



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

Wednesday, October 11, 2023

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 1-844-621-3956 (Access Code: 2633 685 5101).

Board Members Present: Edward Moynihan, Vice Chair
Adrian Angus (*Participated Remotely*)
Brandon King (*Participated Remotely*)

Board Members Absent: Albert LaValley, Chair
Conor McCormack

Staff Present: Michelle Smith, Division of Planning & Regulatory Services (DPRS)
Rose Russell, Division of Planning & Regulatory Services (DPRS)
Sean Quinlivan, DPW
Todd Miller, Inspectional Services
Alexandra Kalkounis, Law

Call to Order

Board Vice-Chair Edward Moynihan called the meeting to order at 5:35 pm.

Postponements

Item 1: 790 Salisbury Street (PB-2023-045) – Preliminary Site Plan, Special Permit – Cluster Zoning, & Definitive Frontage Subdivision

Request to Leave to Withdraw without prejudice.

Item 6: 225 Shrewsbury Street & 68 Albany Street (PB-2023-076) – Special Permit

Request to Postpone the Public Meeting & Hearing to November 1, 2023

Extend the Constructive Grant Deadline to November 23, 2023

Item 8: Lot 3A & 3B Reactory Drive (fka Hospital Drive) (aka 0 Belmont Street) (PB-2023-079) – Definitive Site Plan

Request to Postpone the Public Meeting & Hearing to October 11, 2023

Extend the Constructive Grant Deadline to November 2, 2023

On a motion by Mr. Angus, seconded by Mr. King, the Board voted 3-0 to grant the withdrawal and postponements.

New Business

1. 224 Shrewsbury Street (PB-2023-046)

a. Public Meeting – Definitive Site Plan

Joshua Lee Smith, attorney on behalf of the applicant introduced himself to the Planning Board. Mr. Smith described the current zoning of the property, the neighboring businesses and residential neighbors and the general characteristics of the Shrewsbury Street commercial corridor. Mr. Smith described the proposal before the Board, describing the parking spaces provided on and off the site, the parking stacker system, the unit count and breakdown, proposed amenities for the residents, and the existing underutilized nature of the site. Mr. Smith stated that the project had been scaled back due after working with staff and the neighborhood since the project was first submitted for permitting.

Ben Anderson introduced himself as a member of the architectural team. Mr. Anderson gave a brief overview of the project, describing the entrance to the project, floorplans, renderings of the structure, showing the maximum height on the rendering, the outdoor amenity area, and described the exterior materials.

Ms. Smith described the application before the Board; the current hearing in front of the Zoning Board; the staff recommended conditions of approval; and asked the applicant to address the potential the roof infiltration connected into the separated system in Shrewsbury Street rather than into Oleum Court.

Danell Baptiste, on the engineering team, stated he had met with DPW to discuss and had been advised Oleum Court was the best option but is open to City's preference.

Mr. Anderson stated the project team had looked into the surrounding characteristics along Shrewsbury Street when preparing the design but would have to consult the owner before agreeing to architectural changes. He stated they are happy to put a window in the bicycle room and are open to other garage options; and stated they will address the alley lighting issue.

Sean Quinlivan stated he is willing to work with the applicant to connect into Shrewsbury Street for stormwater utilities.

No public comment.

Board Discussion

Mr. Angus stated he in favor of keeping item 1H, and 1A and would like to see more architectural interest and asked for an additional condition regarding infiltration to Shrewsbury Street. Ms. Smith suggested condition 1L – "To reflect roof runoff an infiltration system overflow be via the separated sewer system in Shrewsbury Street subject to DPW review."

Mr. King stated he is in favor of greater architectural interest but is happy overall with the project.

Mr. Moynihan asked the applicant to speak in more depth about the murals proposed. Mr. Anderson responded. Mr. Moynihan stated he in in favor and believed it will improve the project. Mr. Moynihan asked the applicant to address DTM's comments; Mr. Smith stated they are amenable to all conditions except for EV chargers. He stated they are only proposing thirteen total EV spaces; Mr. Moynihan stated he is okay with the 15% instead of 100% EV spaces.

On a motion by Mr. Angus, seconded by Mr. King, the Board voted 3-0 to grant the approve the DSP Amendment with waivers, additional item 1L "To reflect roof runoff an infiltration system overflow be via the separated sewer system in Shrewsbury Street subject to DPW review", reducing DTM comments to 15% of EV spaces; and staff recommended conditions of approval.

3. Arboretum Village Phase IV Subdivision (Snowberry Circle & Indigo Circle) (PB-2023-062)

- a. Public Meeting – Definitive Site Plan
- b. Public Hearing – Definitive Subdivision Plan Amendment
- c. Surety Modifications – Amendment to reflect the new sunset date, extend work completion date, and reduce letter of credit amount.

Jennifer Kurzon, the attorney on behalf of the applicant described the petition before the Board for an extension of time for the sunset date for three years. Ms. Kurzon described the work that has been completed and the work left to be completed within the subdivision and the difficulties faced during construction. Ms. Kurzon requested the Board to reduce the surety for the project

Mr. Smith gave a brief overview of the lengthy period this subdivision has been going on for. Ms. Smith stated that staff had not been able to review the site plan amendment and suggested the Board postpone the site plan amendment. Ms. Kurzon agreed. Ms. Smith described the suggested conditions, waivers to affirm the sunset date, and the proposed updated to the performance agreement.

