

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

SEPTEMBER 14, 2011

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Anne O’Connor, Chair
Andrew Truman, Vice Chair
Stephen Rolle, Clerk
Satya Mitra

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Deborah Steele, Division of Planning & Regulatory Services
Kathleen Donovan, Department of Inspectional Services
K. Russell Adams, Department of Public Works & Parks
Michael Traynor, Law Department
Jennifer Beaton, Law Department

BOARD SITE VISITS

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Anne O’Connor called the meeting to order at 5:30 p.m.

APPROVAL OF THE MINUTES

Upon a motion by Andrew Truman and seconded by Stephen Rolle, the Board voted 4-0 to approve the minutes of July 27, 2011

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,
WITHDRAWALS**

UNFINISHED BUSINESS

Public Meeting

1. 9 May Street & 3 Silver Street – Amendment to Definitive Site Plan Approval (PB-2011-029)

Robert Forbes appeared on behalf of the petitioner, Worcester Common Ground.

Mr. Forbes stated he had been before the Planning Board previously with a proposal to amend the Definitive Site Plan to include a concrete wall to prevent flooding at 9 May Street. Mr. Forbes stated that after

additional deliberations the plan would be modified to raise remove the concrete wall and instead raise the existing berm to an 18 inch berm in the driveway.

Mr. Forbes stated that the owners of 5 and 9 May Street agreed the berm would be a better alternative, therefore, no concrete wall will be constructed and will be removed from the site plan. He showed the Board the areas where the slope would be raised to increase the berm height to prevent the water from flooding from May Street down the driveway. He stated that there is also a chain link fence that is located on the property line and will include a gate so that 5 May Street can have access to the site in case of emergency from the 9 May Street side.

Mr. Forbes stated the plan also addresses a previous comment of the Planning Board and shows proposed reconstruction to the sidewalk.

Mr. Forbes stated that the plan also shows a pitch of about 6 inches from the gutter line of the road to the back edge of the sidewalk.

Mr. Fontane stated he was glad to see that item has come to a resolution and DPRS is recommending approval.

Mr. Fontane informed the board that the applicant is also requesting waivers from the requirement to provide a plan to a particular scale and to not show the entire lot on the plan and stated that DPRS is in support of the waivers.

Mr. Adams stated that DPW has no comments on the plan.

Mr. Mitra asked how the applicant determined that the 18 inch berm would be adequate based on the 100 year storm estimates on water levels.

Mr. Forbes stated that they have done hydraulic calculations and that the water elevation could potentially rise to 520.25' in the street and the berm had been designed to an elevation of 521.5 feet which provides an extra foot for safety measure.

Ms. O'Connor reminded the Board members about the requested waivers.

Upon a motion by Andrew Truman and seconded by Sayta Mitra, the Board voted 4-0 to waive the scale requirement and the requirement to show the whole site plan and voted to approve the Amendment to Definitive Site Plan with the following conditions:

- Approved landscaping be installed by Spring 2012.

Exhibit A: Amendment to Definitive Site Plan Application; received on June 2, 2011; prepared by Stephen Patton.

Exhibit B: Concrete Block Wall Site Plan Plan; dated May 10, 2011, revised July 27, 2011 prepared by Prime Engineering, Inc.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board regarding the proposed Amendment to Definitive Site Plan dated August 15, 2011.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board regarding the proposed Amendment to Definitive Site Plan dated August 15, 2011.

Exhibit E: Request for Continuation from Stephen Patton, applicant's representative to the Planning Board dated July 20, 2011.

Exhibit F: Definitive Site Plan, Quinn Engineering, dated July 2, 2007, revised with annotations September 7, 2011 by Prime Engineering with additional sheet: P1, dated May 10, 2011, revised September 7, 2011, received September 8, 2011.

Exhibit G: Letter to Worcester Planning Board from Stephen Patton, on behalf of Worcester Common Ground, dated September 8, 2011, received September 8, 2011.

