

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

**October 1, 2014**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

**Planning Board Members Present:** Andrew Truman, Chair  
Satya Mitra, Vice Chair  
Robert Ochoa, Clerk  
John Vigliotti  
Andrew Freilich

**Planning Board Members Absent:** None

**Staff Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Domenica Tatasciore, Division of Planning & Regulatory Services  
Michelle Smith, Division of Planning & Regulatory Services  
Jon Gervais, Department of Public Works & Parks  
David Horne, Inspectional Services  
Alexandra Haralambous, Law Department

**BOARD SITE VISITS**

**CALL TO ORDER**

Chair Andrew Truman called the meeting to order at 5:30 P.M.

**APPROVAL OF MINUTES:**

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra, the Board voted 5-0 to approve the minutes for August 6, 2014 and September 10, 2014.

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

- 1. 304-308 Park Avenue & 45 Abbott Street (MBL 06-010-00029, 06-010-00030 & 06-010-00020) (PB-2014-032)**

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 5-0 to grant the Request to Postpone to October 15, 2014 and extend the decision deadline to November 15, 2014.

**2. 0 Sarah Drive, Lots 81-86 (aka Bittersweet Blvd, Arboretum Phase IV) – Definitive Site Plan Approval (PB-2014-009)**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 5-0 to postpone the item to November 5, 2014 and extend the decision deadline to December 16, 2014.

**3. 78 Upland Street (Parcel A & B) (public) (AN-2014-039)**

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 5-0 to postpone the item to October 15, 2014.

**NEW BUSINESS**

**4. 224 Southwest Cutoff (MBL 34-034-00002) – Amendment to Parking Plan Approval (PB-2014-024)**

Carol Redden, HS&T Group, stated that on June 3, 2009, the Planning Board approved a Parking Plan for a 105 space parking lot associated with automobile sales/display, service, and repair. They are seeking a Parking Plan Amendment to modify the original plan by making the following changes:

- 1) To expand the existing number of parking spaces by 35, from 105 to 140;
- 2) To decrease the number of bays by 3 (11 existing, 8 proposed for repair/service) to allow use of said bays for sales/display (not garage/service/repair);
- 3) To replace landscaping plantings (trees & shrubs) previously approved in the 5 ft. landscape buffer along the easterly, westerly, and northerly lot lines with loam and seed;
- 4) Re-locate the snow storage area to the northern portion of the site; and
- 5) Re-locate the dumpster closer to Southwest Cutoff.

Ms. Redden submitted the dumpster permit as Exhibit K. She also stated that they are requesting a waiver from showing all the abutters within 300 feet on the plan. And that they would like to modify the layout to the parking layout proposed.

Ms. Smith stated that the number of bays utilized for repair work on site shall remain at 8 unless the Parking Plan is further amended. She also stated that the landscaping that has not been installed was not required by the Ordinance but it was in the previously approved plans. Since they are not looking to amend that with this proposal staff recommends that condition #2.h. in staff's review memo be amended to reflect that the applicant provide the required 5 ft. landscaped buffer along all lot lines as shown on the 2009 approved plan.

Mr. Truman stated that they will require an as-built plan within a year as part of the conditions of approval since the applicant did not follow through on conditions previously in place.

Upon a motion by Mr. Ochoa and seconded by Mr. Freilich, the Board voted 5-0 to approve with conditions of approval as listed in staff's memo & added that within 90 days of completion of work the owner must request inspection from ISD (re: landscaping & signage) & that the 5 ft. buffer on the eastern and western lot lines remains landscaped as previous approved in 2009 & approved waiver to label abutters within 300 ft.

**List of Exhibits:**

- Exhibit A: 224 Southwest Cutoff Application; received 7/3/2014; prepared by HS&T Group.
- Exhibit B: Original 224 Southwest Cutoff Plan; dated 4/7/2009, revised 6/4/2009; prepared by HS&T Group.
- Exhibit C: Amended 224 Southwest Cutoff Plan; dated 5/21/2014; revised 8/26/2014; prepared by HS&T Group.
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 224 Southwest Cutoff; dated 7/31/2014; revised 9/26/2014.
- Exhibit E: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 224 Southwest Cutoff; dated 9/26/2014.
- Exhibit F: Fire Comments; re: 224 Southwest Cutoff; dated 7/15/2014.
- Exhibit G: Original Planning Board PPA Decision re: 224 Southwest Cutoff; approved 6/3/2009.
- Exhibit H: Original Landscaping plan for Billboard location; re: 224 Southwest Cutoff site plan approval from 8/11/1999.
- Exhibit I: DPRS Memorandum issued at the time of original approval; dated 5/27/2009.
- Exhibit J: Request for postponement 10/1/2014 from HS&T Group; dated and received 8/21/2014.
- Exhibit K: Dumpster Permit; issued by State Fire Marshall on 8/5/14 to expire in 1 year.

