



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

Wednesday, March 16, 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: Albert LaValley, Chair
Edward Moynihan, Vice Chair
Kevin Aguirre, Clerk - *Participated remotely*
Conor McCormack

Board Members Absent: None

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS) *Participated remotely*
Stephen Rolle, DPRS
Rose Russell, Division of Planning & Regulatory Services (DPRS)
Alexandra Kalkounis, Law
Jodie Kennedy Valade, Inspectional Services

Call to Order

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

Request for Continuances, Extensions, Postponements, and Withdrawals

1) 47R Fourth Street (PB-2020-072) – Definitive Site Plan & Cluster Special Permit

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

2) 1103 Millbury Street (PB-2020-076) – Definitive Site Plan

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

3) White Birch Village (FKA Burncoat Gardens) or 34, 36, 44, 46 and 49-80 Goldthwaite Road (AKA Phases 2 & 3 and part of Phase V) (PB-2021-026) – Definitive Site Plan & More than One Building on a Lot

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

4) 4 Henschman Terrace & Henschman Terrace Right of Way (PB-2021-060) – Definitive Site Plan & Ch.12 Section 12

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

6) 75 Quinsigamond Avenue (PB-2021-079) – Definitive Site Plan

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

8) 25, 26, 33, 38 & 45 Arctic Street, 1, 14 (A/K/A 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (A/K/A 5 & 7 Arctic Street) & 290 Franklin Street and the Arctic Street & Plastic Street Rights-of-Way (PB-2021-082) – Definitive Site Plan, CH.12 Sec.12 Private Street Improvements & Private Street Removal

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

10) 9 Dalton Street (PB-2022-003) – Definitive Site Plan

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

11) Salisbury Hill CRCC (A/K/A 7272 Salisbury Street) (PB-2022-005) – Definitive Site Plan

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

14) 300 Southbridge Street (PB-2022-009)

Request to continue the public meeting to April 6, 2022 and extend the constructive grant deadline to April 28th, 2022.

No Comments

On a motion made Mr. Moynihan and seconded by Mr. McCormack, the Board voted 4-0 to grant the continuances and postponements.

New Business

5) 4 & 14 Velanders Street & the Velanders Street Right-of-Way (PB-2021-064)

Mr. Keenen spoke for the project on 4 & 14 Velanders Street & the Velanders Street Right-of-Way, which consists of 11 single family/attached residences in two buildings and on one parcel. He requested a waiver that was suggested by the Planning staff.

Ms. Smith gave a brief review of planning staff concerns about public safety with existing lighting plans, and maintenance of the fire department turn around located halfway down the site. Added lighting will help prevent illegal dumping and potential crime. Ms. Smith suggested lantern lighting added to resident's property while managed by the city. This would solve low-lighting concerns and potential push back from residents bothered by streetlights that shine directly into their backyards, or costs of upkeep.

The Law department, Zoning and DPW did not have any comments.

No Public comment

Board Discussion

Mr. Moynihan asserts that lighting will improve public safety and a key issue for this development. He also expresses concerns for the management of the added lighting by individual lessees, and the board agrees that the City should be responsible for maintenance.

On a motion made by Mr. Moynihan, and seconded by Mr. McCormick, the Board voted 4-0 to close the Public hearing

On a motion by Mr. Moynihan, seconded by Mr. McCormick, the board approve the proposal 4-0 with staff recommendations with waiver and additional language to incorporate Ms. Smith's proposal for lighting.

7) 2 & 4 YWCA Way & 1 Francis J. McGrath Boulevard (PB-2021-080)

Roberta Brien, the President of the YWCA, spoke about the \$26M Historic renovation of the facility on Salem Square. This project aims to become greener building, expand services, and bring the facility up to date. The last remaining part of this project is creating a driveway, restripe parking areas, add electric vehicle spots, etc. The main goals as described by engineer Chelsea Nitsch are to improve circulation through the parking lot and improvements/addition of accessible parking spaces.

Mr. Rolle describes the Planning staff issues with the reconfiguring of the parking lot to the west of the YWCA/Library Lane. Although it is a secondary entrance with lower pedestrian traffic, a safe ADA compliant raised walkway is feasible in this plan, and the Planning staff will not recommend the Board pass the plan without this revision. Other issues Mr. Rolle discusses is a dilapidated chain link fence, and the applicants respond that they will repair and remove different parts of the fence to solve this issue.

