



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

Wednesday, February 23, 2022

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).

Board Members Present: Edward Moynihan, Vice Chair
Kevin Aguirre, Clerk – *Participating remotely*
Conor McCormack

Board Members Absent: Albert LaValley

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS) – *Participating remotely*
Stephen Rolle, Division of Planning & Regulatory Services (DPRS)
Jody Kennedy Valade, Zoning
Nick Lyford, DPW

Call to Order

Board Vice Chair Moynihan called the meeting to order at approximately 5:30 pm.

Requests for Continuances, Extensions, Postponements, and Withdrawals

Postponements:

Item 2: 47R Fourth Street (PB-2020-072) Definitive Site Plan & Special Permit – Cluster Group of Single Family Dwellings

Request to Postpone the Public Meeting & Hearing to March 16, 2022

Extend the Constructive Grant Deadline to April 7, 2022

Item 3: 1103 Millbury Street (PB-2020-076) – Definitive Site Plan – Definitive Site Plan

Request to Postpone the Public Meeting to March 16, 2022

Extend the Constructive Grant Deadline to April 7, 2022

Item 4: 4 Henshman Terrace (PB-2021-060) – Definitive Site Plan

Request to Postpone the Public Meeting to March 16, 2022

Extend the Constructive Grant Deadline to April 7, 2022

- Item 5: 4 & 14 Velander Street & the Velander Street Right-of-Way (PB-2021-064) – 81G Street Opening, Definitive Site Plan & Definitive Plan – More than One Building on a Lot**
Request to Postpone the Public Meeting to March 16, 2022
Extend the Constructive Grant Deadline to April 7, 2022
- Item 6: 2 & 4 YWCA Way & 1 Francis J. McGrath Boulevard (PB-2021-080)**
Request to Postpone the Public Meeting to March 16, 2022
Extend the Constructive Grant Deadline to April 7, 2022
- Item 7: Arctic, Hygeia, & Franklin Streets (PB-2021-082) - Definitive Site Plan, Ch.12 Sec. 12, Private Street Removal**
Request to Postpone the Public Meeting to March 16, 2022
Extend the Constructive Grant Deadline to April 7, 2022
- Item 8: 0, 9, & 19 Hemans Street, 7 Hemans Court, and 40R Milton Street (PB-2021-085) - Definitive Site Plan**
Request to Postpone the Public Meeting to March 16, 2022
Extend the Constructive Grant Deadline to April 7, 2022
- Item 9: 9 Dalton Street (PB-2022-003) - Definitive Site Plan**
Request to Postpone the Public Meeting to March 16, 2022
Extend the Constructive Grant Deadline to April 7, 2022
- Item 11: 151, 153, 155, & 157 Woodland Street & 3, 9, & 11 Hawthorne Street (PB-2022-008) - Definitive Site Plan**
Request to Postpone the Public Meeting to March 16, 2022
Extend the Constructive Grant Deadline to April 7, 2022
- Item 12a: Portion of Locust Avenue (from Lakeview Avenue north ±410') – Convert to Public (ST-2022-001)**
Request to Postpone the Public Meeting to March 16, 2022

On a motion by Mr. McCormack, seconded by Mr. Aguirre, 3-0 to approve the continuances, extensions, and postponements.

Old Business:

- 1) 15 Waban Avenue & the Waban Avenue & Porter Street Right-of-Ways (PB-2021-073) Definitive Site Plan, Definitive Frontage Subdivision Plan, 81G Street Opening, & Ch.12 Sec.12 Street Improvements**

Mr. Rolle summarized the proposal which had been previously continued due to question of the utility connection to the site and related street improvements required by the utility installation. He poses the question to the board to decide what street improvements are necessary.