NEW BUSINESS

Public Hearing

2. 195-197 Vernon Street and 7 Svea Street – More than One Building on a Lot (PB-2011-040A)

3. 195-197 Vernon Street & 7 Svea Street – Definitive Site Plan (PB-2011-040)

Items #2 and #3 were taken up contemporaneously.

Nicholas Anatanavic from Coyle Engineering and Michael O'Rourke appeared on behalf of the applications.

Mr. Anatanavic stated he had appeared before the Planning Board about eight months ago with an initial plan with sixteen apartment units but since then Mr. O'Rourke, the owner, acquired another parcel and has redesigned the project to include townhouses rather than one large apartment building. By doing this they were able to reduce the amount of impervious coverage on site and they no longer need the large access drive and the number of parking spaces as they are able to put the parking in the garages on the first floor of the townhouses. With this new design, More than one Building on a Lot approval is also required.

Mr. Anatanavic stated he had reviewed DPRS staff comments and can make recommended changes but did want to address the comment regarding the trees and existing vegetation that might possibly be removed. He stated the applicant's proposal is to retain the existing trees and vegetation but should the vegetation be damaged it will be replaced as noted on the plan.

Mr. Adams stated that in letter dated September 8, 2011 DPW had four comments but the fourth comment should be removed as it does not apply.

Ms. Donovan stated that Inspectional Services needs to complete a full review of zoning compliance and will follow up with the applicant if there is relief that is needed from the Zoning Board of Appeals.

Mr. Fontane stated that DPRS recommends approval per staff's memo dated September 9, 2011 with conditions.

Mr. Fontane stated that in item #4 of the memo that DPRS staff requested that the proposed landscaping be shown on the plan (noting how the existing vegetation is to be retained and used) including the type, location and quantity of all plan materials, location and height of fences or screen plantings and the type of and kind of building materials or plantings to be used for screening to make it more aesthetically pleasing.

Ms. O'Connor asked the applicant if they are agreeable to the outlined conditions.

Mr. Anatanavic stated he sees no problem with complying with any of the conditions.

Mr. Anatanavic stated that as far as the comments relative to the elevation of the proposed dwellings, the applicant did not have them as they wanted approval from the Planning Board before they could move forward with the architect and applicant will provide to DPRS.

Mr. Traynor stated he had concerns that the plans shows multiple buildings on multiple lots rather multiple buildings on one lot. Mr. Traynor stated he agreed with comments from DPRS staff that the three lots be

merged into one whole lot with ANR plan taking out interior lot lines. Mr. Traynor believes that applicant has to convey the land and describe the lot as one complete lot.

Mr. Antranavic stated it is the intention of the applicant to consolidate all three lots.

Mr. Traynor stated that the consolidation of lots should be a condition of approval and the applicant should demonstrate to DPRS compliance with that condition.

Mr. Truman asked Ms. Donovan if applicant needed to go to Zoning Board of Appeals (ZBA).

Ms. Donovan stated that Inspectional Services will need additional time to determine zoning compliance.

Mr. Anatanavic stated he was unaware of any zoning issues.

Ms. Donovan stated a final determination has not been made.

Mr. Fontane stated that the submitted application did not label the height of the buildings or other dimensions that will require a full zoning review and that the application involves existing building with their own non-conforming dimensions but if it does change from what was already approved the applicant would need to come back before Planning Board.

Ms. O'Connor asked the Law Department to clarify the recommended condition of approval.

Mr. Traynor stated that in addition to approval that condition that no occupancy permit be issued until the owner records a deed of the three lots combined into one and proof of the recording be given to DPRS.

Upon a motion by Stephen Rolle and seconded by Satya Mitra the board voted 4-0 to close the public hearing.