The Law department, Zoning and DPW did not have any comments.

No Public comment

Board Discussion:

Mr. Moynihan inquires on additional landscaping, and Electric Vehicle chargers. Mr. McCormick agrees with Mr. Rolle that safe accessible pedestrian access is more important than easier maneuverability for vehicles in the parking lot. Ms. Brien reiterates that this would add a burden to financial constraints of the YWCA which is a Non-profit organization, and they would be able to provide a striped pedestrian walkway. Through further discussion, there was a miscommunication between the staff and the Applicant, and the applicant agreed to add the sidewalk as recommended by the planning staff.

On a motion made by Mr. Moynihan, and seconded by McCormick, the Board voted 4-0 to close the Public hearing.

On a motion made by Mr. Moynihan, and seconded by McCormick, the Board approved the proposal 4-0 and replace 1C in it's entirely and add provide ADA compliant walkway along northerly side of main driveway linking entrance to library lane, with curbed walkway along planting bed & ADA ramps cross driveway as it would normally.

9) 0, 9, 19 Hemans Street, 7 Hemans Court, and 40R Milton Street (PB-2021-085)

Rey Boghos, representing the Boghos development group was participating in the meeting. Mr. Boghos detailed the plan for a 210 unit multi-family apartment complex. It has come before the Planning Board in different iterations previously. Mr. Boghos requested approval on a Definitive Site Plan for the complex. He discussed the addition of parking, the sloped topography of the land, and outlined their trash compacter and the ease of trash removal at this facility.

Michael Rettenmeiner, the landscape architect spoke on trees/shrubs/perineal chosen to stabilize the existing sloped terrain.

Mr. Rolle inquired about the size of such a large development with predominately smaller developments in that area. A main concern Mr. Rolle raised is emergency access to the site. On street parking is allowed on both sides of the street making it difficult for large emergency service vehicles to reach such a large development. While it remains the cities responsibility to maintain safe access it was noted by Mr. Rolle.

The Zoning and Law departments had no comments.

The DPW asked the Board for approval for handicap accessible ramp. Ms. Smith, representing the DPW notes that based on surrounding area water and sewer mains appear adequate.

Public Comment:

Ellen Burdett, abutter asked to comment. She inquired about how far setback the complex is from Hemans Street, and if a secondary entrance to the complex via Milton Street was possible to reduce traffic through the neighborhood.

Ms. Burdett asked if the tax revenue generated by the development could be used to improve sidewalks or streets in that area.

Ms. Burdett inquired about where the utilities are running through the property.

Board Discussion:

Mr. LaValley stated that due to the topography a secondary entrance to the complex would not be viable. Mr. LaValley also notes that the developers would only be permitted to add sidewalks to the land they own. He adds that the Board does not have the ability to mandate the city use the money generated by the development for maintenance of Hemans Street or abutting roads, and advocating for that issue is available in other avenues.

Mr. Boghos addressed the question of utilities and states they will be routed from Hemans Street and there is also a utility easement to Milton Street.

Public Comment:

Sandra Scanlon, an abutter asked to comment. Ms. Scanlon described how traffic and parking on Hemans Street is already a major issue and delivery drivers often block the road. She asked how it was possible that a 210 unit Complex would not cause significant traffic issues and states that traffic is already a nightmare prior to the proposed development.

Board Comment:

Mr. LaValley states that the issue of traffic has been brought before a different board already, and the Board believes that they have more than adequate parking on-site. He states it is possible for residents to petition the city to change Hemans Street to allow parking on one side of the street for better access.

Mr. McCormick inquires about trash disposal system and where a dumpster is located. Mr. Boghos responds that they have a compacting trash shoot system and expect two pickups a week, with additional storage trash in the rear of the building

On a motion made by Mr. Moynihan, and seconded by Mr. McCormick, the Board voted 4-0 to approve the proposal.

