

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

May 23, 2012

WORCESTER PUBLIC LIBRARY – BANX ROOM

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

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Lara Bold, Division of Planning & Regulatory Services
Nancy Tran, Division of Planning & Regulatory Services
Kathleen Donovan, Department of Inspectional Services
K. Russell Adams, Department of Public Works & Parks

BOARD SITE VISITS

CALL TO ORDER

Chair Anne O’Connor called the meeting to order at 5:33 P.M.

APPROVAL OF THE MINUTES

Upon a motion by Mr. Mitra and seconded by Mr. Rolle, the Planning Board voted 4-0 to approve the May 2, 2012 meeting minutes.

REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS, WITHDRAWALS

1. 72 Shrewsbury Street – Shrewsbury Street Parking Overlay District Special Permit (PB-2012-019)

The filing for 72 Shrewsbury Street was not properly before the Board because of legal advertisement error by the Telegram & Gazette. Ms. Bold recommended postponement of the item to the June 13, 2012 meeting.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to postpone hearing 72 Shrewsbury Street until the June 13, 2012 meeting.

Other Business

2. Request for a Fee Waiver – 103 Armory Street, 104 Armory Street & 3 Burns Court – Amendment to Definitive Site Plan Approval (PB-2012-012)

Ms. Bold said the Board approved at its May 2, 2012 meeting, a Leave to Withdraw request by the applicant for 103 Armory Street, 104 Armory Street and 3 Burns Court. The applicant had reduced their project scope and was presently requesting a retroactive fee waiver.

Mr. Fontane recommended the Board take into account that staff completed a full project review prior to the applicant's withdraw request. If the waiver were granted, it was suggested that the Board consider maintaining \$35 to cover legal advertisement costs.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to deny the fee waiver request.

Reopened at the end of the meeting

The Board reopened the item at the request of Gerald Horne, representative for the applicant – South Worcester Neighborhood Improvement Corporation (SWNIC).

Mr. Horne said the fee makes a significant impact on the limited budget available.

Ms. Bold told the Board that the Definitive Site Plan Amendment had been withdrawn because the project scope was reduced from 10 to 4 units and no longer required site plan review. She added that the project was advertised and reviewed by staff.

Mr. Truman said the Board should fully consider the costs for the full site plan review and monies spent for advertising.

The Board took no action to reconsider its decision for this item.

3. Brookside Avenue – Convert to Public (ST-2012-010)

Mr. Adams said the item was a street petition for private way conversion and stated that DPW recommended it as Priority 4 because there are engineering difficulties in street drainage.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to recommend Brookside Avenue as Priority 4.

4. Rustic Drive Extension Avenue – Convert to Public (ST-2012-011)

Mr. Adams said the Rustic Drive Extension developer petitioned City Council to accept the street as public after its completion. He stated that a number of abutters were against its conversion. The Public Works Committee Chair has referred the petition to the Planning Board for discussion.

Mr. Fontane recommended a report to City Council stating the Planning Board no longer has jurisdiction over the subdivision because it has been constructed, inspected and fully completed.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to send a report to City Council stating that the Planning Board no longer has jurisdiction over the matter.

New Business

5. 25 & 50 Eastham Street – Definitive Frontage Subdivision Plan (PB-2012-021)

Attorney Gary Brackett represented the petitioner, Jacqueline Duval. The item before the Board was a Definitive Frontage Subdivision for two lots with an existing single-family detached dwelling on each parcel located in an RS-7 zoning district. On January 30, 2012, the Zoning Board voted to approve the requested Variance for 15-ft of relief from the frontage requirement (65') for one of the two lots. Mr. Brackett said the applicant was amenable to DPW& P's comment with respect to replacing the term, "Right-Of-Way" with "Driveway Easement."

Mr. Adams from DPW&P and Ms. Donovan from Inspectional Services had no comments.

Ms. Bold said staff recommended approval with the condition that six (6) copies of final revised plans reflect the notation change addressed in DPW&P's May 18, 2012 letter. She added that DPRS recommended waivers of Sections IX and X of the Subdivision Regulations because no new street is being constructed and no improvements to the existing way is required.