Upon a motion by Andrew Truman and seconded by Stephen Rolle the board voted 4-0 to approve the More than One Building on a Lot plan with the following condition:

- That prior to issuance of an occupancy permit that the applicant submit proof to DPRS of recording at the Registry of Deeds that the three lots have been combined into one lot.

Upon a motion by Stephen Rolle and seconded by Satya Mitra the board voted 4-0 to approve the Definitive Site Plan with following conditions:

- That prior to issuance of an occupancy permit that the applicant submit proof to DPRS of recording at the Registry of Deeds that the three lots have been combined into one lot.
- That the applicant submits 6 copies of the final revised plans to the Division of Planning & Regulatory Services prior to the release of the decision incorporating the following missing/corrected annotations and comments:
 - Reconfigure the sanitary connections for the units fronting Svea Street.
 - Remove the catchbasin to catchbasin connections.
 - Provide 8" DR-18 PVC pipe for all catchbasin to manhole connections.
 - Provide a 24 foot wide parking aisle for all 90 degree parking spaces.
 - More clearly delineate the 3 parcels.
 - Provide elevations of the proposed dwellings.
 - Provide construction materials of vehicular and pedestrian circulation elements.
 - Per Zoning Ordinance Note 5 to Table 4.4, "For all uses in residential zones, no off street parking shall be located within the required minimum front yard depth (or the minimum

exterior side yard depth of a corner lot).” The petitioner should develop an alternative for complying with the parking requirements, such as providing a 2-car garage for each new dwelling unit.

- Provide plantings between the driveways leading up to each dwelling unit.
- Provide a variety of hydrophilic plantings in the proposed detention pond that would make the back-yard space more aesthetically pleasing for the residents
- Provide methods and locations of erosion and sedimentation control devices for controlling erosion and sedimentation during the construction process as well as after.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received 8/11/2011; prepared by AT O’Rourke LLC dba Michael O’Rourke.
- Exhibit B: Definitive Site Plan; dated 8/11/2011; prepared by Coyle Engineering, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 195-197 Vernon Street and 7 Svea Street; dated 9/9/2011.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 195-197 Vernon Street and 7 Svea Street – Definitive Site Plan; dated 9/8/2011.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 195-197 Vernon Street and 7 Svea Street – More Than One Building on a Lot; dated 9/8/2011.

Public Meeting

4. 585 Lincoln Street-Amendment to Definitive Site Plan (PB-2011-037)

Bryan Hill representing Land Planning, Inc. and Frank High on behalf of Spectrum Health Systems appeared on behalf of the application.

Mr. Hill stated that proposal includes the extension of the parking lot on recently purchased land. He further stated the existing facility meets all the zoning requirements in terms of parking. However, the site sometimes has classes and seminars so the use requires overflow parking.

Ms. O’Connor stated that the Board had viewed the site.

Mr. Hill stated that they had reviewed DPW comments and had submitted revised plans to Chris Gagne.

Mr. Adams stated that applicant had provided drainage calculation that addressed comment #1 in their memo dated September 8, 2011 but they would like as condition of approval that applicant provide calculations for the 25 year storm. Mr. Fontane distributed DPW’s revised correct letter.

Mr. Adams stated that DPW would still recommend that calculations for the 25 year storm be submitted to DPRS for the file.

Ms. Donovan had no comments.

Mr. Fontane stated that DPRS recommends approval and noted that revised plans should be submitted to DPRS showing compliance with landscaping along Oriole Drive and revised annotations.