12) 383 Shrewsbury Street (PB-2022-006)

Mike Andrew with Graves Engineering representing the applicant is seeking an amendment to permits issues in 2019 for site plan and a special permits for a mixed use development at 3838 Shrewsbury Street. It is currently proposed as 3,400 sqft of commercial space and 28 units. Mr. Andrew presented a revised site plan with one additional parking space, minor dumpster changes, addition of a transformer pad, revised architectural design of the building, and a different mix of units.

The Planning Staff has no outstanding concerns on the amendment. Their largest concern was the architectural design, with Mr. Rolle asking for a more sympathetic design to the historical nature of the building. Mr. Andrews provided new architectural plans that included historical elements.

The Zoning, Law and DPW departments had no comments.

Public Comment:

Gina Cariglia, an abutter asked to comment. Ms. Cariglia spoke to the issues of residential parking, and the lack of available overflow parking off Draper Street. She was concerned about residents of 383 Shrewsbury Street entering and exiting through Draper Street.

Board Comment:

Mr. LaValley confirmed that there is equate parking for the residents on site of 282 Shrewsbury Street and the primary entrance will be off of Shrewsbury Street rather than Draper Street. Mr. Andrews confirmed that only three parking spaces are near the Draper Street exit and they would be the only likely users of that exit.

Public Comment:

Charles Gallagher, an abutter asked to comment. Mr. Gallagher asked how long the construction is estimated to take and how it will impact Draper Street. He notes parking is already a major issue in this area and worries about added parking on Draper Street, and the possibility of construction vehicles on draper Street. Mr. Gallagher brings up the issue of the dumpster behind the building that may be in view from abutter's homes.

The applicant states the construction is estimated to take a year and a half to complete. He notes there is adequate room in the parking lot for construction vehicles and there should be little to no effect on Draper Street during construction.

Board Discussion:

Mr. McCormick thanks the Applicant for the quick turnaround in the architectural design, and the board has no further comments for the proposal.

Mr. Moynihan calls for a motion to close the Public Hearing, seconded by Mr. McCormick, passing 4-0.

Mr. Moynihan calls for a motion to approve the Definitive Site Plan with staff recommendations as outlined, seconded by Mr. McCormick and approved by the Board 4-0.

13) 151, 153, 155 & 157 Woodland Street and 3, 9 & 11 Hawthorne Street (PB-2022-008)

Joshua Lee Smith, an attorney representing Trustees of Clark University. Proposed is a 70,000sqft, four-story academic referred to as "MACD" (media/arts/computing/design). It is located on Clark's Main Campus between Hawthorne Street and Woodland Street. This facility will be used for many different Clark departments. A significant number of site improvements to the existing lot include; improve curb appeal, ornamental retaining walls-walkability to other buildings and centrally located. There is preexisting parking to serve this and other academic buildings. Mr. Smith expects to see no substantial increase in traffic with the addition of this building, yet a surplus of parking and bike parking is included in this plan.

The Zoning, Law, and DPW departments had no comments.

Ms. Smith from the Planning Department commented that the staff had asked the applicant for clarification on issues of lighting, but had no other comments.

No Public Comment

Board discussion:

Mr. Moynihan asked if there is added parking for proposed site plan.

Mr. McCormick there was any landscaping between the abutter to the south and the proposed MACD Building.

Mr. Smith notes that all abutters are parcels of land owned by Clark and that there are no third-party abutters. He also requests clarification about a Planning staff memo mentioning a tree in the left-of-center of the plan. Ms. Smith explained that the Planning Staff recommends the applicant to keep the tree, and the Applicant agrees.

On a motion made by Mr. Moynihan, and seconded by Mr. McCormick, the Board voted 4-0 to approve the definitive site plan with staff recommendations, along with changing the language in 1C to let the applicant add a phrase "as necessary".

15. 1 & 87 College Street & 1, 3, 5, 6 & 9 City View Street (PB-2022-012)

Joshua Lee Smith, a lawyer who is representing the Holy Cross Trustees. The applicant is seeking definitive site plan approval. The lot is located on Holy Cross main campus, two 22,000sqft buildings. The purpose of this project is to house seniors so that construction can occur in other areas. This construction is located along City View St, which a mix of single and multifamily homes, many of which are owned by Holy Cross. Walkable site, easy pedestrian student access. It has an additional 7 parking spaces, which is still a surplus of spots based on classrooms and dorms. Additionally undergraduate students cannot park on campus,

so other students will not be an issue for using these specific parking spaces. Additionally no direct effect on student enrollment come with new dorms, so the existing currently on traffic will just be redirected.

