



The City of  
**WORCESTER**

Planning Board

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

**Wednesday, March 15, 2023**

Worcester City Hall – Levi Lincoln Chamber,  
with remote participation options available via WebEx online at  
<https://cow.webex.com/meet/planningboardwebex> and  
call-in number 415-655-0001 (Access Code: 1601714991).

**Board Members Present:** Edward Moynihan, Vice Chair  
Conor McCormack  
Adrian Angus  
Brandon King (*Participated Remotely*)

**Board Members Absent:** Albert LaValley, Chair

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services (DPRS)  
Pamela Harding, Division of Planning & Regulatory Services (DPRS)  
Steve Cary, Division of Planning & Regulatory Services (DPRS)  
John Kelly, Inspectional Services (*Participated Remotely*)  
Sean Quinlivan, DPW (*Participated Remotely*)

**Call to Order**

Board Vice Chair Edward Moynihan called the meeting to order at 5:33 pm.

**Request Leave to Withdraw without Prejudice**

**Item 2: 1073-1075 Pleasant Street (PB-2022-038)**

**Continuances**

**Item 1: 135 Brooks Street (PB-2023-003)**

Request to Continue the Public Meeting to April 5, 2023  
Extend the Constructive Grant Deadline to May 4, 2023

**Postponements**

**Item 3: 35 Portland Street (PB-2023-002)**

Request to Postpone the Public Meeting to April 5, 2023  
Extend the Constructive Grant Deadline to May 4, 2023

**Item 11b: 1103 Main Street (PB-2023-018) – Definitive Site Plan**

Request to Postpone the Public Meeting to April 5, 2023  
Extend the Constructive Grant Deadline to May 4, 2023

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to grant the withdrawal, continuance, and postponements.**

#### **New Business**

#### **9. 5 Reeves Street (PB-2023-013)**

a. Public Hearing - Definitive Frontage Subdivision

Mr. Moynihan noted that this item was taken first out-of-order.

Attorney Don O'Neil described the approval before the Board, the sub-dividing of a lot which has received the required zoning relief.

Mr. Cary provided staff comment.

No comment from DPW, Zoning, or Law.

No Board discussion.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive "Frontage" Subdivision with staff-recommended conditions of approval and waivers.**

#### **4. 5 Salem Square (aka 109 Franklin Street) (PB-2023-006)**

a. Public Meeting - Preliminary Site Plan

Kenneth Feyl, architect, presented the project to the Board; noted the history of the site; described proposal to build a 7-story mixed-use project with ground-floor retail; described particular features of the site including vehicular access and parking; described the character of the building.

Dan Romero, civil engineer with Hancock Associates, described site layout and access; described drainage connections; described erosion control and construction practices.

Ms. Harding provided staff comments; described the proposal before the Board; discussed staff recommendations, including those relative to Trumbull Street and re-locating transformer; relayed comments from Dept of Transportation and Mobility.

Applicant confirmed they had received staff comments.

Sean Quinlivan provided DPW comments.

No public comment.

#### **Board Discussion**

Mr. Angus noted his familiarity with the site and emphasized the importance of maintaining pedestrian environment of Trumbull Street; noted the prominence of the public library adjacent and the importance of the pedestrian connection between the two; recommended a commemoration of the former church on the site.

Mr. McCormack agreed with the need for a commemoration; expressed his approval of the use of the site and that the massing was appropriate and felt the architecture would fit in well; agreed with staff as to the activation of Trumbull Street and that sidewalks should be 10' in width.

Mr. King stated his support and agreed that there should be a commemoration of the former church, stated the importance of a traffic study.

Mr. Moynihan expressed his displeasure with the location of the transformer; expressed his approval of the aesthetics of the building and its fit with nearby things; expressed ambivalence about the arches along the pedestrian environment; asked for additional street trees or landscaping along street frontage; asked applicant to clarify on number of units and loading spaces along Trumbull.

Mr. McCormack asked to clarify about number of EV charging stations; applicant stated six; Mr. McCormack pushed for more; Mr. Moynihan agreed.

Mr. Moynihan and applicant clarified that these would be market-rate housing.

