

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

February 13, 2019

LEVI LINCOLN CHAMBERS

Planning Board Members Present: Andrew Truman, Chair
Satya B. Mitra
John Vigliotti – Arrived at 7:35 P.M.
Paul DePalo
Albert LaValley

Members Absent:

Staff Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Michelle M. Smith, Division of Planning & Regulatory Services
Nick Lyford, Department of Public Works & Parks
Jodi Kennedy Valade, Department of Inspectional Services
Jennifer Beaton, Law Department
Alexandra Kalkounis, Law Department

Approval of Minutes – 1/2/19 & 1/23/19 – Held to 3/13/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

Items #1 and #2 were taken contemporaneously.

- 1. 225 Shrewsbury Street – Special Permit for CCOD (PB-2018-056)**
- 2. 225 Shrewsbury Street – Definitive Site Plan (PB-2018-056)**

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to continue the Special Permit for CCOD and the Definitive Site Plan applications to the March 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to April 4, 2019.

- 3. Lots 66L, 66R, 67L & 67R Honeysuckle Road – Definitive Site Plan (PB-2018-024)**

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to continue the Definitive Site Plan application to the March 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to April 4, 2019.

- 4. 143 Southwest Cutoff - Special Permit for Adult Use Marijuana - Storefront Retailer use (PB-2019-012)**

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to postpone the Special Permit for Adult Use Marijuana – Storefront Retailer use to the March 13, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to April 4, 2019.

Items #5 and #6 were taken contemporaneously.

5. **Malden Woods (aka 0 Whippoorwill Drive & 0 Danielle’s Way; Whippoorwill Drive and Castine Street Right of Ways) – Definitive Subdivision Plan Amendment (PB-2018-026)**
6. **Malden Woods (aka 0 Whippoorwill Drive & 0 Danielle’s Way; Whippoorwill Drive and Castine Street Right of Ways) – Definitive Site Plan (PB-2018-026)**

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to postpone the Definitive Subdivision Amendment and the Definitive Site Plan to the April 4, 2019 Planning Board meeting.

7. **0 & 50 Paine Street - Definitive Site Plan (PB-2019-009)**

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to allow for Leave to Without Prejudice for the Definitive Site Plan application.

Public Meetings

8. **Rand-Whitney Way (fka Agrand Street) and abutting land at 207, 223 & 241 Greenwood Street & 2 Agrand Street - Definitive Subdivision Plan (PB-2019-005)**

Britney Gesner of VHB appeared upon behalf of the applicant, Rand-Whitney Container, LLC.

The scope of the project is as follows:

Rand-Whitney Container LLC has applied for Definitive Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. The applicant seeks to re-configure existing lot lines to create 2 lots and to establish a private road over the former right-of-way of Agrand Street (which still exists as a private drive). The proposed subdivision is intended only to establish new property lines; no physical construction is proposed.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to close the Public Hearing.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to approve the following waivers:

Section G - Plan Requirements

The Plan shall be accompanied by seven (7) copies of the profiles of proposed streets showing to a horizontal scale (1”=40’) and to a vertical scale (1”=4’) the present surface grade on the centerline and on each sideline of each proposed street, and the plan shall also show the proposed grade on the centerline of each proposed street. The elevations of the sills of all structures within the area to be subdivided shall be shown on the plan. The profiles shall be extended to show the centerline and sideline elevations of the existing streets intersected by proposed streets. The benchmark shall refer to the NAD-83 datum. At least two (2) permanent objects shall be noted as to elevation.

Proposed storm drainage system, including existing natural waterways and the proposed disposition of water from the proposed subdivision to adequate natural drainage channels or to artificial means of disposal.

Location and species of proposed street trees and/or individual trees or wooded areas to be retained.

Proposed system of stream drainage, sanitary sewer system and water supply including all appurtenances.

Existing and proposed topography at two (2) foot contour intervals or as required by the Board. Existing topography shall be the result of an actual survey acceptable to the Department of Public Works and the plans shall contain a statement to this effect signed by a registered professional land surveyor.

A layout plan on a separate sheet showing sidelines, centerlines, points of tangency, length of tangents, length of curves, for each street in the subdivision, together with all buildings, walks, drives and other existing fixtures within forty (40) feet of the sidelines of such street.

The layout plan shall also show the size, type, location of all storm drains, sanitary sewers and water mains and their appurtenances existing in or proposed for each street including natural waterways.

