2: 47R Fourth Street (PB-2020-072) – Definitive Site Plan & Special Permit to allow a Cluster Group of Single-Family Dwellings**  
Request to Postpone the Public Meeting & Hearing to August 18, 2021  
Extend the Constructive Grant Deadline to September 9, 2021
- Item 3: Attleboro Street (PB-2021-012) – 81G Street Opening & Definitive Site Plan**  
Request to Postpone the Public Meeting to July 28, 2021  
Extend the Constructive Grant Deadline to August 19, 2021
- Item 4: 573 Grafton Street (PB-2021-020) – Definitive Site Plan**  
Request to Postpone the Public Meeting to July 28, 2021  
Extend the Constructive Grant Deadline to August 19, 2021
- Item 9: Hemans Court (ST-2021-001) – Private Street Removal**  
Request to Postpone the Public Meeting to September 8, 2021  
Extend the Constructive Grant Deadline to September 30, 2021

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to grant the requested postponements.

### **Old Business**

#### **1) 26 Apthorp Street & part of 7 Darrow Street (PB-2021-024)**

Public Meeting – Definitive Site Plan

Ms. Lau gave an overview of staff comments and changes to the application since it was last before the Board at the April 14, 2021 Planning Board meeting; meeting was continued to allow applicant to resolve private property matter concerning access to 7 Darrow Street.

Mr. Anderson on behalf of applicant; described agreement between applicant and abutter regarding land; added additional trees; shifted eastern building slightly closer to the street.

No public comment.

Law had no comment

Zoning had no comment.

DPW had no additional comment.

#### **11a) 26 Apthorp Street & part of 7 Darrow Street (Private) (AN-2021-034)**

Ms. Lau described the Approval Not Required (ANR) plan to be endorsed concurrently, to convey a small portion of Lot #4 to Lot #5 at 7 Darrow St.

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to approve the Definitive Site Plan, subject to staff-recommend conditions of approval, and grant waivers, and to endorse the ANR plan.

### **New Business**

#### **5) 33 Dominion Road (PB-2021-044)**

Public Meeting – Amendment to Definitive Site Plan

Mr. Baum gave an overview of the application and described changes from approved site plan; proposed site would have drive-under garages and patios in the back; stated that a concurrent ANR plan to redraw lot lines to match site plan was before the Board; stated that there would be slight increase in impervious surface; described drainage apparatus and proposed water and sewer connections.

Mr. Cary asked applicant if they were amenable to conditions regarding rain garden planting and asked applicant to discuss connection between infiltration trench and drainage apparatus; Mr. Baum confirmed that they were and described connection.

Ms. Smith asked for further clarification on rain garden drainage; Mr. Baum clarified.

No public comment.

No comment from Zoning.

No comment from Law.

No comment from DPW.

Ms. Gilmore asked for confirmation of waivers being requested.

Mr. LaValley reiterated his support for the site plan.

**11d) 33 Dominion Road (Public) (AN-2021-037)**

Mr. Cary described the ANR plan to be endorsed concurrently, to redraw lot lines to match proposed site plan.

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to approve the Definitive Site Plan, subject to staff-recommend conditions of approval, and grant waivers, and to endorse the ANR plan.

**6) 261 Clover Street (aka 175 James Street) & 219 James Street (PB-2021-045)**

Public Meeting – Amendment to Definitive Site Plan

Mark Borenstein on behalf of applicant described application; stated that there had been prior site plan and street opening approvals from November 2018 and that Zoning Board of Appeals has granted a variance for parking; summarized modifications to approved plan, which include new transformer pads and changes in building footprints and consequent changes to drainage and utility plans, and walkways; stated that applicant would like to modify condition #2 to allow for grant of temporary occupancy permits prior to topping of roads.

Ms. Lau stated that the More Than One Building on a Lot and 81G Street Opening approvals are not affected and do not need an amendment.

Mr. LaValley asked staff whether modification to condition #2 is amendable; Ms. Smith suggested that language of condition #2 be modified to read “Clover Street shall be improved to completion prior to issuance of a final certificate of occupancy”; applicant stated that would be acceptable.

Law had no comment.

Zoning had no comment.

DPW had no comment.

Public had no comment.

Mr. LaValley stated his support.

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to approve the Amendment to a Definitive Site Plan, subject to staff conditions of approval and amending condition #2 to read: “Clover Street shall be improved to completion prior to issuance of a final certificate of occupancy.”

**7) 111 Higgins Street (PB-2021-048)**

Public Meeting – Parking Plan

Brian Jones, on behalf of applicant William Deschler, described the proposed parking plan; discussed drainage work and pavement to be removed; described trench trains to be installed in loading docks; stated that they agree with DPW recommendation regarding sewer juncture.

Ms. Smith stated that the proposal would reduce impervious surface; highlighted staff concerns related to flood mitigation as the property is within the floodplain; staff recommended additional street tree plantings along landscape buffer; asked applicant to comment on these recommendations and describe anticipated use of the site.

Mr. Jones stated that applicant is amendable to tree planting; Mr. Deschler confirmed, and also stated that conduit for EV stations can also be installed.

Mr. Jones stated that applicant is amendable to recommended erosion controls; described proposed signage; stated they would be amenable to DPW-recommended cleanout; stated that there will likely be wall-packs for lighting loading bay and a sconce at the entrance.

Mr. Jones stated that a pump is not ideal for flood mitigation, but that steps will be taken to ensure treatment of stormwater; described water quality device (hydrodynamic separator).

