

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

**January 8, 2020**

**LEVI LINCOLN CHAMBER**

**Planning Board Members Present:** John Vigliotti, Chair  
Paul DePalo, Clerk  
Eleanor Gilmore  
Edward Moynihan

**Planning Board Members Absent:** Albert LaValley, Vice-Chair

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services  
Timothy Gilbert, Division of Planning & Regulatory Services  
Jennifer Beaton, Worcester Law Department  
Jody Kennedy-Valade, Department of Inspectional Services  
Nick Lyford, Department of Public Works

**Approval of Minutes** – 10/2/19; 11/13/19; 12/4/19 – Held

**Requests for Continuances, Extensions, Postponements, and Withdrawals**

**1. 128, 130, 132, 134 & 136 Alvarado Avenue (PB-2019-039)**

- a. Public Hearing – Definitive Subdivision Plan Amendment

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to allow for Leave to Withdraw for the Definitive Subdivision Plan Amendment.

**2. Higgins Farm (fka 727 Salisbury Street) or Salisbury Hill CCRC (PB-2019-047)**

- a. Public Hearing – Special Permit Amendment – To allow a Continuing Care Retirement Community (CCRC)
- b. Public Meeting – Definitive Site Plan Approval

*Previous Testimony Date(s): 10/2/19 & 11/13/19*

Upon a motion Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to continue the Special Permit Amendment – to allow a Continuing Care Retirement Community and Definitive Site Plan approval to the January 29, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to February 20, 2020.

**3. Malden Woods (aka 0 Whipoorwill Drive & 0 Danielle’s Way, Whipoorwill Drive and Castine Street Right of Ways) (PB-2018-026)**

- a. Public Hearing – Definitive Subdivision Plan Amendment
- b. Public Meeting – Definitive Site Plan

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to postpone the Definitive Subdivision Plan Amendment and the Definitive Site Plan application to the January 29, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to February 20, 2020.

**4. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)**

- a. Public Hearing – Special Permit for CCOD

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to postpone the Special Permit for CCOD to the January 29, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to February 20, 2020.

**5. 0 Orient Street (aka 60 St George Street & 0 Ridge Street) (PB-2019-058)**

- a. Public Meeting – Definitive Site Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to postpone the Definitive Site Plan application to the January 29, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to February 20, 2020.

**6. 24 Woodward Street; 3 Appian Way; 1, 3, 4, 5, 6, 8, & 12 Brussels Street; 725 Southbridge Street; & within the Pakachoag Street and Woodward Street Right-of-Ways (PB-2019-077)**

- a. Public Meeting – Definitive Site Plan
- b. Public Meeting – Chapter 12, Section 12 Street Alteration Approval

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board 4-0 to postpone the Definitive Site Plan and Chapter 12, Section 12 Street Alteration approval to the January 29, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to February 20, 2020.

**7. 185 Madison Street (PB-2019-079)**

- a. Public Meeting – Definitive Site Plan Approval

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to postpone the Definitive Site Plan to the January 29, 2020 Planning Board meeting and to extend the Constructive Grant Deadline to February 20, 2020.

**8. Planning Board Rules & Regulations Amendment(s)**

- a. Public Hearing – To amend the requirements of all of the Planning Board’s Rules and Regulations (i.e. Site Plan, Special Permit, Subdivision, Parking Plan) to (1) require compliance with the Massachusetts Stormwater Handbook and Standards, (2) to establish related submission requirements, and (3) to require use of the most current precipitation data available (e.g. NOAA Atlas 14 or Cornell Data in lieu of TP40 data) when preparing required stormwater (hydraulic/hydrologic) calculations.

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to postpone the Planning Board Rules & Regulations Amendment to the January 29, 2020 Planning Board meeting.

**9. 128 Alvarado Avenue Subdivision - Request to Extend Work Completion Date and Amend Performance Agreement**

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to postpone the Request to Extend Work Completion Date and Amend Performance Agreement to the March 11, 2020 Planning Board meeting.

**Old Business**

**10. 305 Belmont Street (PB-2019-073)**

- a. Public Meeting – Definitive Site Plan Approval

*Previous Testimony Date(s): 11/13/19*

Dave Potter and representatives from the Worcester Business Development Corporation and WuXi Biologics appeared upon behalf of the application. The applicant seeks to construct a 2-story (+/- 107,700 GFA) research and manufacturing bio-pharmaceutical facility with associated parking (+/- 187 spaces), and to conduct associated site work on property with 15% slope or more and which is a lot within a Subdivision.

Mr. Potter noted that the item has been continued in order to make revisions to the plans. Mr. Potter reviewed the changes made since the last meeting.

Upon a motion by Mr. DePalo and seconded by Mr. Moynihan, the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in the staff memo, as well as the following additional conditions:

- g. Provide a detail to reflect that any proposed guardrails shall be of timber (i.e. not steel).
- h. Provide a detail to reflect that any proposed fencing shall be of a black vinyl coated variety.

*List of Exhibits*

Exhibit A: Definitive Site Plan Application; filed October 10, 2019 and last revised December 19, 2019; prepared by New Garden Park, Inc.

Exhibit B: Definitive Site Plan; dated October 10, 2019; prepared by Pare Corporation.

## New Business

### **11. Ockway Street Right of Way (from the end of Public, South) (PB-2020-001)**

- a. Public Meeting – Chapter 12, Section 12 Street Alteration Approval

Brian Hill and Kevin Menard of B&M Property Group appeared upon behalf of the application. The applicant seeks to conduct grading, paving, and utility installation within the existing, gravel portion (+/- 124 feet) of Ockway Street from the end of the existing public way to the terminus of the private way on the official map.

Mr. Hill provided an overview of the plans.