Directly above or below the layout plan of each street, a profile showing existing centerline, right and left edge grades and proposed centerline grade of that street, together with figures of elevation at fifty (50) foot stations of all uniform grades and at twenty-five (25) foot intervals along all vertical curves. All proposed drains and sanitary sewers complete with appurtenances shall be shown on the profile complete with invert elevations and drain line and sewer line gradients. The horizontal scale of the profiles shall be forty (40) feet to one (1) inch; the vertical scale shall be four (4) feet to one (1) inch.

Any other information listed under the Preliminary Plan requirements not previously submitted.

A statement that the applicant will provide, at no cost to the City, all facilities shown on the plan including but not limited to roadways, curbs, bounds, drainage systems, sanitary sewer systems, utilities, street lights and earthworks, except as otherwise noted.

Properly executed easements to the City of Worcester in all ways shown on the Definitive Plan for all purposes for which ways are commonly used in the City and properly executed easement to the City of Worcester in and over all lands not included within the ways which are shown on the plan to be devoted to drainage or other common use. Wherever a drainage easement is shown, there shall also be an easement to discharge and dispose of said drainage whether within or without the subdivision. A sum of money sufficient to pay recording fees shall accompany the easements. Said easements to be duly recorded prior to start of construction.

Section H - Plan Contents

Plan and Profile of Each Street: Waiver from all items.

Construction Plan: Waiver from all items.

Erosion and Sedimentation Control Plan: Waiver from all items.

Section IX – Design Standards

LOCATION AND ALIGNMENT

5.a. Alignment

- Street Lines At Intersections
- Dead Ends (Cul-de-sac)
- Underground Utilities

GRADE: Waiver from all items.

DRAINAGE: Waiver from all items.

DETENTION POND DESIGN AND MAINTENANCE CRITERIA: Waiver from all items.

STORM DRAINAGE STRUCTURES: Waiver from all items.

SANITARY SEWERS: Waiver from all items.

SEWERAGE: Waiver from all items.

WATER SUPPLY: Waiver from all items.

Section X – Required Improvements

STREET AND ROADWAY: Waiver from all items.

UTILITIES: Waiver from all items.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to approve the Definitive Subdivision Plan.

List of Exhibits

Exhibit A: Cover Letter and Definitive Subdivision Application; received December 20, 2018; prepared by Brittany Gresner, PE, and Russell Bousquet.

Exhibit B: Definitive Subdivision Plan; dated December 18, 2019; prepared by VHB.

Items #9 and #10 were taken contemporaneously.

9. 92 Grand Street - Special Permit Amendment - Adaptive Re-Use Overlay District (Article XV, Section 3, A.) & Amendment to a Definitive Plan - More than One Building on a Lot (PB-2019-008)

10. 92 Grand Street - Definitive Site Plan Amendment (PB-2019-008)

Attorney Todd Rodman, along with Steve Teasdale and Alberto Cardenes, appeared upon behalf of the applicant, Main South Community Development Corporation.

The scope of the project is as follows:

The petitioner has applied for a More Than One Building on a Lot Approval under the requirements of the City of Worcester Zoning Ordinance. The petitioner seeks to construct 6 structures, consisting of a total of 1,720 SF of retail tenant space and 48 residential dwelling units comprised of a mix of 12 one-bedroom, 15 two-bedroom units and 21 three-bedroom units for a total of 105 bedrooms

Main South Community Development Corporation has applied to the Planning Board seeking amendments to the following approvals (previously approved by the Board on February 15, 2018) under the requirements of the Worcester Zoning Ordinance and Subdivision Regulations:

1. Special Permit: Adaptive Re-Use Overlay District (Article XV, Section 3, A.)

- To allow Retail/Food Service Uses
- To modify the Dimensional Requirements of the Ordinance

2. Definitive Site Plan

3. Definitive Site Plan - More than One Building on a Lot

Mr. Cardenes gave an overview of the plans for the project.

Attorney Rodman responded to the following staff questions.

- Please clarify the total SF change to each structure's footprints and overall floor area. Verify that the structure is not proposed any closer to the abutting ways than previously approved. Mr. Rodman stated that it not any closer to the abutting ways and the footprint for the buildings is being increased by 168 feet in each of the building. That's the footprint increase. The interior volume increase is a total of 4,907 square feet.