Ms. Smith asked applicant to comment on how trucks will access the site; Mr. Deschler stated he does not know who the tenant will be but that it will be a permitted use and directional signage can be employed.

Ms. Smith suggested that two EV ready spaces be conditioned; Mr. Deschler said that he is amendable.

Law had no comment.

Zoning had no comment.

DPW stated that they would like to see cleanout at the Y reflected on final revised plan.

No public comment

Mr. Jones requested waiver from labeling percentage of the lot covered by principal and accessory buildings and from strict compliance with landscaping requirements.

Mr. LaValley stated his appreciation for applicant's willingness to install infrastructure for EV charging.

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to approve the Parking Plan, subject to staff-recommended conditions of approval, adding condition:

1k. Show location of conduit for two EV-ready spaces  
and to grant waivers.

#### **8) 36 & 40 Jackson Street (PB-2021-049)**

Public Hearing – Amendment to Special Permit to allow an Adult Use Marijuana Establishment – Storefront Retailer use; amending to allow Delivery component

Mark Borenstein on behalf of the applicant; described the application to amend existing special permit from November 2020 to add a delivery component; stated that applicant is economic empowerment applicant; stated that operations will otherwise stay the same; described delivery use and described changes to site layout, including removal of ramp in favor of a lift; applicant will begin construction

soon; stated that staff has recommended plantings on patio which applicant is amenable to; stated that there for be 3-4 additional employees and one delivery vehicle initially for delivery use; stated that conditions of approval are acceptable.

Ms. Smith reiterated that applicant is adding delivery component and has modified the Host-Community Agreement (HCA) accordingly.

Ms. Smith and Mr. Borenstein discussed plantings and landscaping but no condition was added.

Ms. Kalkounis of the Law Department stated that they approved of the HCA.

Zoning had no comment.

DPW had no comment.

No public comment.

Mr. LaValley stated the Board was enthusiastic to support economic empowerment applications.

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to close the hearing.

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to approve the Amendment to a Special Permit to allow an Adult Use Marijuana Establishment – Storefront Retailer to allow a Delivery component, subject to staff recommended conditions of approval, and to accept findings of fact.

#### **10) 139 & 153 (aka 120 Washington Street) Green Street (ZA-2021-003)**

Public Hearing – Zoning Map Amendment (ZMA)

Todd Rodman, representative for the petitioner Boston Capital Development LLC, stated that ZMA is related to redevelopment of Table Talk property, which will be back before the Board for site plan review; described how zoning change will make the entire site BG-6 and simplify the development process.

Rich Mazzocchi, Boston Capital Development, described the project – mixed use and mixed income, plan is for six buildings, all of which will be new construction except for one which will repurpose a Table Talk building; described a new driveway proposed on the site that may be converted into a public street called Spruce Street.

Matt Mrva, engineer with Bohler, further described the project; stated that Spruce Street is intended to be a walkable environment; described proposed 80 unit building to be heard by the Board as part of Phase I.

Mr. Rolle described the proposed zoning map amendment; described the history of zoning in the area; described the primary differences between BG-6 and BG-4; stated that proposed development is suitable for zoning and area.

Law had no comment.

Zoning had no comment.

DPW had no comment.

Public had no comment.

### Board Discussion

Mr. McCormack stated his support for the zoning map amendment and for removing parking minimums.

Ms. Gilmore stated that BG-6 is a good fit for this area and stated her preference for no parking minimums.

Mr. LaValley agreed that Canal District is most walkable area of the city; stated that he was pleased to see proposed parking in the interior of the site, with public access to retail, walkways, etc. from the street. He indicated this would help increase neighborhood connectivity and stated support for recommending approval to City Council.

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to close the hearing.

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to favorably recommend the zoning map amendment to fully encompass 139 & 153 Green Street (aka 120 Washington Street) within the BG-6.0 district.

### Other Business

#### **11. Approval Not Required (ANR) Plan(s)**

- a. ~~26 Aphorp Street & part of 7 Darrow Street (Private) (AN-2021-034)~~
- b. 171 Chester Street (Public) (AN2021-035)
- c. 11 Dixfield Road (Public) (AN-2021-036)
- d. ~~33 Dominion Road (Public) (AN-2021-037)~~
- e. 14 Meadow Lane (Public) & Pleasant Street (Public) (AN-2021-038)

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to endorse Items 11b, 11c, and 11e.

#### **12. Citywide Master Plan Update**

Mr. Rolle stated that the City had released an RFP and received proposals for consultant assistance to the Plan, and that a team is evaluating those proposals and has selected two finalists.

#### **13. Discussion of Board Policies and Procedures**

Mr. LaValley asked if the hybrid meeting model would continue for an extended period of time; Mr. Rolle stated the City's intent could be characterized that way, noting there were still many challenges associated with attending public meetings at this difficult time and this model seemed to add value. He was also interested in evaluating the model further, and asked for Board feedback.

Ms. Gilmore stated her support for remote access as this increased public participation in meetings and accessibility.

Mr. McCormack stated his support for remote access to benefit members of the public.

Ms. Gilmore stated that she would also like to see language translation services.

Mr. Aguirre stated his agreement that the virtual aspect of the meetings increases access.

**14. Approval of Minutes – 6/16/2021**

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted 4-0 (Moynihan absent) to approve the minutes.

**Adjournment**

On a motion by Ms. Gilmore, seconded by Mr. McCormack, the Board voted unanimously to adjourn at 7:00pm.