Upon a motion by Andrew Truman and seconded by Stephen Rolle the Board voted 4-0 to approve the Amendment to Definitive Site Plan with the following conditions of approval:

- The post-development peak rate of discharge must be no higher than the pre-development rate.
- Provide three (3) copies of calculations to the Division of Planning & Regulatory Services for the 25 year storm event to demonstrate adequate sizing of the drainage infrastructure.
- That the applicant submits 6 copies of the final revised plans to the Division of Planning & Regulatory Services prior to the release of the decision incorporating missing/corrected annotations.
 - Label plan set: Parking Plan Approval.
 - Submit a Parking Plan Approval Application.
 - Revise zoning summary table as follows:
 - Include the dimensions of the existing building.
 - Include a column for required and existing exterior side yard setback
 - Label that the property is located in the Water Resource Protection Overlay District (GP3)
 - Update Parking Summary to include required number of spaces for the existing uses.
 - Label existing and proposed impervious area.
 - Label existing rights of way, entrances and exits, circulation. Provide arrows showing traffic circulation.
 - Label proposed dumpster screening – staff recommends a six (6) foot high stockade or simulated stockade fence.
 - Label landscaped areas.
 - In the area of the parking lot expansion, label location of existing mature trees (9' or more in diameter) including those to be retained/removed.
 - Provide, at a minimum, a mix of trees and shrubs along the newly proposed off-street parking spaces along Oriole Drive; trees should be spaced between 20' -25' on center (~13 trees).
 - Label area available for snow storage. Snow storage may not be located in parking buffer areas.
 - Label loading spaces and their dimensions.
 - Label width of access aisles.
 - Provide a locus plan and legend.
 - Label any existing or proposed pedestrian connections.
 - Label methods and location of erosion and sedimentation control devices for controlling erosion and sedimentation during the construction process as well as after.

- The post-development peak rate of discharge must be no higher than the per-development rate.
- Provide calculations for the 25 year storm event to demonstrate adequate sizing of the drainage infrastructure.

List of Exhibits

- Exhibit A: Amendment to Definitive Site Plan Application; received August 11, 2011 prepared by Norman G. Hill on behalf of Spectrum Health Systems, Inc.
- Exhibit B: Amendment to Definitive Site Plan; dated August 1, 2011 prepared by Land Planning Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board re: 585 Lincoln St. dated September 9, 2011.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Worcester Planning Board; re: 585 Lincoln St.; dated September 8, 2011.

5. Foster Street – CitySquare – Amendment to Definitive Site Plan (PB-2011-038)

Attorney Robert Longden, Paul Strniste, Enzo Centofanti, John Scott appeared on behalf of application.

Mr. Longden stated this is petition for Amendment for Definitive Site Plan approval granted by Planning Board on July 6, 2011 with regard to Phase I of St. Vincent’s Hospital new cancer center that will be built in the new CitySquare Project at the corner of Foster Street and extension of Front Street as showed on the approved site plan. Phase I of the project consists of two story building containing approximately 41,231 gross square feet with related site improvements. Phase II of the project consists of up to 80,000 additional square feet of vertical expansion.

Mr. Longden stated what is being proposed now is to increase the size of the building in Phase I by adding a third floor and interior mezzanine space totaling additional 24,731 gross square feet. This will increase the size of the building from 41,231 gross square feet previously approved to 60, 962 square feet approximately. The footprint of the building will not change and the only other proposed change to the site plan is that there will be a small wrought iron fence that would be installed at the corner of Eaton Place and Front Street in order to accommodate the non changing grade as pedestrians turn the corner from Front Street to Eaton Place.

Mr. Longden stated there is a current planter proposed that is situated on the sidewalk near the main entrance on Eaton Place and indicated that the planter has been redesigned in order to accommodate more direct and pedestrian friendly access to and from the building and also the sidewalk width at the location has now been increased to seven feet from previously approved five feet.

Mr. Longden stated lastly the plans show there is an additional tree that will be added at the corner of Front Street extension and Foster Street.

Mr. Adams and Ms. Donovan had no comments on the plans.

Mr. Fontane stated that City is pleased that the revised plans to expand the building have been submitted and that DPRS recommends the approval

Mr. Rolle stated that he is glad that the applicant is going forward with the proposed third floor right away and stated it looks like a good plan.

Upon a motion by Stephen Rolle and seconded by Andrew Truman the Board voted 4-0 to approve the Amendment to Definitive Site Plan, dated August 11, 2011.