- Please clarify the total change in the number of bedrooms. Mr. Rodman stated that the bedroom count now will be 113 which is an increase of 8 bedrooms.
- Please discuss how the open space area has been designed with all users in mind and how accessible access will be provided thereto. Staff would recommend curb ramps be added to allow for easier access via the center walkway. Was consideration given to placement of accessible spaces near the commercial areas? Mr. Cardenes reviewed on the plan where the open space, curb ramps and accessible spaces would be located.
- Please comment on the proposed uses of the open space area. Has the applicant considered raised garden beds as part of the complex in lieu of some of the lawn areas? Mr. Rodman stated that the open space area will be for passive recreation and they will review with the residents whether garden beds would be an option.
- Have alternate locations for the bike racks been considered in a covered location, or will these be installed in a way so as to minimize interference with the pedestrian walkway? Mr. Cardenes reviewed on the plan where the bike racks would be located.
- Please discuss if and/or how parking spaces are reserved for resident and/or the proposed retail use. Mr. Rodman stated that there are 68 spaces which four are handicapped accessible and six spaces for the retail use.

Mr. Mitra asked if there would be designated signs for where residents and commercial customers would park. Mr. Teasdale stated that there would be.

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

Upon a motion by Mr. DePalo and seconded by Mr. Mitra the Board, voted 4-0 to approve the requested waiver to not label abutters and abutters to abutters within 300 feet on the plan.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to approve the Special Permit Amendment with conditions outline in staff's memo as well as the Findings of Facts as proposed by the applicant and waivers requested.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to approve the amendment to the Definitive Site Plan.

List of Exhibits

Exhibit A: Special Permit Application Amendment – Adaptive Re-Use; received 12/28/2018; prepared by Attorney Todd Rodman.

Exhibit B: Site Plan for 92 Grand Street; revised 12/20/2018; prepared by Samiotes Consultants, Inc.

Exhibit C: Renderings with elevations and floorplans; revised 12/20/2018; prepared by DHK Architects.

Exhibit D: More Than One Building On A Lot Application; received October 5, 2017; prepared by Attorney Mark Borenstein.

Exhibit E: Site Plan for 92 Grand Street; dated October 5, 2017; prepared by Samiotes Consultants, Inc.

Exhibit F: Renderings with elevations and floorplans; dated October 6, 2017; prepared by DHK Architects.

Exhibit G: Stormwater Report; dated August 17, 2017; prepared by Samiotes Consultants, Inc.

Exhibit H: DPW Comments; dated November 8, 2017.

Exhibit I: Fire Comments; dated October 12, 2017.

Items #11 through #14 were taken contemporaneously.

11. 30 & 32 (aka Lot 2) Chiltern Hill Drive – Definitive Site Plan (PB-2018-032)

12. 30 & 32 (aka Lot 3) Chiltern Hill Drive – Definitive Site Plan (PB-2018-033)

13. 30 & 32 (aka Lot 4) Chiltern Hill Drive – Definitive Site Plan (PB-2018-034)

14. 30 & 32 Chiltern Hill Drive (public) & Aylesbury Road (public) (AN-2018-024)

Andy Baum from Summit Engineering along with Jim Smith and Attorney Henry Lane appeared upon behalf of applicant Silvertree Realty.

The applicant proposes to construct three single family dwellings, with an existing single-family dwelling to remain, on four newly created parcels (proposed separately through an Approval Not Required (ANR) process).

Mr. Baum gave an overview of the plan and revisions that had been made to address staff and DPW comments.

Mr. Lyford stated that DPW had previously noted that common connections are not allowed, and connections should be made within the frontage of each lot. The catch basin proposed at the bottom of the driveway into Aylesbury Road must connect to a manhole at the main; it looks like the revised plans shows this, but DPW would like those conditions to remain.

Mr. Rolle stated that staff only received the revised plans today and there are two items before the Board today: the creation of the lot by the ANR, and the Definitive Site Plan, which would create four lots. Mr. Rolle gave an overview of the lots and stated that staff had a concern about whether the frontage from Chiltern Hill was actually useable, as it appears most difficult to access Lot #2 due to a very steep grade.

Mr. Rolle stated that there is also an access easement for the property that has never been memorialized on the plan, so it is believed that it does not constitute a private way. Mr. Rolle state that it was probably an access easement, and that, as they just received the revised plans today, they would like the applicant to continue the item so they have time to review the revisions.

David Deminstine and Debra Feingold, abutters to the property, stated that they have concerns about the water flow increase that would be caused by this project and the steepness of the grade and feel like lots #2 and #4 will have an adverse effect on their property.