**5. Bonair Road (formerly part of 1438 Grafton Street, MBL 34-036-42-50) and presently a part of 1446 (aka 1448) Grafton Street – Parking Plan Approval (PB-2014-027)**

Norman Hill, Land Planning Inc., introduced Frank Paulino, president of Sonia’s Auto Sales, and stated that existing at 1448 Grafton Street is a used automobile sale and repair facility with an associated off-street parking & display lot. The applicant seeks to clear said lot for use as a 64 space parking lot accessory to the existing 1448 Grafton Street business. Additionally proposed for installation at 1448 Grafton Street are two garage bay doors and a pedestrian entrance to the existing structure from the new parking area, along with grading, paving, drainage, and water management systems and associated landscaping.

Mr. Hill stated that they received Zoning Board of Appeals approval. He requested a waiver of the requirement to show the entire site on the plans.

Mr. Hill reviewed the plans with the Board and pointed out the changes made due to the Zoning Board conditions of approval.

Mr. Gervais stated that they received the details and information requested from the applicant and the addition to the connection of the drain line to the street will be added to the plans.

Ms. Smith stated that Article IV, Section 7.B.8. of the Zoning Ordinance requires that the entire site (both the 1448 Grafton & Bonair Road properties) is subject to review, as the proposed expansion will increase the size of the existing display lot by more than 50%.

Mr. Paulino stated that the new service area would be accessed through Bonair Road but no additional signage is proposed because it is in addition to the business that is already in place. Mr. Hill showed where the snow storage areas are and stated that excess snow will be trucked offsite. He also stated that cars are not trucked to the site, once they are bought at auction they are driven back to his business.

Ms. Smith stated that the applicant wants to leave the parking spaces as undesignated with regard to use for motor vehicle sales. As a result, they are required to comply with interior landscaping requirements.

Mr. Freilich stated that signage is needed to direct people seeking service to the rear of the lot.

Mr. Vigliotti stated that all the outstanding items should be addressed before making a decision. Mr. Mitra and Mr. Freilich were in agreement.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra, the Board voted 5-0 to continue the item to October 15, 2014 to allow for plan revisions.

**List of Exhibits:**

- Exhibit A: Bonair Road Application; received 7/25/2014; prepared by Sonia Realty, LLC.
- Exhibit B: Bonair Road Plan; dated 6/27/2014, revised 9/10/14; prepared by Land Planning, Inc.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: Bonair Road (formerly part of 1438 Grafton Street) & 1448 Grafton Street – Parking Plan; dated 9/26/2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: Bonair Road (formerly part of 1438 Grafton Street) & 1448 Grafton Street – Parking Plan; dated 9/26/2014.
- Exhibit E: Request for Postponement to 10/1/2014 from Land Planning, Inc. to the Planning Board; dated 9/5/2014.
- Exhibit F: Memorandum from Land Planning, Inc. to Planning Board members; re: Bonair Road (formerly part of 1438 Grafton Street); dated 9/5/2014.
- Exhibit G: 1438 Grafton Street ANR plan, endorsed by the Planning Board on 4/30/2014 and recorded on 5/6/2014 at the Registry of Deeds (Book 906, Plan 122).

**6. 8 (aka 18) Grafton Street – Definitive Site Plan Approval (PB-2014-028)**

Mr. Rolle stated that there was an error in the notification that was sent out, therefore the board must re-hear this item.

Dan Benoit, Benoit Design Group, stated that the project consists of the historic renovation of the Osgood-Bradley Building – 160,000 SF of existing warehouse/manufacturing space - into 84 units of purpose-built student housing for the sole and exclusive use of matriculated undergraduate and graduate students in Worcester’s academic community.

Ms. Tatasciore stated that the engineer has satisfied all of the conditions of approval and dealt with all of staff’s concerns.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 5-0 to approve the item with the conditions of approval as discussed re: provide as-built copies of accessible ramp after completion of work.

### **List of Exhibits**

- Exhibit A: 18 Grafton Street Definitive Site Plan Application; received August 6, 2014; prepared by Owner Bradford Wyatt and Applicant Rick Shaffer of Vision Development.
- Exhibit B: MACRIS listing for Osgood-Bradley Building.
- Exhibit C: MACRIS listing for Union Station
- Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 8 (aka 18) Grafton Street – Definitive Site Plan; dated September 4, 2014, updated September 9, 2014.

### **7. 111-115 Dewey Street & 13 Parker Street – Parking Plan Approval (PB-2014-029)**

John Riel, JR Associates, introduced the owner, Dave Johnson, and stated that there are two buildings onsite used for storage for Caola Equipment. They are proposing to construct a ~3,150 SF building, which will be rented out as storage space for contractors. The rest of the lot will get new paving and landscaping and the drainage will be rearranged.