List of Exhibits.

- Exhibit A: Amendment to Definitive Site Plan Application; received August 11, 2011; prepared by Robert Longden on behalf of VHS Acquisition Subsidiary Number 7, inc. dba Saint Vincent Hospital.
- Exhibit B: Definitive Site Plan- St. Vincent's Hospital; Parcel L-3 Foster St.; dated August 11, 2011; received August 11, 2011, prepared by Michael E. Holland, Symmes, Maini & McKee Associates.
- Exhibit C: Rendering and Elevation package– Saint Vincent Cancer Center; received August 11, 2011, dated June 30, 2011, revised July 27, 2011 prepared by Symmes Maini & McKee Associates
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board; re: Parcel L-3 Foster St. / Front St. Extension – Citysquare dated September 9, 2011.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Worcester Planning Board re: Foster St., dated September 8, 2011.

6. 0 Major Taylor Boulevard/10 Lincoln Square – Definitive Site Plan (PB-2011-039)

Mark Donahue from Fletcher, Tilton & Whipple on Mass College on behalf of Pharmacy & Health Sciences appeared on behalf of application. Accompanying him were Richard Lessard and Deborah O'Malley from Mass College of Pharmacy & Health Sciences and Adam Westerman of KSID.

Mr. Donahue stated he was there tonight to present a plan for the expansion of property at Major Taylor Boulevard/10 Lincoln Square and indicated the college acquired the property in June, 2010, which was formerly part of the Crowne Plaza Hotel.

Mr. Donahue stated what is proposed is an in-fill addition to the existing building on the western side which will include a six story 54,000 square foot building that will house initially the optometry program that the college plans to start in Spring of 2012 and student services.

Mr. Donahue informed the Board that the plan shows removal of the indoor swimming pool area at the former Crowne Plaza and redesigned that portion of the building and much of the courtyard that existed before had outdoor pool which has now been filled in by the college is the area that is to be redone as part of the plan. What is intended to occur is an in fill parcel that will tie into the building as the addition and run directly along Main Street while still preserving an open area that will be open courtyard available for the students. He stated that none of the new building will include housing and therefore this change provides an open air space for students to get outside and that the college has worked hard to preserve that open space.

Mr. Donahue stated that the area that the building is intended to be is already imperious area and therefore that many of the impacts that Board would look at for site plan approval are not necessarily involved. Mr. Donahue stated Board has DPRS staff memo issued September 9, 2011 and applicant has met previously with staff and wants to thank staff publicly for their cooperation and professionalism.

Mr. Donahue stated that Board has letters of support on behalf of the application from Preservation Worcester and Wesley United Methodist Church.

Mr. Donahue stated that the building is currently a very large structure and asked architect to review the architectural features.

Mr. Westerman reviewed the proposed renderings. He stated that at street level they are continuing the use of brick veneer that will match as closely to the existing facade. Above the first street level which is dominant on the south elevation and the west elevations are going to be predominately curtain wall and as you wrap around the building to the north and east which are less predominant it will be a panel system. The building above street level will be predominately curtain wall on South and West and a panel system on North & East.

Mr. Westerman stated that there will be two stair components on the building on the west and south.

Mr. Westerman stated that the original building is beautiful but has a lot of heavy masonry and stated applicant wants the new component to have its own character and not compete with original building that can be achieved with new materials.

Ms. O'Connor asked if there was connection between the new building and the old building.

Mr. Westerman stated that the new building is going to be attached to the existing building on the north and east sides and the new building is essentially taking place of where pool was.

Mr. Donahue reminded the Board that the applicant has submitted requested waivers of site plan requirements.

Mr. Fontane stated that the project is welcome addition to North Main Street and an important part of the college's on-going expansion and major contribution to downtown development. The administration of the City of Worcester is really encouraged to see this development happening so quickly and City looks forward to the expansion and future phases of development of the site. Mr. Fontane stated the City of Worcester wishes the college success and a quick construction period and recommends approval of site plan and the requested waivers.