Rosalyn Sendawula asked for clarifying questions regarding the location. Mr. Hill reviewed the location on the plan.

Neal Martel asked if the sewer line was going to be extended, which Mr. Hill affirmed. Mr. Lyford stated that they would tie into the City of Worcester's existing line.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to approve the Chapter 12, Section 12 Street Alteration approval with conditions outlined in the staff memo.

#### *List of Exhibits*

Exhibit A: 81-G Street Opening Application; received December 13, 2019; prepared by Ronald Bouthiller.

Exhibit B: Plan; dated October 20, 2019 and received December 13, 2019; prepared by Robert G. Murphy & Associates, Inc.

### **12. 20 Sherer Trail (PB-2020-002)**

- a. Public Hearing – Definitive (Frontage) Subdivision Approval

Nick Hoffman appeared upon behalf of the application. The applicant seeks to divide the existing lot into two

Mr. Hoffman reviewed the proposal.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to close the Public Hearing.

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

- A waiver from all requirements of the Subdivision Regulations, with the exception of those that apply to an Approval Not Required (ANR) plan;
- A waiver 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; &
- A waiver of the minimum frontage requirements for each lot otherwise mandated by the Worcester Zoning Ordinance.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to approve the Definitive (Frontage) Subdivision application with conditions outlined in the staff memo.

#### *List of Exhibits*

Exhibit A: Frontage Subdivision Application; received December 13, 2019; prepared by Nicholas Hoffman.

Exhibit B: Definitive Frontage Subdivision Plan; dated December 5, 2019; prepared by B&R Survey, Inc.

### **13. Zoning Map Amendment - 0 Southwest Cutoff & 497 Granite Street (ZA-2020-002)**

- a. Public Hearing – To consider a modification to the Zoning Map to extend the ML-0.5 (Manufacturing, Limited) zoning district to include the properties located at 0 Southwest Cutoff & 497 Granite Street, which are presently zoned RS-7 (Residence, Single-Family).

Attorney Stephen Madaus appeared upon behalf of the petitioner, Jefferson Mararian. The petitioner seeks to amend the City of Worcester Zoning Map by rezoning the properties located at 0 Southwest Cutoff & 497 Granite Street, which are presently zoned RS-7 (Residence, Single-Family), to be included wholly within the ML-0.5 (Manufacturing, Limited) zoning district.

Attorney Madaus reviewed the requested zoning map amendment and stated that the only intended use for the location is to install a sign.

Terry & Donna Pellerin, abutters to the property, expressed their concern regarding the petition and the intended use of the property.

Paul Kaolis, owner of Linder's Auto Repair, explained the intent of locating the sign on this particular property. The Board discussed the possibility of amending the zoning of solely 0 Southwest Cutoff as opposed to both properties due to its potential for re-development in a manner that would be incompatible with the abutting residential uses.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to close the Public Hearing. Upon a motion by Mr. Moynihan and seconded by Mr. DePalo, the Board voted 3-1 (Ms. Gilmore voting against) to recommend approval with a modification to extend the ML-0.5 zone to include only the property at 0 Southwest Cutoff, given the existing site constraints and zoning regulations limit potential uses of this property.

*List of Exhibits*

Exhibit A: Petition – Jefferson Mararian; referred to the Planning Board on December 10, 2019.

**14. Zoning Ordinance Amendment (ZA-2020-003)**

- a. Public Hearing – To consider a Zoning Ordinance Amendment to modify the dimensional requirements relative to the required rear yard setback within the BG-6.0 (Business, General) zoning district by modifying Article XVI, Section-3 City of Worcester Zoning Ordinance.

The Office of The City Manager, City of Worcester, has petitioned to amend the Worcester Zoning Ordinance. The petition seeks to modify the dimensional requirements to eliminate the required minimum rear yard setback within the BG-6.0 (Business, General) zoning district by modifying Article XVI, Section-3 City of Worcester Zoning Ordinance.

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to close the Public Hearing. Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to recommend the Zoning Ordinance Amendment to the City Council.

*List of Exhibits*

Exhibit A: Petition – Office of The City Manager, City of Worcester; referred to the Planning Board on November 26, 2019.

**Other Business**

**15. Street Petition(s)**

**16. Approval Not Required (ANR) Plan(s)**

- a. 1120 Grafton Street (Public) (AN-2020-002)

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to endorse the ANR.

- b. 340 Lake Avenue (Public) (AN-2020-003)

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to endorse the ANR.

- c. 0 & 722 Plantation Street (Public) (AN-2020-004)

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to endorse the ANR.

- d. 18 Clegg Street (Public) (AN-2020-005)

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to endorse the ANR.

- e. 22 Barrett Avenue (Private) & Inman Avenue (Private) (AN-2020-006)

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to endorse the ANR.

**17. Request for Acceptance of (Open Space) Restrictive Covenant(s)**

- a. Worcester Country Club Acres (CCRC) (PB-2018-042)
- b. 407 Cambridge Street (Cluster Special Permit) (PB-2018-021)

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan, the Board voted 4-0 to hold the item to the January 29, 2020 Planning Board meeting.

**18. Communication(s)**

- a. Save the date for State of the Lakes (3/4/2020) from the City of Worcester DPW&P.

The Board made no comment.

**19. Elections of Officers – Held****20. Appointment of CMRPC Delegates**

Upon a motion by Mr. Moynihan and seconded by Ms. Gilmore, the Board voted 4-0 to appoint Stephen Rolle as the City of Worcester Delegate.

**21. Discussion of Board Policies and Procedures****22. Signing of Decisions****Adjournment**

Upon a motion by Ms. Gilmore and seconded by Mr. Moynihan the Board voted 4-0 to adjourn the meeting at 7:01 p.m.