Mike Pagano was opposed to the project, stating it would be detrimental to the neighborhood as it is being proposed today and they are just maximizing the number of houses for the lots.

Linda Dagnello, abutter to the property, stated that she is very upset about the look of what is being proposed and expressed concern about water coming into her home.

Attorney Todd Rodman on behalf of neighbors in the area stated that they haven't had a chance to review the plans submitted today and neighbors are concerned about the grade, slopes and water runoff from the property. They are asking that the Board hold this developer to the highest standard due to the impact it will have on the neighbors.

Eileen Early, abutter to the property, stated that she had the same concerns that her fellow neighbors had commented on and also expressed concern about driveway visibility.

Ben McDermott, abutter to the property, expressed concern about water run-off from the hill and that the structures being proposed don't seem to be in keeping with the neighborhood.

Andrew Freilich, abutter to the property, asked if there was a question on the easement, and if so, then the ANR cannot be heard tonight.

Mr. Rolle stated that the way has an unclear history and staff believes that there is some type of agreement there. He stated that it is not a private way on the official city map, but there is a deed restriction from the 1940s. They received some information from the applicant tonight that the restriction is beyond the sunset date and staff will need time to review that information.

Mr. Freilich expressed concern about the topography and grade proposed, stating that the Board should continue the item until they determine whether they can legally hear the ANR.

Mr. DePalo asked the Law Department for an opinion on whether the ANR is endorsable. Ms. Beaton stated that public safety concerns would need to be reviewed and without their input they would not be comfortable giving an opinion tonight.

Mr. Rolle also suggested that the two newer members of the Planning Board would most likely want to go see the site. Mr. Truman stated that he had seen it previously but it has been quite a while so he would like to re-visit it himself.

Mr. Baum stated that they would like to continue the item.

Upon a motion by Mr. DePalo and seconded by Mr. Mitra, the Board voted 4-0 to continue the Definitive Site Plan applications and the ANR to the March 13, 2019 Planning Board meeting.

15. 210 Southwest Cutoff – Definitive Site Plan (PB-2018-079)

Attorney Don O’Neil, Bob O’Neil, Joe Gram, and representatives of the applicant, St. James Realty, LLC appeared upon behalf of the application.

The scope of the project consists of the following:

The applicant seeks to raze the existing structure on-site and construct a self-storage facility, comprised of two structures (total of 177,000 SF), and associated surface parking areas (total of 32 parking spaces).

Attorney O’Neil stated that the item is before Conservation Commission, and they do not anticipate any problems receiving approval, explaining that they have amended the plans to address staff comments. Mr. O’Neil reviewed the changes made and presented a rendering of the proposed buildings.

Mr. O’Neil stated that based on staff comments they will also have Asian Long Horn Beetle resistant trees on site.

Ms. Smith asked for clarification of where the three loading spaces would be located. The spaces were reviewed, and Ms. Smith stated that the spaces proposed would not be allowed under the zoning ordinance, and they would need to be placed elsewhere on site and there is sufficient area to accommodate that. Bob O’Neil stated that there is area on site they can relocate them to.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 4-0 to approve the following waivers:

- Labeling of abutters and abutters thereto within 300 feet
- Labeling soil types

Upon a motion by Mr. LaValley and seconded by Mr. Mitra the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff’s memo as well as barb wire updating on the fencing be shown on the plan, that the interior trees comply with city standards and the copy of Mass DOT standards be submitted.

List of Exhibits:

Exhibit A: Definitive Site Plan application; received November 1, 2018; prepared by Donald J. O’Neil, Esq.

Exhibit B: 210 Southwest Cutoff Self Storage Site Plan; dated September 30, 2018; revised December 27, 2018; prepared by Robert D. O’Neil, Jr., P.L.S. and Joseph Graham, P.E.

Exhibit C: Rendering with elevations & floorplans; received November 1, 2018; prepared by Acropolis Design Consultants.

Exhibit D: Department of Public Works and Parks Comment Letter; dated November 28, 2018; revised January 16, 2019.

16. 295 & 291 Lincoln Street (aka 14 Shattuck Street) – Parking Plan (PB-2019-001)

Carl Hultgren from Quinn Engineering appeared upon behalf of the application, UMASS Memorial Realty, Inc.

The applicant seeks to demolish the existing structure (c 1975) located at 295 Lincoln Street and to construct a 97 space parking lot in place thereof to service the abutting use located to east at 291 Lincoln Street.