Harry Avery the applicant explained that the fire department had comments about emergency access to Porter Street, so through moving the utility connection they can expand Porter Street to be more accessible for large emergency vehicles. Zach Couture, the civil engineer for the proposal detailed the options for changing the roadways. Mr. Couture explained the first option to connect Waban Avenue to an existing paved area on Porter Street by creating a 20ft access road of dirt and gravel to prevent traffic on Porter Street. The second option Mr. Couture gave is to fully pave Porter Street to the city standards including a drainage network. Their second option includes fully connecting sewer lines to Waban Avenue, but Mr. Couture notes that this option is heavily opposed by abutters.

Mr. Rolle discussed the conditions of approval will need to be updated depending on which option the board approves. He also noted that whether a dirt or paved road is added, it's a safety matter for emergency access and will be a positive for the existing neighborhood. Mr. Rolle noted the positive benefits of paving the area between Waban Avenue and Porter Street which would add off-street parking for the current residents, and better storm water collection in that area. He also notes that traffic isn't expected to be a concern even if the road is paved.

Mr. Avery stated he is amenable to maintaining a gravel road as needed, if the board chooses that route.

Nick Lyford from the DPW confirmed that the DPW is comfortable with either option as presented.

Public Comments:

Michael Hayes, an abutter asked to comment. He noted that the paving of Porter Street is not a problem to him, but the opening of Porter Street which is a private street is his main concern. Mr. Hayes feels it diminishes privacy to the area, and since it's a private road, the maintenance falls on the abutters, himself and other abutters.

Board Discussion:

Mr. McCormack stated he believed option two, full paving of the road is the best option for the city, but after hearing the discussion from the abutter and the developer, he would support option one. Mr. Aguirre agreed and stated he would support option one if that's the best option/compromise between the developers and the abutters.

Mr. Moynihan expressed his concern for emergency access, and the amount of water that pools in this area based on his experience visiting the site. Mr. Moynihan notes that the proposed plan one intends to put gravel on Porter Road, and that gravel will not hold well during wash outs or heavy rain and may require more maintenance for safe access. Mr. Avery clarified that they intend to use smaller gravel that allows for water to filter through. Mr. Moynihan asked about runoff catch basins for this water. Mr. Avery said that it will drain as it does pre-development and there are no catch basins.

Mr. Moynihan asked for confirmation that option one includes a 20ft wide roadway and the applicant will plant vegetation. Mr. Avery confirmed both questions. Mr. Moynihan stated that if this is the wishes of the residents he will support it.

Mr. Rolle recommended the conditions of approval based on option one before the board, and asked the applicant what depth of gravel is proposed. Mr. Couture gave a brief rundown of the anticipated gravel depth and type. Mr. Rolle noted the board added a condition to include compacted base and at least 8 inches of surfacing material.

On a motion by Mr. McCormack, seconded by Mr. Aguirre, 3-0 to close the Public Hearing

On a motion by Mr. McCormack, seconded by Mr. Aguirre, 3-0 to approve the definitive frontage plan, definitive site plan and 81G Street Opening, & Ch.12 Sec.12 Street Improvements with requested waivers. The board removed conditions; 3B; 3H and added the condition to include compacted base and at least 8 inches of surfacing material, along with the condition the applicant must maintain the roadway in good condition for five years.

New Business

10. 26 Harvard Street (PB-2022-004) Public Meeting – Definitive Site Plan

Wayne Belec spoke representing the applicant and gave a brief description of the existing property and the proposal. The existing building is home to the Lutheran Rehabilitation and Skilled Care Center which houses 150 residents Mr. Belec is proposing an 8,800 SF addition of the rear of the building which will be one story and not visible from Harvard Street, along with an additional accessible parking space and adjacent striped walkways. Mr. Belec stated that he believes that the applicant will be able to provide a site plan amenable to the board, and would be planting the requested shade trees.

Mr. Kozak, a representative of the design team for the proposal spoke to the newly implemented DPH measures that prevent three and four people to a bedroom assigned to one bedroom in nursing homes, which this location previously had.

Ms. Smith gave a brief staff overview of recommendations. She noted in particular about the applicant putting in trees, and the lack of Electric Vehicle charging stations/conduits.