Upon a motion by Mr. Truman and seconded by Mr. Mitra, the Board voted 4-0 to close the hearing.

Upon a motion by Mr. Truman and seconded by Mr. Mitra, the Board voted 4-0 approve the Definitive Frontage Subdivision with the condition that six (6) copies of a final revised plan be submitted to DPRS incorporating the notation change addressed in DPW&P's May 18, 2012 and waivers of Sections IX and X of the Subdivision Regulations.

Standard Conditions of Approval

- a. 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.
- b. 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.
- c. All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

- Exhibit A: Definitive Frontage Subdivision Application; received April 19, 2012; prepared by Robert J. Smith.
- Exhibit B: Frontage Subdivision Plan; dated March 12, 2012; prepared by B&R Survey, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 25 & 50 Eastham Street; dated May 18, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 25 & 50 Eastham Street; dated May 18, 2012.

6. 75 Grove Street – Definitive Site Plan Approval (PB-2012-023)

Chair O'Connor recused herself from the Board for this item and Mr. Truman assumed the position as Chair.

Attorney Mark Donahue of Fletcher Tilton & Whipple represented the petitioner, Worcester Polytechnic Institute (WPI). Other representatives with Mr. Donahue included:

- Jeffrey Solomon – Executive Vice-President and Chief Financial Officer, WPI
- Barbara Kelley – Contractor, Daniel, O'Connell & Sons
- John Bensley – Civil Engineer, Beals + Thomas
- Jeffrey Wade – Architect, ADD Inc.

The applicant seeks Definitive Site Plan approval for the proposed construction of:

- Four story, 73 unit residence hall for Worcester Polytechnic Institute (WPI)
- Accessory retail space (~1,000 SF) facing Grove St.
- 20 off-street parking spaces at 75 Grove St.
- Re-striping of 78 additional parking spaces at 3 Faraday St (does not require Definitive Site Plan or Parking Plan approval for restriping)

Mr. Donahue said the property is located in the Business General (BG-6.0) zoning district and the Mixed Use and Downtown Sign Overlay Districts. While no accessory parking is required, 20 spaces will be developed and licensed for use by abutter, Veterans, Inc. and an existing 78-space lot north of Faraday Street will continue being leased from Massachusetts Electric for Gateway Park. Mr. Donahue said the plan has been revised based on comments from DPRS memorandums dated May 9 and May 17, 2012.

Mr. Bensley said the site is an undeveloped lot where the Logan, Swift, and Bringham Envelope Company Building previously stood. The proposed structure will have a 23,000 SF footprint on a 1.67 acre site and will provide green space and meet zoning requirements with respect to setbacks, floor area ratio and height.

The site's main entrance is off of Lancaster Street, with secondary entrances at Faraday and Grove Streets. The applicant plans to: resurface and restripe the Faraday Street lot, connect to the municipal sewer, install a water quality structure for treatment of parking lot runoff and widen sidewalks.

Mr. Wade said the proposed residence hall will be U-shaped to provide access to Grove, Faraday and Lancaster Streets. There will be a large green court area in the center, a 930 SF retail space off of Grove Street and cedar slat fencing around the property. The 92,000 SF building (4 floors, 23,000 SF per floor) will house 255 beds in 72 units (73 including resident advisor). The site is compliant with landscaping requirements and will provide adequate lighting without spillover to neighboring properties.

Ms. Donovan from Inspectional Services had no comments.

Mr. Adams asked that an expansion joint be provided to distinguish private and public sidewalk portions.

Mr. Fontane recommended approval of the plan and expressed his support for retail space being incorporated into the building.

Jo Hart, Worcester resident, suggested a providing a museum in the retail space.

Mike Larooof, resident on Lancaster Terrace, expressed his concern over pedestrian traffic off of Faraday Street and the possible degradation of Institute Park due to increased residential density in its proximity. Mr. Bensley said pedestrian traffic is addressed by the 10' wide sidewalk; most foot traffic will be through Lancaster Street to campus and not Faraday Street. He added that WPI is supportive of Institute Park and plans to work with the City to improve the park as more students traverse through it to get to campus.