Mr. Gagne stated that DPW will need to review drainage calculations but they have not been provided by the applicant or their engineer.

Ms. Tatasciore stated that the applicant seeks to construct a ~3,150 SF building for the purpose of retail sales on a site where two existing buildings are presently used for warehouse storage and auto service/repair. A total of 19 accessory off-street parking spaces are proposed along with associated utility and site work. Ms. Tatasciore reviewed the requested changes to the plans.

Mr. Riel clarified that the silt fencing and hay bales will be correctly depicted as being along the back property line and will not be located on abutting property. Mr. Johnson stated that the fence, trees and shrubs existing on the site along the lot lines will not be impacted. They will retain the existing screening. They have no intention of opening access to Mason Court.

Ms. Tatasciore stated that if approved, staff respectfully recommends the condition that six (6) copies of final revised plans are submitted to the Division of Planning & Regulatory Services addressing the issues listed below:

1. Revise the plan's Parking Schedule and calculation to include an accurate breakdown of parking based upon uses.
2. Show parcels and ownership information for abutters within 300 feet of the subject property or request a waiver from this requirement.
3. Label uses for each building on the plan.
4. Provide a lighting detail on the plan.
5. Provide a wooden shadowbox fence or similar in order to provide screening along the south-easterly lot line where the property abuts residential uses.

6. Label landscaped areas.
  - a) Provide a five foot landscape buffer between Dewey Street and the proposed six parking spaces fronting along this public way.
  - b) Plant two Asian Longhorned Beetle (ALB) resistant trees 20-25 feet on center along the six parking spaces fronting Dewey Street.
  - c) Provide one ALB resistant tree in the landscaping buffer located between N/F Joseph Cariglia and the proposed five parking spaces.
  - d) Provide a landscaping schedule listing existing/proposed landscaping species, quantity and size.
7. Label location, dimensions, number and construction materials of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking spaces, loading spaces, access aisles, sidewalks, walkways and pathways.
  - a) Label dimensions for existing/proposed curb cuts, aisle widths and loading.
  - b) Provide a note indicating construction material proposed for the parking lot.
8. Label plan sheet to reflect Parking Plan instead of Site Plan.

Mr. Gervais stated that they are not comfortable approving it conditionally without reviewing the drainage calculations and what drainage work still needs to be completed.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa , the Board voted 5-0 to continue the item to October 15, 2014 to allow for plan revisions & provision of drainage calculations to DPW.

#### **List of Exhibits**

- Exhibit A: Parking Plan Application; prepared by Caola Equipment Co.; received August 25, 2014.
- Exhibit B: Site Plan; prepared by HS&T Group, Inc.; dated August 14, 2014; revised August 12, 2014; received August 25, 2014.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Planning Board; re: 111-115 Dewey Street & 13 Parker Street; dated September 26, 2014.
- Exhibit D: Memorandum from the City of Worcester Department of Public Works & Parks to the Planning Board; re: 115 Dewey Street – Parking Plan; dated September 26, 2014.

Chair Truman left the meeting and Commissioner Mitra resumed as chair.

#### **OTHER BUSINESS**

##### **8. Parsons Hill Subdivision, 16 Nutmeg Dr. – Request for Partial Covenant Release**

Ms. Haralambous stated that the Law Department is requesting to release a covenant from the 1970s. The subdivision has been constructed, the streets were built, and Nutmeg Drive is a public street. They cannot locate the developer so the Law Department is asking to the Board to release the covenant to clear any cloud to the title of any lots in the subdivision.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich, the Board voted 4-0 to approve a full release for entire Parsons Hill Subdivision.

**9. Approval Not Required (ANR) Plans:**

**a. 0 Whippoorwill Drive (Lot 16R) (private) (AN-2014-038)**

Ms. Smith stated that this lot is in the RS-7 zoning district and it is on a private road. The proposed use is not indicated on the plan but to construct a single family 65' of frontage is required. The applicant is seeking to join two lots, therefore the frontage is adequate for this request and staff recommends endorsement.

Upon a motion by Mr. Vigliotti and seconded by Mr. Ochoa, the Board voted 4-0 to endorse this ANR.

**10. Communication Received:**

**a. Massachusetts Port Authority re: Draft Environmental Assessment, Proposed Hangar Development; dated September 12, 2014; received September 15, 2014.**

No comments

**11. Signing of Decisions from prior meetings –**

The Board signed the following:

- Partial Release of Covenant for Parsons Hill Subdivision, 16 Nutmeg Drive.
- 8 (aka 18) Grafton Street (PB-2014-028)

**ADJOURNMENT**

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti, the Board voted 4-0 to adjourn at 6:45 p.m.