Mr. Hultgren gave an overview of the plan.

Ben Hall expressed concern about what the parking lot was going to be used for, valet, employees or patient parking as all present problems for the neighborhood.

Mr. Hultgren stated that this proposal will help the parking situation in the area as it will create an additional 30 parking spaces.

The Board and Mr. Hultgren discussed the walkway on site and where it should extend to.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 4-0 to approve the following waivers,

- Labeling abutters and abutters thereto within 300 feet of the property;
- Labeling distances from adjacent buildings;
- Annotating the percentage of the lot covered by the principal and accessory buildings, proposed and existing;

Upon a motion by Mr. LaValley and seconded by Mr. Mitra the Board voted 4-0 to approve the Parking Plan with conditions outlined in staff’s memo and amending condition 1E and striking 1F as well as condition that the sidewalk be extended to Shattuck Street.

List of Exhibits:

Exhibit A: 295 Lincoln Street Parking Plan Application; received 11/26/2018; prepared by Quinn Engineering, Inc.

Exhibit B: 295 & 291 Lincoln Street (aka 14 Shattuck St.) Proposed Parking Plan; dated 11/9/2018; revised 1/31/2019; prepared by Quinn Engineering, Inc.

Exhibit C: Worcester Fire Department Comments; dated 12/17/2018.

Exhibit D: Worcester DPW&P Comments; dated 1/16/2019.

17. Hospital Drive Extension aka 305 Belmont Street - Preliminary Subdivision Plan (PB-2019-006)

Julie Holstrom from Worcester Business Development Corporation and Bohler Engineering representatives appeared upon behalf of the applicant, New Garden Park Inc.

New Garden Park, Inc. has applied for a Preliminary Subdivision Approval under MGL Ch. 41 Section 81S and the requirements of the City of Worcester Subdivision Regulations. The applicant seeks to extend the public layout of Hospital Drive by an additional 1,350 feet.

Mike Dryden from Bohler Engineering gave an overview of the plan for the site

Mr. Rolle gave an overview of the waivers being requested.

The Board and the applicant discussed where the sidewalks for this project would be placed.

Upon a motion by Mr. LaValley and seconded by Mr. Mitra the Board voted 4-0 to approve the Preliminary Subdivision Plan with the following waivers,

Section IX – Design Standards

- B.1. Design Speed. Given the existing nature of the street, the applicant is proposing a 15 mph design speed rather than a 30 mph design speed.
- C.5.b. Centerline radius. Given the existing nature of the street, the applicant is proposing a 170 ft radius, rather than 275 feet
- E.1. Maximum Centerline Grade: Given the existing nature of the street, the applicant is proposing 8% grades rather than 7% maximum allowed.
- E.4. Leveling Area: Given the existing nature of the street, the applicant is proposing a 3.3% maximum grade in leveling areas, rather than 3%.
- C.8.a. Maximum Dead-end Street Length: While the proposed street will intersect with other existing drives, these are not streets on the official map open for use by the general public. Therefore, the extension of Hospital Drive constitutes a dead-end of approximately 2,200 ft, compared to 500 ft allowed by the Board’s Subdivision regulations. To mitigate this circumstance, the Board may wish to require a modification to obtain access easements, or the functional equivalent, over some combination of existing drives that allows for through access.
- C.8.b. Maximum Cul-de-sac right-of-way diameter: Because the street will physically connect to an access drive at its terminus, the applicant seeks a waiver from the requirement to provide a cul-de-sac at the dead-end.
- D.6. Maximum Cul-de-sac pavement diameter: Because the street will physically connect to an access drive at its terminus, the applicant seeks a waiver from the requirement to provide a cul-de-sac at the dead-end.

Section X – Required Improvements

- F.1. Sidewalks on both sides of the street: The applicant proposes sidewalks on the west side of the street only.

List of Exhibits:

- Exhibit A: Cover Letter and Definitive Subdivision Application; dated 12/20/2018; prepared by Michael Dryden and John Kucich, P.E.
- Exhibit B: Preliminary Subdivision Plan; dated 12/20/2019; prepared by Bohler Engineering

Mr. Vigliotti arrived.

New Business

Public Hearings

18. 251 Brooks Street - Special Permit for Adult Use Marijuana - Product Manufacturer use (PB-2019-013)

Attorney Joshua Lee Smith along with Charles Bergman from Supercritical Mass Laboratories, Inc. appeared upon behalf of the application.