Mr. Rolle commended the high quality plans and asked Mr. Adams to clarify DPW&P comments regarding the sidewalk. Mr. Adams said the proposed 10' sidewalk should have an expansion joint to distinguish public/private portions so that the City will know who is responsible for replacing. Mr. Donahue said the sidewalk would be best served by unified maintenance and that WPI is amenable to a maintenance agreement with the City.

Mr. Rolle suggested removing the second to last tree on Grove Street to provide a better sight line view of traffic when exiting the parking lot. Mr. Bensley said the tree's top will be above eye level, not of large width and should not obstruct views of Grove Street traffic.

James Athy of 111 Lancaster Street expressed his concern over future tenants overusing on-street parking. He said nearby businesses are improving and that he sees the Faraday Street lot becoming fuller.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 3-0 to approve the Definitive Site Plan without conditions.

Standard Conditions of Approval

- a. 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.
- b. 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.
- c. All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

Exhibit A: Definitive Site Application; received April 20, 2012 prepared by Attorney Mark Donahue for Worcester Polytechnic Institute.

Exhibit B: Definitive Site Plan; dated April 18, 2012, revised May 18, 2012 prepared by Beals and Thomas, Odeh Engineering, Ground Inc (Planting) and WSP Flack and Kurtz.

- Exhibit C: Memorandum from the City of Worcester Department of Public Works & Parks: dated May 18, 2012.
- Exhibit D: Letter to the Planning Board from Atty. Mark Donahue, dated May 17, 2012 describing changes to the 75 Grove St. site.
- Exhibit E: Floor Plan – 75 Grove St., prepared by Add Inc, dated 5/17/2012.

7. 230 Park Avenue and 330 Highland Street – Zoning Map Amendment (ZM-2012-001)

Ms. O'Connor assumed Chair of the Board.

Mr. Fontane said the item before the Board was a petition by the City Manager to rezone approximately three acres of Elm Park land along Park Avenue from RL-7 to BG-3.0. Rezoning would provide for more use opportunities within the district other than what RL-7 currently allows - only residential. He stated that rezoning process, other city board/commission reviews and Article 97 approval from the State are required to remove a portion of park land to allow for development of an area currently occupied by a vacant historic structure known as the Fire Alarm Telegraph Building. He stated that Spencer Savings Bank would purchase the building, redevelop it according to historic design standards and use it as a bank branch. Spencer Savings Bank will lease the land but the City will retain it and have ultimate control over the land use. Mr. Fontane recommended that the Planning Board recommend City Council approval of the requested zone change to allow for the restoration and adaptive reuse of the historic building. He added that following rezoning, Spencer Savings will appear before the Planning Board for site plan approval because of a 15% or more slope trigger, Historical Commission for Building Demolition Delay Waiver approval and tax credit support, Conservation Commission because of its proximity to a catch basin and Zoning Board of Appeals for a special permit.

Mr. Adams from DPW and Ms. Donovan from Inspectional Services had no comments.

Theresa Telly, abutter, expressed her desire for three acres to remain park land and said that there were enough banks nearby.

Lisa Liberatore, abutter, said she was surprised that the Article 97 petition to the State was sent before abutters were notified about the zone change. She agreed with Ms. Telly that the historic park should remain a park and not be rezoned. She asked about the time length of the proposed lease. Mr. Fontane said he was not sure but it would be a long term lease, likely 99 years.

Scott Cashman of 114 Coolidge Road expressed his opposition over the petition and said it would encroach upon and destroy Elm Park's character.

Jo Hart stated her opposition to the petition and indicated that the park land should not be taken away for development.

Chair O'Connor asked for a brief history of the petition. Mr. Fontane stated that the Economic Development Department went through two rounds of a Request for Proposal process for the Fire Alarm Telegraph Building. The Department chose Spencer Savings Bank because its proposal meets RFP requirements and allows for the historic renovation of the building.