Ms. Harding confirmed that applicant would be required to file a definitive site plan.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve with modifications recommended by staff and incorporating DPW and DTM comments.**

## **5. Eaton Place (aka City Square) (PB-2023-007)**

### **a. Public Meeting - Preliminary Site Plan**

Kenneth Feyl introduced the project, a 7-story mixed use building with commercial retail space on the ground floor; described residential units along Front Street and elements of the architecture and reasoning for the choices; described pedestrian amenities.

Robert DiBenedetto, civil engineer Hancock Associates, discussed the site plan.

Mr. Moynihan asked applicant to address Fire comment; applicant responded.

Ms. Harding provided staff comments, including comments regarding the back-of-house features; discussed pedestrian-amenities; described other staff recommendations.

Mr. Quinlivan provided DPW comments.

No public comment.

### Board Discussion

Mr. McCormack noted his approval of the architectural style; agreed with staff as to pedestrian improvements; asked applicant to clarify on size of units; applicant clarified; noted importance of having a mix-of-uses.

Mr. King asked the applicant about whether a turning radius analysis had been done; Mr. DiBenedetto clarified.

Mr. Moynihan stated that he had mixed feelings about the project; noted his disappointment at the loss of the open space; would like to see the remaining open space area not be fenced; commented on massing of the building; noted his approval of the bike room; discussed the nearby amenities.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve with modifications recommended by staff and incorporating DPW and DTM comments.**

**6. 153 Green Street (TT Phase II) (PB-2023-010)**

a. Public Meeting - Preliminary Site Plan

Todd Rodman, attorney, introduced the project, described that it will utilize an existing building and will be commercial on the first floor and residential on the second floor; it will front Green Street and Spruce Street.

Matthew Ashley, Bohler, provided more detailed comments on site plan.

Mr. Cary provided staff comment, noting the aspects that should be included in the definitive filing such that the project meets the spirit and intent of the Commercial Corridors Overlay District; asked applicant to comment on proposed tenants.

Mr. Rodman responded to staff comments.

Mr. Quinlivan provided DPW comments; Mr. Ashley responded.

No public comment.

Board Discussion

Mr. King agreed with staff comments on north/south and rear facades.

Mr. Angus appreciated the human-scale size of the development.

Mr. McCormack stated he was glad to see this retained from the Table Talk site.

Mr. Moynihan noted that facades of Madison Street and Green Street should be improved; commented that outdoor seating in the alley would be a benefit.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve with modifications recommended by staff and incorporating DPW comments.**

**7. 69 Upland Street, Lots 1-4 (PB-2023-011)**

a. Public Meeting - Definitive Site Plan

James Teatrault, Azimuth, presented the project and site plan.

Ms. Harding provided staff comments; noted that applicant is installing sidewalk along frontage, including partially within their private property with easement granted to the City; provided comments regarding utilities.

Mr. Quinlivan provided DPW comments; noted that he has spoken with engineer on concerns about sewer connections.

No public comment.

Board Discussion

Mr. McCormack asked applicant to confirm that they were amenable to DTM comment; applicant confirmed.

Mr. Angus has no comment.

Mr. King had no comment.

EM noted that only concerns were sight lines but that those concerns had been addressed.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan for Lot 1.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan for Lot 2.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan for Lot 3.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan for Lot 4.**

**8. 67-69 Tacoma Street (PB-2023-012)**

a. Public Meeting - Definitive Site Plan

Peter Glick, engineer, presented the project to the Board; noted permitting history; described site plan for an Economic Opportunity Center and library branch; discussed parking layout; discussed stormwater infrastructure.

Peter Proulx discussed the need for the project.

Mr. Cary provided staff comment with regards to pedestrian-friendliness of the site and other site features; noted that staff would like to see an additional tree planted but left it to the Board.

Mr. Quinlivan provided DPW comments regarding utility connections and sewer testing.

The applicant stated that they preferred to leave landscape island paved; responded to DPW comments.

No public comment.

Board Discussion

Mr. King noted his approval.

Mr. McCormack stated that he would prefer to provide the tree; applicant noted that they were amenable.

Mr. Moynihan asked staff to clarify about the reduction in curb cut width; Mr. Cary clarified; Mr. Moynihan noted his approval.