The applicant seeks to allow an Adult Use Marijuana establishment - Product Manufacturer Use on the property.

Mr. Bergman gave an overview of the business.

Mr. Lyford asked if the parking lot was an existing lot and if there are any proposed changes to the lot. Mr. Bergman stated that there will be no changes to the existing lot except for re-striping.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 5-0 to approve the requested a waiver from showing parcels and ownership information for abutters within 300 feet of the subject property on the plan.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 5-0 to approve the Special Permit for Adult Use Marijuana with conditions outlined in staff's memo as well as the Findings of Facts as proposed by the applicant and modified by staff.

List of Exhibits:

Exhibit A: Special Permit Application Materials for Adult Use Marijuana; submitted 1/18/2019, revised 2/11/2019; prepared by Supercritical Mass Laboratories Inc.

19. 280A Wildwood Avenue - Definitive Site Plan (PB-2019-010)

Raymond Lapolito appeared upon behalf of the applicant, Michael Capurso.

The applicant has applied for Definitive Site Plan Approval in order to construct a single-family dwelling

Mr. Lapolito stated that had some changes had been made to the plan and reviewed the changes made.

Mr. Lyford stated that DPW would like the stormwater be kept away from the abutting properties and asked Mr. Lapolito to review how that would be accomplished.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to approve the following waivers,

- Providing information regarding soil types.
- Specification of exterior building materials.
- Labeling of abutters to abutters within 300 feet.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to approve the Definitive Site Plan with conditions outlined in staff's memo, as well as a condition requiring the installation of a swale to direct water runoff away from abutting properties when the project is complete.

List of Exhibits:

Exhibit A: Site Plan Application; received January 10, 2019; prepared Michael Capurso.

Exhibit B: Site Plan; dated December 21, 2018; prepared by Meridian Associates.

20. 16 Salisbury Street and part of the former Prescott Street Right-of-Way - Parking Plan (PB-2019-011)

Michael O'Brien appeared upon behalf of the applicant, B&G Club Redevelopment, LLC.

B&G Club Redevelopment LLC, has applied for Parking Plan Approval to construct a 24 space parking area and conduct associated site work, associated with the re-development of the structure at 16 Salisbury Street for an educational use

Mr. O'Brien gave an overview of the proposal and the proposed use for the building.

Rich Whitehouse from VHB gave an overview of the design of the project.

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 5-0 to approve the following waivers,

- Labeling abutters and abutters thereto within 300 feet of the property;
- Labeling distances from adjacent buildings;
- Annotating the percentage of the lot covered by the principal and accessory buildings, proposed and existing;

Upon a motion by Mr. LaValley and seconded by Mr. DePalo the Board voted 5-0 to approve the Parking Plan with conditions outlined in staff's memo and additional condition that applicant coordinate with Fire/DPW for a logic street address for the site.

List of Exhibits:

Exhibit A: 16 Salisbury Street Parking Plan Application; received 1/10/2019.

Exhibit B: Boys Club Adaptive Re-Use Site Plan; dated 1/10/2019; prepared by VHB.

The Board took a five minute recess.

Other Business

21. Street Petition(s)

None

22. Approval Not Required (ANR) Plans

- a. Goldthwaite Road (private & public) (aka White Birch Commons) (AN-2019-007)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to endorse the ANR.
- b. 702 Southbridge Street (public) & Riverside Street (AN-2019-008)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to endorse the ANR.
- c. 11 Yukon Avenue (public) & Chino Avenue (public) (AN-2019-009)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to endorse the ANR.
- d. 13 Cutler Street (public) (AN-2019-010)
Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to endorse the ANR.
- e. 3 (A-C) Maxwell Street (public) & South Maxwell Court (private) (AN-2019-011)

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to endorse the ANR.

23. Communication(s)

- a. City of Worcester Annual Conflict of Interest and Ethics Training mandates and City of Worcester Policy Acknowledgements. No comment.
- b. State of the Lakes – Water Quality and Initiatives at Worcester’s Blue Spaces (3/7/2019); from the City of Worcester DPW&P; received 2/1/2019. No comment.
- c. Memorandum regarding the Annual Development of the 2020 – 2040 TIP Project Listing; from CMRPC; received 2/1/2019. No comment.

24. Discussion of Board Policies and Procedures

25. Signing of Decisions from prior meetings

Adjournment

Upon a motion by Mr. DePalo and seconded by Mr. Mitra, the Board voted 5-0 to adjourn the meeting at 8:15 P.M.