Board Discussion

On a motion by Mr. Angus, seconded by Mr. King, the Board voted 3-0 to close the public hearing.

On a motion by Mr. Angus, seconded by Mr. King, the Board voted 3-0 to postpone the Site Plan Amendment application.

On a motion by Mr. Angus, seconded by Mr. King, the Board voted 3-0 to approve the Definitive Subdivision Amendment with conditions, waivers and changes to the surety modification.

4. 44 Grafton Street & 102 Temple Street (PB-2022-052)

- a. Public Meeting – Definitive Site Plan Extension of Time

Joshua Lee Smith introduced himself to the Board and described the prior approvals this application has sought and other permitting this project has gone through.

Ms. Russell described the project, the original approval, the site conditions and suggested if the Board approve the application, they maintain the original conditions of approval.

No board discussion.

No public comment.

On a motion by Mr. Angus, seconded by Mr. King, the Board voted 3-0 to grant the wo-year site plan extension of time with original DPRS & conditions and waivers.

5. 0 Meadow Lane (PB-2023-075)

- a. Public Meeting – Definitive Site Plan

Nicholas Hoffman introduced himself to the Board and described the proposal to build a single-family dwelling. Mr. Hoffman thanked staff for the work and stated he had been working with DPW very recently and is happy to continue working until staff is satisfied with the proposal. Mr. Hoffman stated he had also been working with neighbors to address some concerns regarding fencing, the retaining wall and concerns about runoff.

Ms. Smith stated this is a straightforward slope trigger project and described some abutter feedback received at the Zoning Board hearing regrading runoff. Mr. Hoffman responded to the concern about runoff.

Todd Miller asked that condition 1.j. be paid special attention too; Mr. Hoffman stated he would.

Mr. Quinlivan gave outstanding DPW conditions.

No public comment.

No board discussion

On a motion by Mr. Angus, seconded by Mr. King, the Board voted 3-0 to approve the definitive site plan with staff recommended conditions of approval and DPW conditions.

6. 225 Shrewsbury Street & 68 Albany Street (PB-2023-076)

a. Public Meeting – Definitive Site Plan Extension of Time

Joshua Lee Smith introduced himself to the Board and described the prior approvals this application has sought and other permitting this project has gone through.

Ms. Russell described the project, the original approval, the site conditions and suggested if the Board approve the application, they maintain the original conditions of approval.

No board discussion.

No public discussion.

On a motion by Mr. Angus, seconded by Mr. King, the Board voted 3-0 to grant the site plan extension of time with original DPRS & conditions and waivers.

8. 378 Plantation Street (PB-2023-078)

a. Public Meeting – Definitive Site Plan Amendment

Chris Anderson introduced himself to the Board on behalf of the application and gave an overview of the petition.

Derek Masionis introduced himself to the Board, he described the prior approval to expand the facility. Mr. Masionis described that excess fill on site is the reason for the regrading, which will give the project the ability to reuse the soil on site. He stated that if this area is graded it will be prepared for additional parking in the future if needed to accommodate addition patients.

Ms. Russell gave a brief description of the amendment to the site plan.

Mr. Quinlivan described DPW conditions.

Mr. Masionis stated they are currently before Conservation Commission, and they will address DPW comments as they continue to update the plans.

Public Comment:

Richard Pascarelli, Worcester resident, stated that he is an abutter to this property and is concerned about flooding and runoff onto his property. Mr. Pascarelli stated he had not been noticed of this hearing.

Ms. Smith described the prior approvals. Mr. Pascarelli asked the applicant to describe further and shared his concerns regarding runoff and complete lack of open soil to infiltrate into. Mr. Masionis responded; Mr. King further explained.

Mr. Pascarelli asked for clarification about a fence that is being replaced along his property line. Ms. Smith addressed the fence and how zoning would drive the height and setback requirements; Mr. Miller echoed Ms. Smith statement.

Mr. Pascarelli asked for further clarification; Mr. Miller responded; Ms. Smith further clarified and suggested additional questions. Ms. Masionis stated in their previous approval they proposed a six-foot fence but was unaware the existing fence was 8ft, he stated they are amenable to just maintaining the existing fence.

Mr. King stated he is satisfied with the applicant's responses.

On a motion Mr. Angus, seconded by Mr. King, the Board voted 3-0 to approve, with staff recommendations of approval and waivers, with the additional condition 1h to maintain the existing 8ft fence in perpetuity.

Other Business

9. Approval Not Required (ANR) Plans

- a. AN-2023-046 - 61 Sunderland Street (Public) *No discussion*
- b. AN-2023-047 – 24 Second Street (Public/Private) *No discussion*
- c. AN-2023-048 - 13 Southgate Place (Private) & Lewis Street (Public) *No discussion*
- d. AN-2023-050 – 525 Grafton Street (Public) & Pilgrim Avenue (Public) **On a motion Mr. Angus, seconded by Mr. King, the Board voted 3-0 to endorse the ANR.**

12. Board Policy and Procedures – Ms. Smith asked the board to confirm their availability for a special meeting for the update from the Now Next Plan.

13. Communications

14. Approval of Minutes - ~~7/26/2023, 8/23/2023; 8/30/2023~~ *No discussion*

Adjournment

On a motion by Mr. Angus, seconded by Mr. Moynihan, the Board voted unanimously to adjourn at 7:20pm.