Mr. Rolle asked if there were a provision that dictates where a drive-thru must go on the site. Mr. Fontane replied no. He stated that park groups, Friends of Newton Hill and Greater Worcester Land Trust support the rezoning effort.

Mr. Truman said the development footprint is significantly less than three acres and asked how the requested rezoning size was determined.

Mr. Mitra asked what the advantage was for choosing park land as opposed to other locations. He expressed concern over the rezoning and stated that the park belongs to citizens and should be preserved. Mr. Fontane said the three acres is a small portion of the large park and that the subject area is an underutilized part with respect to activity. He added that the City has struggled to adaptively reuse the historic building and its restoration is cost prohibitive to the City. The partnership with Spencer Savings Bank would restore the building and provide an additional access to the park and parking. Mr. Fontane said the taking of this portion of park land would be offset by land in another area of the city. He said he felt this was an acceptable tradeoff and that on balance this project achieves multiple planning objectives that would not otherwise be achieved for the site.

Ms. Liberatore asked whether citizens could sit in for the Article 97 review. Mr. Fontane said he is unfamiliar with the notification process for that consideration.

Ms. Hart expressed her opposition toward the drive-thru bank and re-designation of park land.

Mr. Rolle expressed his uncertainty over the issue. He stated his support of historic preservation and believed that the reuse would improve the corridor. However, he agreed with the abutters that the proposed business use is not an active open use that many people could benefit from. Chair O'Connor concurred with Mr. Rolle.

Mr. Fontane said the Conservation Commission unanimously voted that the petition be sent to the State.

Mr. Mitra said it appeared that the primary goal was restoration of the Fire Alarm Telegraph Building. He then asked the cost of building repair. Mr. Fontane responded that he did not have the information at hand but said that the City was unable to afford its renovation. He stated that rezoning for bank use provides a way to save the building, provide access for park use and community space.

Chair O'Connor asked whether the Board could make a motion to rezone a smaller area, to which Mr. Rolle responded that it would create spot zoning issues. Mr. Fontane recommended against a smaller rezoning without having reviewed a site plan. He also noted that part of the rezoning is in the public right of way and therefore the are of park land is smaller.

Mr. Truman said that after the rezoning the Board only has authority to consider site plan.

Mr. Rolle asked if parking to the public was specified in staff's memorandum.

Mr. Fontane said that 30 spaces are likely needed along with reconstruction of an existing retaining wall as well as new retaining walls and terracing. There would be parking for park users. He said that banks are generally well landscaped and cared for and provided examples throughout the City.

Ms. Liberatore asked what the timeline was for hearing back from the State. Mr. Fontane said that the City would probably hear before the State legislature's summer session.

Phil Doherty, abutter, asked if there were opportunities for other businesses to locate on other portions of the site. Mr. Fontane said that it was possible but needed to go through the city administration and the same approval process.

Mr. Cashman expressed opposition to the petition due to the historic nature of Elm Park.

Upon a motion by Mr. Rolle and seconded by Mr. Truman, the Board voted 4-0 to close the hearing.

Mr. Truman said three acres is too large and recommended that a smaller portion be rezoned.

Mr. Rolle did not agree that a bank is the best use for the site and stated that he believed other businesses could be a better fit. He expressed his concern that the building's viability will be threatened if rezoning does not pass.

Upon a motion by Mr. Truman and seconded by Mr. Mitra, the Board voted 3-1 (Chair O'Connor voted to recommend) to not recommend rezoning three acres of Elm Park land along Park Avenue from RL-7 to BG-3.0.

List of Exhibits.

Exhibit A: Memorandum from City Manager, Michael O'Brien, to City Council (reference doc # cm2012apr19111508), dated April 24, 2012 with attachments including proposed zone change map, dated 04/17/2012 prepared by DPRS staff member Luba Zhaurova.