Mr. Adams and Ms. Donovan had no comments.

Ms. O'Connor asked for clarification if the only comments from DPRS were on the streetscape and some labeling issues and the waiver.

Mr. Fontane stated that was correct.

Ms. O'Connor asked what were the future plans were for site.

Mr. Fontane stated that future plans may include a garage or other portions of the site but in discussion with the college representatives there is likely to be other phases and City is happy to hear about that.

Jo Hart stated she hated to be negative as everything Mass College of Pharmacy has done has been excellent but she feels like this is an imposition to the property as it blocks views of the spires and the cohesive block and requested that the college rethink the proposal as she doesn't feel it fits the property.

Mr. Mitra stated he is very excited to see project going forward and asked what would be the main purpose of the new building.

Mr. Donahue stated the primary purpose of the addition is to house the Optometry Program that Mass College of Pharmacy will start in 2012 on the first level of the building. Other portion of the building will be for student services and the rest to some extent for expansion capabilities as the college didn't want to end up in position where it only built for current needs and then needed to build on top of an active educational program another structure.

Mr. Mitra asked if there be any dormitories.

Mr. Donahue stated there will be no housing in this portion as all the housing is in the nine story structure which used to be hotel.

Mr. Mitra asked if there will be nursing school attached to the building.

Richard Lessard stated they currently have a nursing program which is mainly at 25 Foster Street and it is accelerated program and has been very successful. There maybe some interrelated use between the two facilities.

Mr. Mitra asked the cost of the project.

Mr. Lessard stated they are still in the planning stages but estimate the cost is going to be around ten million dollars for the one structure and that is ballpark figure but will be fine tuned in near future.

Mr. Mitra asked if school had the funding.

Mr. Lessard stated they have financial resources to do the project.

Mr. Rolle stated he likes what the college has done with the different materials feels the masonry is appropriate and thinks site will look really good.

Ms. O'Connor stated additional college students is welcome addition to downtown Worcester.

Mr. Mitra stated he is pleased the applicant took the application to Wesley Methodist Church and Preservation Worcester and nice to see the letters of support.

Mr. Truman had one question relative to staff memo's relative to street trees. He stated there are few trees in the courtyard and feels when construction starts trees may die as the drain lines may damage the root system and would like to modify staff's conditions of approval to include that any trees in the courtyard be replaced if damaged.

Mr. Lessard stated as part of the work they can work out appropriate plan with the City.

Upon a motion by Satya Mitra and seconded by Andrew Truman the Board voted 4-0 to approve applicant's request for a waiver of the requirement to show the entire extent of the site.

Upon a motion by Satya Mitra and seconded by Andrew Truman the Board voted 4-0 to approve the Definitive Site Plan upon resolution of the comments of DPRS memo dated September 14, 2011 and with following conditions:

- That any trees in the courtyard be replaced if damaged during construction. The applicant has agreed to attempt to retain as many street trees as is practicable. If removal is needed, the applicant shall replace all street trees with a mix of deciduous street trees (3.5" caliper) as coordinated with and agreed upon by the City.
- That six (6) copies of a revised plan be submitted updating the following annotations:
 - Update zoning summary to state that property is located in a Mixed Use Overlay.
 - Indicate that proposed swale will be a grassed area.
 - Show location, size and/or materials of any proposed permanent freestanding or attached signs for the new building or site.
 - Show locations of any proposed dumpsters, trash compactors, or transformers and any associated screening.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application – 10 Lincoln Sq.; received August 11, 2011; prepared by Attorney Mark Donahue on behalf of Massachusetts College of Pharmacy and Allied Health Sciences.
- Exhibit B: Definitive Site Plan – 10 Lincoln Sq; dated 8/11/2011; revised 8/25/2011, prepared by Graves Engineering.
- Exhibit C: Rendering; 10 Lincoln Sq., undated, unsigned; attached to Definitive Site Plan application – 2 pages.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board re: 10 Lincoln Sq. Definitive Site Plan dated September 9, 2011, revised September 14, 2011.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 10 Lincoln Square / 0 Major Taylor Boulevard; dated 9/8/2011.
- Exhibit F: Stormwater Report, 10 Lincoln Sq. prepared by Graves Engineering, received August 30, 2011.
- Exhibit G: Photos of existing mature street trees, pedestrian access and windows, by DPRS staff.
- Exhibit H: Waiver of Site Plan Requirements, Mark Donahue

