

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

**April 1, 2009  
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, BANX ROOM**

**Planning Board Members Present:** John Shea, Chair  
Anne O'Connor, Clerk  
Margaret Guzman  
Nicole Xifaras Parella

**Staff Present:** Joel Fontane, Division of Planning & Regulatory Services  
Lara Bold, Division of Planning & Regulatory Services  
Ruth Gentile, Division of Planning & Regulatory Services  
Jody Kennedy-Valade, Department of Inspectional Services  
Michael Traynor, Law Department  
Jennifer Beaton, Law Department  
Russ Adams, Department of Public Works & Parks

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Shea called the meeting to order at 5:45 PM.

**APPROVAL OF MINUTES**

Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 3-0 (John Shea not voting) to approve the minutes from the March 18, 2009 meeting.

**CONTINUANCES, WITHDRAWALS**

- 1. 0 Tory Fort Lane, 0 Moreland Green Drive, 1 Pinewood Lane – Definitive Subdivision (PB-2009-012), Special Permit (PB-2009-014) and Definitive Site Plan (PB-2009-013)** The Board took up the Definitive Subdivision, Special Permit and Definitive Site plan contemporaneously. Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, it was voted 4-0 to continue the **Definitive Subdivision, Special Permit and Definitive Site Plan** to April 22, 2009 at the request of the applicant.
- 2. Zoning Map Amendment – Goldthwaite Road – RS-7 (Residence, Single-family) and RG-5 (Residence, General) to RL-7 (Residence, Limited) (ZA-2009-001):** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 4-0 to approve the request of staff to continue the Zoning Map Amendment to April 22, 2009.
- 3. Zoning Map Amendment – Goldthwaite Road – RS-7 (Residence, Single-family) to RG-5 (Residence, General) (ZA-2009-002)** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 4-0 to approve the request of staff to continue the Zoning Map Amendment to April 22, 2009.

## UNFINISHED BUSINESS

### Public Meetings

4. **487 Park Avenue – Parking Plan (PB-2009-006):** Hossein Haghazadeh, representative for the applicant, presented the plan for a motor vehicle display and sales lot and repair garage with 38 off-street parking spaces. He stated that revised plans had been submitted to DPRS staff incorporating staff comments and that DPW comments had been addressed. Ms. Valade stated that the plan must show one of the parking spaces dedicated to an interior office and the display spaces reduced by one parking space. Ms. Bold stated that a note be put on the plan to indicate that excess snow be removed and that 6 revised copies of the plan are required. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, it was voted 4-0 to approve the Parking Plan with the following conditions:

- **That the applicant add the following note to the Parking Plan: “Excess snow (i.e. snow piles that exceed 6 feet) will be removed from the site.”**
- **That the plan’s title is changed from “Parking Site Plan” to “Parking Plan.”**
- **That the parking table be altered to reflect one parking space for Office Use and reduce the Display spaces to 30.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer’s determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
- **Six copies of the revised plan must be submitted to the Division of Planning and Regulatory Services prior to release of the decision.**

## NEW BUSINESS

### Public Meetings

4. **75 Southgate Street, 146 Grand Street, 88 Armory Street, 90 Armory Street, 92 Armory Street and 98 Armory Street – Definitive Site Plan (PB-2009-010):** Chair Shea submitted a disclosure for the Appearance of Conflict of Interest as is required by G.L.C 268A, sec 23(b)(3). Ronald Charette, Randy Johnson, Paul Truax, Jerry Horne and Daniel Brainerd presented the plan for the construction of a 25 unit multi-family low rise dwelling with 50 associated off-street parking spaces. Mr. Charette explained that this project is part of a 1994 neighborhood plan for the redevelopment of the former City Builders property. He further stated that South Worcester Neighborhood Corporation owns the project and it will provide affordable housing. He said that on-street parking was a concern at several neighborhood meetings and that the project addresses this concern by providing the required off-street parking. He also stated that the project has obtained a grant for clean up of brownfields. He stated that the structure had been designed to match the scale of the abutting three-decker properties and that the main entrance and landscaping for the multi-family dwelling will be oriented towards the existing residences and away from the commercial corridor. Mr. Horne stated that the proposed landscaping,

including the street trees, was developed with input from the city's Forestry Department and proposes tree species resistant to asian longhorned beetle infestation. Mr. Brainerd stated that the project will be LEED certified. He also stated that other "green" design measures would be incorporated into the project such as, recharging roof water runoff on site and using permeable pavers as well as maximizing compact spaces to reduce total impervious surface. He also stated that snow storage removal is in place and that excess snow will be removed from the site. Mr. Adams requested that the comments from DPW's March 25, 2009 meeting be included as conditions of approval. Ms. Bold stated that the applicant had submitted a revised plan that does not require further relief, that earlier comments had been addressed with the exception that final revised plans must be signed by a Registered Professional Engineer. Councilor Haller commented that she was in favor of this project and that it has very high standards and will be good for the neighborhood. Ms. Guzman stated that she liked the project and thought it could be a catalyst for further development in the area. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, it was voted 4-0 to approve the Definitive Site Plan with the following conditions:

- **Plans must be signed by a registered engineer.**
- **Applicant must submit ownership information for application.**
- **Provide a note that all excess snow will be removed from site.**
- **That the plan maintains sidewalk grade across the driveway openings.**
- **That all catchbasin connections must be to a manhole structure.**
- **That the plan utilizes 8" DR 18 PVC pipe for all catchbasin connections.**
- **That the plan show City of Worcester standard manhole detail.**
- **That the plan show standard 2-foot radius returns for the driveway entrance.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
- **Six copies of the final plan be submitted to the Division of Planning and Regulatory Services.**

## **OTHER BUSINESS**

5. **Stark Road – To Make Public:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to recommend a Priority 1 based on a recommendation from the Department of Public Works & Parks.
6. **Zoning Ordinance Amendment:** The Board considered various alternatives for an amendment that clarifies Article XIII, Section 3(D) pertaining to the change of use for privileged pre-existing, nonconforming structures. The Board voted to submit the petition when appropriate to City Council.

## **7. APPROVAL NOT REQUIRED (ANR) PLANS:**

**AN-2009-011 Whipple Street:** Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan AN-2009-011.

**AN-2009-012 Corrine Street:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR Plan AN-2009-012.

**AN-2009-013 Orrison Street:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan AN-2009-013.

## **ADJOURNMENT**

Chair Shea adjourned the meeting at 6:35 pm.