7. 14 Marshfield Street – Amendment to Definitive Site Plan Approval (PB-2012-017)

Hossein Haghanizadeh of HS&T Group, representative for petitioners Robert and Constance Bartelson, said the Definitive Site Plan Amendment is for the construction of a 2,400 SF building commercial use building with three off-street parking spaces and other site improvements on a lot with 15% or more slope.

Mr. Adams from DPW and Ms. Donovan from Inspectional Services had no comments.

Ms. Bold from DPRS said the Board approved on December 14, 2011 a Definitive Site Plan for the construction of a 2,500 SF commercial use building with six off-street parking spaces and other site improvements on a lot with 15% or more slope. Staff recommended revising the site plan to provide building height (in stories and feet) and a note identifying exterior materials to be used. Ms. Bold said that further information regarding signs, lighting and entrance/exit arrows are no longer necessary because the applicant has shown it an updated plan.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 approve the Definitive Site Plan Amendment with the condition that six (6) copies of a final revised plan be submitted to DPRS providing building height (in stories and feet) and a note identifying exterior materials to be used.

Standard Conditions of Approval

- 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.
- 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.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

- Exhibit A: Definitive Site Plan Amendment Application; received April 4, 2012; prepared by Robert & Constance Bartelson.
- Exhibit B: Definitive Site Plan Amendment Plan; dated 3/20/2012, revised 4/3/2012; prepared by HS&T Group, Inc.
- Exhibit C: Hydrology & Stormwater Management Report for 14 Marshfield Street; prepared by HS&T Group, Inc.; dated October 27, 2011, last revised March 22, 2012.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 14 Marshfield Street - Amendment to Definitive Site Plan (PB-2012-017); dated May 18, 2012.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board re: 14 Marshfield St; dated May 18, 2012.

8. 6 & 8 Gaylord Street – Definitive Site Plan Approval (PB-2012-018)

John Grenier of J.M. Grenier Associates Inc., representative for 3333 Inc., stated that the Definitive Site Plan is for the construction of a single-family detached dwelling with two off-street parking spaces on each of the two lots with 15% or more slope, zoned RS-7. Mr. Grenier said the applicant received an Order of Conditions after the April 30, 2012 Conservation Commission meeting with respect to perimeter erosion control and catch basin installation during construction.

Ms. Donovan from Inspectional Services had no comments.

Ms. Bold from DPRS said staff recommended that the applicant provide notations addressing proposed number of bedrooms, exterior building materials to be used and retaining wall dimensions. She added that if the retaining wall were taller than 6', the wall and its fence should be set back 5' from the property line.

Mr. Adams from DPW suggested dry well installation and roof drain tie-ins to prevent overland flow onto abutting properties.

Mirick Perkins of 4 Gaylord Street asked whether there will be retaining walls on the properties.

Mr. Grenier replied that 8 Gaylord Street will have a retaining wall but that it does not abut 4 Gaylord Street.

Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 approve the Definitive Site Plan with the condition that six (6) copies of a final revised plan be submitted to DPRS providing notations addressing proposed number of bedrooms, exterior building materials to be used and retaining wall dimensions as well as the installation and tie-in of roof drains to a dry well for each property.

Standard Conditions of Approval

- 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.
- 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.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

Exhibit A: Definitive Site Plan Application; received April 9, 2012; prepared by 3333 Inc.

Exhibit B: Definitive Site Plan; dated March 21, 2012; prepared by J.M. Grenier Associate Inc.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 6 & 8 Gaylord Street; dated May 18, 2012.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 6 & 8 Gaylord Street; dated May 18, 2012.

9. 1 (aka 1A), 7 and 25 Tobias Boland Way – Amendment to Definitive Site Plan Approval (PB-2012-020)

Matthew Smith, of Bohler Engineer, project engineer and representative for Madison Worcester Holdings, LLC said the Definitive Site Plan Amendment proposes changes to the pedestrian access and parking areas. He explained that a sidewalk would be added along the retail building and parking in front of Sam's Club in order to provide access for customers to load their vehicles.

Mr. Adams , Ms. Donovan and Ms. Bold had no comments.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 to approve the Amendment to Definitive Site Plan.