7. 160 Southbridge Street – Amendment to Parking Plan (PB-2011-042)

Francisco Paldino and Jose Martinez appeared on behalf of Sonja Auto Sales.

Mr. Martinez stated he is representing Mr. Paldino and the applicant wishes to amend the original parking plan for 160 Southbridge Street. The parcel is used as a parking lot and the use will not change. The changes will be to amend the original plan by adding a second trailer and rearranging the parking lot to provide for 150 parking spaces.

Mr. Martinez explained the proposed modifications including provision of six employee spaces, four visitor parking spaces, one handicap access space and 139 parking spaces for the car sales and additions to the landscaping and relocation of the dumpster.

Mr. Paldino stated that on March 24, 2004 the Planning Board approved a parking plan for a 212 used car lot and office trailer at 160 Southbridge Street.

Mr. Paldino stated on May 25, 2011 the Planning Board approved an amendment to the parking plan for the construction of a second office trailer on site, 400 SF in size and to reconfigure the lot to provide 180 spaces for used car lot.

Mr. Fontane stated DPRS recommends approval.

Ms. O'Connor asked for clarification on #4 in staff's memo.

Mr. Fontane stated that item #4 in staff's memo dated September 9, 2011 needs to be addressed that applicant needs to clearly delineate the property lines. The eastern property does not seem to correspond to the City's records. The applicant needs to demonstrate the right to use said land as proposed.

Ms. O'Connor informed the applicant that he needs to review DPRS memo and address concerns stated.

Mr. Truman asked staff whether a boundary survey is a requirement.

Mr. Fontane stated that parking plans must be prepared by a professional engineer (PE)

Mr. Fontane stated he did not recall whether this comment had been captured in previous staff memos and clarified that staff used assessor records on GIS to compare parcels and ownership.

Mr. Truman asked if chain link fence has always been there.

Mr. Paldino stated he has been using lot for a long time and he hasn't changed anything.

Mr. Truman stated if you're putting up fence you need to know where property line is.

Mr. Martinez stated that it is an existing fence.

Mr. Fontane reviewed the plan with the applicants and asked that staff's comments be redacted regarding the right to use the property as the property line does not include the land in question.

Upon a motion by Andrew Truman and seconded by Satya Mitra the Board voted 4-0 to approved the Amendment to the Parking plan for 160 Southbridge Street with following conditions:

That the applicant submit six (6) copies of final revised plans to the Division of Planning & Regulatory Services prior to issuance of the decision incorporating the following conditions of approval:

- Label streets as public or private.
- Provide a summary of the Parking Schedule, including existing, required, and proposed parking spaces.
 - Correct the annotation on the sidebar to read that 102 standard-sized and 37 compact-sized parking spaces are proposed (the total number remains unchanged).
 - Correct the annotation on the plan to read 13 and 12, instead of 12 and 11, respectively, parking spaces in the center of the site.
- Label the names of owners of properties up to abutters of abutters within 300 feet of the applicant's property lines.
- Label the percentage of the lot covered by the principal and accessory buildings, proposed and existing.
- Label the elevations and contours of the existing and finished site.
- Label capacity and drainage (including detention/retention ponds).
- Label fences, their height and materials (existing and proposed).
- Label landscaped areas.
 - More clearly delineate unpaved landscaped areas.
 - Correct the annotation in the sidebar to read "Asian Longhorned Beetle Resistant Species"
- Label area available for snow storage. Snow storage may not be located in parking buffer areas.
 - Label area available for snow storage. If trucked off-site, provide a note on the plan stating this fact.
- Label methods and location of erosion and sedimentation control devices for controlling erosion and sedimentation during the construction process as well as after.

