

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

Wednesday October 20, 2021

This meeting was conducted through remote participation only, via Webex online at <https://cow.webex.com/meet/planningboardwebex> and call-in number 415-655-0001 (Access Code: 1601714991), which was publicized on the posted meeting agenda and during the video broadcast livestreamed from the City of Worcester website.

Planning Board Members Participating Remotely: Edward Moynihan, Vice Chair
Kevin Aguirre, Clerk
Conor McCormack

Planning Board Members Absent: Albert LaValley, Chair

Staff Participating Remotely: Michelle Smith, Division of Planning & Regulatory Services
Marisa Lau, Division of Planning & Regulatory Services
Jody Kennedy Valade
Nick Lyford
Alexandra Kalkounis

Call to Order – Vice Chair Moynihan, acting as chair, called the meeting to order at approximately 5:30 pm.

Requests for Continuances, Extensions, Postponements, and Withdrawals

Item 2: **Arboretum Village Phase IV Subdivision – Bittersweet Boulevard, Snowberry Circle, & Indigo Circle Right-of-Ways and 0 (aka Lots 87 & 88) Bittersweet Boulevard, 0 (aka Lots 89L&R-96L&R) Snowberry Circle, 0 (aka Lots 106L&R & 107L&R) Indigo Circle (PB-2020-052) – Amendment to Definitive Subdivision Plan, Definitive Site Plan, and Surety Modifications**
Request to Postpone the Public Hearing & Meeting to November 15, 2021
Extend the Constructive Grant Deadline to December 7, 2021

Item 3: **5, 7 & 9 Richards Street (PB-2021-014) – Amendment to Definitive Site Plan**
Request to Postpone the Public Meeting to December 1, 2021
Extend the Constructive Grant Deadline to December 23, 2021

Item 4: **4 & 14 Velander Street & the Velander Street ROW (PB-2021-064) – Definitive Site Plan & 81-G Street Opening**
Request to Postpone the Public Meeting to November 15, 2021
Extend the Constructive Grant Deadline to December 7, 2021

Item 5: Hemans Court (Hemans Street North +/- 400 feet) (ST-2021-001) – Removal of a Private Street from the City’s Official Map

Request to Postpone the Public Hearing to December 1, 2021

Extend the Constructive Grant Deadline to December 23, 2021

On a motion made Mr. McCormack, seconded by Mr. Aguirre, the Board voted 3-0 (LaValley absent) to grant the postponements.

New Business

Item 1: 205 Summer Street (PB-2021-069)

a. Public Meeting –Definitive Site Plan

Dave Traggorth presented on behalf of the applicant, after introducing the project team. He described the team’s portfolio of experience renovating historic properties in other gateway communities in Massachusetts. He reviewed the proposal which entailed conversion of the existing historic former church building into a multi-family residence with 7 dwelling units providing 7 parking spaces, and included restoration of the façade with minor changes proposed to the structure which have been reviewed in conjunction with the state’s historic preservation office.

Ms. Lau highlighted planning staff comments regarding the site plan including clarifying the number of parking spaces, snow storage, and stormwater infrastructure, bike parking, and reconciling the photometric plans.

The applicant indicated they were amenable to staff conditions and noted that the stormwater system will not connect to the City’s stormwater system.

There were no additional staff comments.

Public Comment

There were no public comments.

Board Discussion

Board Member Aguirre commented that he was glad to see housing proposed but wished the project could have incorporated affordable units.

Board Member McCormack requested that the additional trees be installed per suggestions in the staff memo. He indicated that staff comments addressed his concerns and that he was glad to see additional housing proposed; excited to see this building restored. Mr. Traggorth replied that they were amenable to installing those trees on site.

Board Member Moynihan confirmed that the project was acceptable to the Worcester Fire Department and asked the applicant to consider the provision of EV charging stations or EV ready spaces. He also expressed his excitement for redevelopment of this building and adding housing.

Dave Traggorth replied that EV infrastructure was a good idea and typically they do include this. He indicated that the applicant would be amenable to adding an EV space or two.

On a motion by Mr. McCormack; seconded by Mr. Aguirre, the Board voted 3-0 (LaValley absent) to approve the Definitive Site Plan subject to staff-recommended conditions of approval and grant waiver.

Other Business

Item 6: Approval Not Required (ANRs)

- ~~a. 44 & 46 Fourth Street (Public) (AN-2021-058)~~
- ~~b. 23 Columbus Street (Public) & Circuit Avenue South (AN-2021-061)~~
- ~~c. 69 & 73 South Flagg Street (Public) (AN-2021-062)~~
- ~~d. 441 Grove Street (Public) (AN-2021-063)~~
- ~~e. 2 Aurora Street (Private) & Granite Street (Public) (AN-2021-064)~~
- f. 231 Lake Avenue (Public) (AN-2021-065)

Ms. Lau noted that the applications for ANR plans listed as items 6a-6e remained incomplete, added to the agenda in error and improperly before the board needing no action and noted that the items would be on a future agenda upon receipt of the complete applications.

Ms. Lau reviewed the plan for item 6.f.

On a motion by Mr. McCormack, seconded by Mr. Aguirre, the Board voted 3-0 (LaValley absent) to endorse the ANR for item 6.f.

Item 7: Street Petitions

- a. *Petition to Convert to Public – Evergreen Lane (ST-2021-003)*
- b. *Petition to Convert to Public – Wayne Street (ST-2021-004)*
- c. *Petition to Convert to Public – Douglas Court (ST-2021-005)*

Ms. Lau and Ms. Smith reviewed the petitions, all of which received a priority #1 recommendation from the DPW&P.

There were no public comments.

Mr. Moynihan concurred with the need to upgrade Wayne Street based on his own experiences.

On a motion by Mr. McCormack, seconded by Mr. Aguirre, the Board voted 3-0 (LaValley absent) to favorably recommend conversion of Douglas Court, Evergreen Lane, and Wayne Street to Public with a priority 1 level recommendation, as recommended by DPW&P.

Item 8: Subdivisions

- a. *Kiara Drive*
 - i. *Request for surety release*

Ms. Smith explained the request to release the \$45,000 cash deposit on file from the original performance agreement for the first 100' of the way; noting that an amended version of the performance agreement still provides adequate surety for the way.

On a motion by Mr. McCormack, seconded by Mr. Aguirre, the Board voted 3-0 (LaValley absent) to release the \$45,000 cash deposit from the original version of the performance agreement given that an amended version of the performance agreement still provides adequate surety for the way.

Item 9: Minutes – 8/18/2021

On a motion by Mr. McCormack, seconded by Mr. Aguirre, the Board voted 3-0 (LaValley absent) to approve the minutes as drafted.

Adjournment

On a motion by Mr. McCormack, seconded by Mr. Aguirre, the Board voted 3-0 (LaValley absent) to adjourn at approximately 6:05 p.m.