Mr. McCormack clarified about DPW comments to be motioned; it was those dated 3/10/2023.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Definitive Site Plan with staff-recommended conditions of approval and DPW comments.**

**10. 111 Austin Street (PB-2023-014)**

a. Public Meeting - Definitive Site Plan

John Grenier, architect on behalf of the applicant, presented the project, an 11-unit multi-family building; noted that it is within a Local Historic District; described site access and proposed parking; noted that this would be an improvement to the currently vacant lot; described stormwater infiltration.

Ms. Harding provided staff comment, including regarding stormwater, screening atop retaining wall, and covered bike racks; asked if bike racks could be moved to basement of the property.

Mr. Grenier responded that they could explore options with the architect.

Mr. Quinlivan provided DPW comments.

No public comment.

#### Board Discussion

Mr. McCormack noted his approval, that is was re-using a vacant parcel.

Mr. Angus had no comment.

Mr. King stated he was glad to see the density.

Mr. Moynihan had no comment.

Ms. Harding clarified as to modifications to conditions of approval

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the site plan subjected to staff-recommended conditions of approval, the amending conditions 1b and 1k, and DPW comments.**

### **11. 1103 Main Street (PB-2023-018)**

#### **a. Public Hearing – Special Permit (CCOD)**

Hal Choubah, engineer, presented the project, a car wash requiring a special permit for a drive-thru; noted that soil borings would be done ahead of the site plan at the following meeting.

Mr. Cary provided staff comments, particularly regarding special permit criteria to be met.

No comments from DPW.

Mr. Cary noted comments from Department of Transportation and Mobility (DTM); Mr. Moynihan asked for clarification as to whether regulating the left-turns from the site was germane to the special permit discussion; Ms. Smith clarified.

The applicant clarified as to comment from DTM.

No public comment.

#### Board Discussion

Mr. Angus noted his approval as this would be an improvement to the site.

Mr. McCormack asked staff to clarify with regards to the approval before the Board; Mr. Cary and Ms. Smith responded; stated that he does not generally like drive-throughs but that this would be an improvement.

Mr. Moynihan stated his concern about traffic and the backing up on Main Street.

Ronen Drory, car wash owner, addressed concerns about traffic congestion on site.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to close the hearing.**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve the Special Permit with recommended conditions of approval.**

## **Other Business**

### **12. Street Petitions**

- a. Great Brook Valley Ave & Brookview Drive - Discontinuance of Way (ST-2023-002)

Mr. Quinlivan noted that DPW was agreeable to the proposed changes to the way.

No public comment.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to recommend favorably back to City Council.**

- b. Corning Avenue – Conversion to Public (ST-2023-003)

Mr. Cary described the petition and the Board’s role.

Mr. Quinlivan provided DPW’s recommendation.

No public comment.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to recommend a Priority #1 designation and refer back to City Council.**

### **13. Approval Not Required (ANR) Plans(s)**

- a. Ararat Street, Shore Drive, Stores Street, New Bond Street, Norton Drive, and West Boylston Street (Public & Private) (AN-2023-008)
- b. 21-29 Milton Street (Private) (AN-2023-011)
- c. 60 Suffolk Street (Public) (AN-2023-012)
- d. 22-28 Apthorp Street (Public) (AN-2023-013)
- e. 473 Massasoit Road (Public) (AN-2023-014)
- f. 28 Standish Street (Public) (AN-2023-015)

Mr. Cary presented the ANRs.

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to endorse items 13a – 13f.**

### **14. Communications**

#### **a. Now/Next Public Workshops**

- i. In-Person: March 30, 2023
- ii. Virtual-Only: April 12, 2023

Ms. Smith clarified as to the time and location of these workshops.

#### **b. Citizen Planner Training Collaborative Annual Conference: March 18, 2023**

Mr. Moynihan noted the conference.

**15. Board Policy and Procedures**

**16. Approval of Minutes- 12/21/2022; 01/11/2023; 02/02/2023**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve minutes for 12/21/2022 and 01/11/2023.**

**Adjournment**

**On a motion by Mr. McCormack, seconded by Mr. Angus, the Board unanimously voted to adjourn at 8:15pm.**