List of Exhibits.

- Exhibit A: Amendment to Parking Plan Application; received 8/17/2011; prepared by Francisco Paulino.
- Exhibit B: Amendment to Parking Plan; dated 8/16/2011; prepared by VIACAD.
- Exhibit C: Parking Plan; dated 1/21/2004; prepared by Cullinan Engineering.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board: 160 Southbridge Street; dated 9/9/2011.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 160 SOUTHBRIDGE STREET Parking Plan Amendment– PB-2011-042; dated 9/8/2011.

8. Wescott Street (aka 20 Scandinavia Avenue) – Definitive Site Plan (PB-2011-041)

The applicant did not appear for the meeting for the proposed construction of a single family detached dwelling on a 15% slope or more.

Russ Adams stated that DPW would like to see the proposed water connection be extended to the water main in the street.

Mr. Fontane stated that DPRS recommends approval and felt that the Board could vote without the applicant being present.

Upon a motion by Andrew Truman and seconded by Satya Mitra the Board voted 4-0 to approve the Definitive Site Plan with following conditions:

- That the applicant submit six (6) copies of final revised plans to the Division of Planning & Regulatory Services prior to issuance of the decision incorporating the following conditions of approval:
 - Front Yard Setback area, excluding the driveway, remains unpaved and that at least one Asian Longhorned Beetle resistant species of tree is planted in the front yard setback.
 - Provide a surface connection for the property.
 - Water connection be extended to the water main in the street.

List of Exhibits.

- Exhibit A: Definitive Site Plan Application; received 8/15/2011; prepared by Biagio Romeo.
- Exhibit B: Definitive Site Plan; dated 7/22/2011; prepared by The Professional Group.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 7 Wescott Street (aka 20 Scandinavia Street); dated 9/9/2011.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 7 Wescott Street (aka 20 Scandinavia Street); dated 9/8/2011.

OTHER BUSINESS

9. Rustic Drive Subdivision – Request to Release Bond

Mr. Adams stated that Samrae Realty Trust is requesting that that Board release the \$50,000 bond currently held by the City of Worcester as work is completed and DPW recommends approval of the bond reduction.

Upon a motion by Andrew Truman and seconded by Stephen Rolle the Board voted 4-0 to release the bond.

10. 185 College Street/Ellie Way Subdivision – Request to Extend Work Complete Date

Mr. Adams stated that applicant is requesting extension of work complete date until November 1, 2012 and DPW would recommend approval of the extension.

On a motion by Stephen Rolle and seconded by Satya Mitra the Board voted 4-0 to extend work completion date until November 1, 2012.

11. ANR Plans

- **AN-2011-33**, Paine Street (public street): Upon a motion by Mr. Truman and seconded by Mr. Mitra, the board voted 4-0 to endorse AN-2011-33.
- **AN-2011-034**, Waverly Street, Providence Street (public street): Ms. O'Connor recused herself from this item. On a motion by Mr. Mitra and seconded by Mr. Rolle, the Board voted 3-0 to endorse AN-2011-034.
- **AN-2011-035**, Hillcrest Avenue (public street): Upon a motion Mr. Mr. Rolle and seconded by Mr. Truman, the Board voted 4-0 to endorse AN-2011-035.

ADJOURNMENT: Upon a motion by Andrew Truman and seconded by Satya Mitra, the Board voted 4-0 to adjourn the meeting at 7:00 p.m.