Mr. Lyford from the DPW asked the applicant to tie in the 6 inch sewer connection to the private sewer main with a 'Y' and shimmy style connections are generally not permitted. Mr. Belec responded that applicant is amenable to that.

There were no comments from the Zoning Department

No Public Comments

Board Discussion

Mr. McCormack asked for clarification that the site plan meets the requirement for handicap accessible spaces. Michelle Smith responded and gave a brief description of the planning staff recommendations. She highlighted that this type of facility require an additional number of handicap accessible parking spaces due to the nature of a care/rehabilitation center. In this case, Ms. Smith noted they need six spaces, and condition 1H in the approval requires the applicant revise the plan to ensure there are the appropriate number of spaces.

Mr. Moynihan asked the applicant if they had looked, or are looking into adding any Electric Vehicle conduits. Mr. Kozak stated he is unsure about the status of Electric Vehicle charging stations/conduits, but he will look into it, and the applicant may be amenable to adding conduits.

Mr. Moynihan also asked for clarification of the loading docks to the facility and if the location will change. Mr. Belec clarified that there will be no change to the loading docks.

Mr. Moynihan asked to note on the record that the fire department confirmed the emergency access to the facility is adequate.

Mr. Moynihan asked about the addition of trees to State Street parking lot, and whether this is part of the memo or the applicant is choosing to do this. Mr. Belec stated it is part of the landscaping buffer noted in the memo.

Mr. Moynihan asked the applicant about the new DPH requirements, and if the staffing to patient ratio was also changing. He stated his concern for the parking requirement if the amount of staff is going to increase. Mr. Kozak said he was unsure, but he believed if there is an increase in staff, it will be fairly minor.

On a motion by Mr. McCormack, seconded by Mr. Aguirre, 3-0 to approve the site plan with the staff conditions of approval.

Other Business

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

- a. 16 Salisbury Street, 17 Lincoln Square & Abutting Land (Public)

Ms. Smith gave a brief description of the proposal to cut out a parcel, which meets the minimum frontage requirements and has no effect on the rest of the parcel.

- b. 24 & 26 Honeysuckle Road (Public), 0 Snowberry Circle & Bittersweet Boulevard (Developers)

This application was not properly on before the board, and no discussion was had.

- c. Sunderland Road & Lake Avenue (Public)

Ms. Smith gave a brief description of the proposal to request a B waiver. Both lots have adequate frontage required by the zone.

- d. 116 Whipple & Tennyson Street (Public)

Ms. Smith gave a brief description of the proposal to adjust an interior lot line to provide the southern lot with more frontage.

- e. 30 & 32 Farmington Street (Public)

Ms. Smith gave a brief description of the proposal to adjust an interior lot line, both lots have the adequate frontage requirement.

On a motion to endorse ANR's A, C, D, and E by Mr. McCormack, seconded by Mr. Aguirre, 3-0 to endorse the listed ANRs.

14. Communications

- a. Notice of Public Hearing for Interbrain Transfer Application for the Auburn Water District; from the Massachusetts Water Resources Commission; dated 1/3/2022
- b. Ch.91 License Application for dock at 215 Lake Avenue; from EcoTec, Inc.; received 2/1/2022
- c. Notice of change in operating hours for TDMA, LLC d/b/a Diem Cannabis (Adult Use Marijuana Retailer 74 Grafton Street); from Fletcher Tilton PC; received 2/7/2022

Ms. Smith gave a brief description of each item. The Board unanimously decided to take no action on these items, given that a public hearing is possible at Conservation Commission.

15. Approval of 2023 Meeting Schedule

On a motion by Mr. McCormack, seconded by Mr. Aguirre, 3-0 to approve the 2023 Meeting Schedule as proposed.

16. Worcester Now | Next Citywide Plan

Ms. Smith gave a brief description of the Worcester Now | Next Citywide Plan to the board, and noted the website is about to go live that week (Week of Feb 21).

17. Approval of Minutes

No discussion

Adjournment

On a motion by Mr. McCormack and seconded by Mr. Aguirre, the Board voted unanimously to adjourn at approximately 7:08 p.m.