Mr. Rolle commented on positive aspects such as a traditional architectural feel, adequate parking and usability. Mr. Rolle asked for clarification on drainage, seeds and lawn to be installed, and possible low light levels. In the planning board staff recommendations, they ask for their recommendations to be added to the final plan before the definitive site plan comes before the board.

The Zoning, and the Law departments had no comments.

DPW noted that a curb-to-curb street restoration encompassing all utility trenches on City View Street would be required on completion.

Board Discussion

On a motion made by Mr. Moynihan, and seconded by Mr. McCormick passes 4-0, the Board voted to approve definitive site plans as outlined.

16. 41 Fremont Street (PB-2022-013)

Applicant Happy Flower asking for special permit for a marijuana microbusiness, which will include cultivations manufacturing. The applicant is leasing 7000sqft of existing 58,000sqft building. Their plan is to be completed in two phases, the first dealing with odor, mitigation and the second phase is expected to be finished by 2023.

The Planning staff notes that requirement for parking is expected to be completed by July. One condition of approval provided by the planning staff is a receipt of diagram reflecting floorplans with limited access areas and how authorized personal enter and egress. Phase 2 must have been started by the end of 2023

The Zoning, Law, and DPW departments had no comments.

No Public Comments

Board Discussion

Mr. Moynihan has concerns about the name of the business “Happy Flower” and the potential attractiveness to children/younger audience.

On a motion made by Mr. Moynihan, and seconded by Mr. McCormick, approval of special permit to allow adult use marijuana establishment including the waiver was passed 4-0.

18. Approval Not Required (ANR) Plans

The ANRs were taken out of order due to allow the representatives of ANRs to leave the meeting earlier given the long length of the meeting.

- a. 24&26 Honeysuckle Rd. (Public), 0 Snowberry Cir. & Bittersweet Blvd. (Developers) (AN-2021-069)
- b. 50 Skyline Drive (Officer Manny Familia Way) (Parks Road) (AN-2022-008)

Approval Not Required Plans A and B were not properly prepared and no discussion was had on these items.

- c. 44-48 Litchfield Street (Public) (AN-2022-012)

Ms. Smith described the proposal and noted both lots have adequate necessary frontage to divide the lot.

- d. 85 Boston Avenue (Public) (AN-2022-013)

Ms. Smith described the proposal and noted both lots have adequate necessary frontage to divide the lot.

- e. Trumbull Street & Front Street (City Square) (Public) (AN-2022-014)

Brian Fog on behalf of the applicant spoke on the proposal to draw a new lot line for the parcel boundary below grade that will follow existing building wall between the parking garage and the back of the hotel.

- f. 99 Clover Street (Public) (AN-2022-015)

Ms. Smith described the proposal and noted both lots have adequate necessary frontage to divide the lot.

- g. 11 Sever Street (Public) (AN-2022-016)

Ms. Smith described the proposal and noted both lots have adequate necessary frontage to divide the lot.

On a motion made by Mr. Moynihan, and seconded by Mr. McCormick, the Approval Not Required plans 'C' through 'G' were endorsed 4-0.

17. Street Petition(s)

Ms. Smith gave a brief description of the petition on behalf of the applicant. She explained the aim of the petition to convert Locust Avenue to a public roadway due to condition of the road, and costs of maintenance.

On a motion made by Mr. Moynihan, and seconded by Mr. McCormick, the plan was endorsed 4-0 upon approval of DPW proposed assignment of priority.

19. Communications

No comments

20. Authorization for Endorsement of Plans for Recording

On a motion proposed by Mr. Moynihan and seconded by Mr. McCormick, the board votes 4-0 to authorize the Endorsement of Plans for Recording as drafted.

21. Approval of Minutes

In a motion proposed by Mr. Moynihan, and endorsed by Mr. McCormick the minutes from Planning Board meetings on 12/1/21; 12/22/21; 1/12/22 were approved 4-0.

Adjournment

On a motion by Mr. Moynihan and seconded by Mr. McCormick, the Board voted 4-0 to adjourn at approximately 9: 13p.m.