Standard Conditions of Approval

- 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.
- 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.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

- Exhibit A: Definitive Site Plan Amendment Application; received April 13, 2012; prepared by Madison Worcester Holdings, LLC c/o Bohler Engineering.
- Exhibit B: Definitive Site Plan Amendment Plan – Sheets C-5 and C-6; dated April 9, 2012; prepared by Bohler Engineering.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 1 (aka 1A), 7 and 25 Tobias Boland Way - Amendment to Definitive Site Plan (PB-2012-020); dated May 18, 2012.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 25 TOBIAS BOLAND WAY, Definitive Site Plan Amendment– PB-2012- 020; dated May 18, 2012.

10. 2 Northboro Street – Parking Plan Approval (PB-2012-022)

Hossein Haghanizadeh of HS&T Group, representative for petitioner Rodney Haddad, said the Parking Plan is for the construction of a 10-space parking lot associated with a proposed deli/restaurant (currently a dry cleaning use).

Mr. Adams said if the proposed business falls under the definition of a food service establishment, the applicant will be required to install a grease interceptor.

Mr. Haghanizadeh replied that the applicant would be amenable to the grease interceptor if required.

Ms. Donovan had no comments.

Ms. Bold said the project will be before the Zoning Board of Appeals on June 4, 2012 for Special Permit approval for Extension, Alteration or Change of a Privileged Pre-Existing Nonconforming Use and Structure – Allow a Use of a Similar Nature (Article XVI, Section 4). She said staff

recommended approval of the plan with the condition that six (6) copies of final revised plans be submitted to DPRS addressing the following:

- Label Plantation Street as a public way.
- Provide a summary of the Parking Schedule, including existing, required, and proposed parking spaces.
- Label minimum yard dimensions.
- Label distances from adjacent buildings.
- Supplement circulation arrows with signs to indicate that the entrance and exit are one-way only
- Provide fencing around the dumpster. Indicate proposed fence height and materials
- Install perimeter fencing between the property and N/F Lewis and N/F Cabezas parcels. Indicate proposed fence height and materials.
- Label walkways and sidewalks, their dimensions and materials.
- Label landscaped areas.
- Provide an alternative tree that is medium-sized, not ALB susceptible and provides diversity to the lot's tree species. Zelkova Serrata is not suitable for landscaping areas in the parking area setback.

Mr. Haghanizadeh said the applicant is amenable to staff comments.

Mr. Truman suggested the condition that the dumpster is to be emptied after 7:30 A.M.

Upon a motion by Mr. Rolle and seconded by Mr. Mitra, the Board voted 4-0 approve the Parking Plan with the condition that six (6) copies of a final revised plan be submitted to DPRS addressing staff comments, showing stockade fencing installation and noting that the dumpster is to be emptied after 7:30 A.M.

Standard Conditions of Approval

- 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.
- 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.
- All work shall be done in accordance with the final approved Definitive Site Plan on file with the Division of Planning and Regulatory Services.

List of Exhibits.

Exhibit A: 2 Northboro Street Parking Plan Application; received April 19, 2012, prepared by Rodney Haddad.

Exhibit B: 2 Northboro Street Parking Plan; dated April 2, 2012, submitted April 19, 2012; prepared by HS&T Group.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Planning Board; re: 2 Northboro Street dated May 18, 2012.

Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Worcester Planning Board; dated May 18, 2012.

12. Approval Not Required Plans

a. Acton Street (AN-2012-014)

Ms. Bold said the applicant seeks to subdivide a lot with an existing single-family semi-detached structure on a public street. Both lots would meet the minimum frontage requirement for a semi-detached dwelling (30') in an RG-5 zone. Lot 2A will provide 31.78' of frontage and Lot 2B will provide 32.96'

Upon a motion by Mr. Truman and seconded by Mr. Mitra, the Board voted 4-0 to endorse the ANR.

ADJOURNMENT:

Upon a motion by Mr. Rolle and seconded by Mr. Truman the Board voted 4-0 to adjourn the meeting at 8:11 P.M.