



The City of
WORCESTER

Planning Board

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

Wednesday, May 3, 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) (*Participated Remotely*)
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
Alexandra Kalkounis, Law Department (*Participated Remotely*)

Call to Order

Board Vice Chair Edward Moynihan called the meeting to order at 5:35 pm.

Continuances

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

Request to Continue the Public Meeting to May 17, 2023
Extend the Constructive Grant Deadline to June 8, 2023

Postponements

Item 2: 25 Eskow Road (PB-2023-017) – Definitive Site Plan

Request to Postpone the Public Meeting to June 7, 2023
Extend the Constructive Grant Deadline to June 29, 2023

Item 4: 149 Plantation and 2 LaPierre Street (PB-2023-023) – Definitive Site Plan

Request to Continue the Public Meeting to June 7, 2023
Extend the Constructive Grant Deadline to June 29, 2023

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 (LaValley absent) to grant the continuance and postponements.

New Business

3. 425 Salisbury Street (PB-2023-021)

a. Public Meeting – Parking Plan

Kevin Quinn, engineer, introduced the project, described the parking lot and proposed improvements, described need for maximizing the number of parking spaces.

Mr. Cary provided staff comments; discussed existing drainage system and staff recommendation for additional tree plantings.

No comments from ISD, Law, or DPW.

Public Comment

Barbara Kolligian, resident of Salisbury Lane, discussed the history of improvements to the site; expressed concern about flooding and the need for erosion controls; Mr. Quinn responded to Ms. Kolligian's concern.

Thomas Callahan, resident of Salisbury Lane, expressed concern about additional lighting; Mr. Quinn stated that lighting could be reduced at night; Mr. Callahan expressed concern about construction vehicle parking; Mr. Quinn stated that they can ensure that all construction traffic can be staged and stored on the campus and not on the street.

Board Discussion

Mr. McCormack noted that lighting would be down-shielded and dark-sky compliant; asked applicant if they were amenable to additional tree planting; Mr. Quinn noted where trees have already been added to the plan; Mr. McCormack noted he was okay with striking condition 1d.

Mr. Angus and Mr. King both agreed with striking condition 1d.

Mr. Moynihan asked who the parking would be used by; Mr. Moynihan and Mr. Quinn discussed the feasibility of installing EV charging infrastructure.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve with staff recommended conditions of approval, striking condition 1d.

6. 121 Providence Street (Worcester Academy) (PB-2023-027)

a. Public Meeting - Definitive Site Plan

Attorney Joshua Lee Smith presented the project, a new athletic facility at Worcester Academy, which will involve the demolition of a vacant structure on the site.

Kevin Breen, Head of School at Worcester Academy, described the history of the property and discussed landscaping improvements and its impacts on the surrounding neighborhood.

Jerry Burke, architect with Stanmar, provided comments on architectural choices.

Mr. Cary provided staff comments, including the recommendation to reduce the rear access drive to 18' in width; discussed suggestion of rain gardens.

Mr. Burke suggested an alternative to the condition of approval relative to the construction entrances; Mr. Cary suggested a revised condition of approval; Mr. Burke discussed rain gardens.

No comments from ISD.

Sean Quinlivan provided DPW comments.

Paul Matos, engineer, responded to DPW comment.

Public Comment

Dana Johnson, Worcester resident, expressed concern about drainage and rodent issues in the vacant building; asked builders to eradicate rodent problem prior to demolition.

Mr. Burke responded to concerns.

Ms. Smith provided city resources available to address the issue.

Board Discussion

Mr. Angus and Mr. King had no comment.

Mr. McCormack stated his support; noted that rain garden was a good idea but that he did not want to burden applicant and was okay with striking condition.

Mr. Moynihan asked applicant to discuss roof material to be used; Mr. Burke stated it would be white or light grey membrane reflective roof material.

Mr. Lee Smith discussed bike storage proposed.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve with staff recommended conditions of approval, modifying condition 1d. to read "to 18', modifying condition 1g. to reflect diversion channels, and striking condition 1j., and incorporating DPW comments.

7. 204 Main Street & 5 George Street (PB-2023-029)

a. Public Meeting – Definitive Site Plan

Bryon Wells, Menkiti Group, presented the project, a renovation of an existing building and improvements to the accessory parking lot.

Mr. Cary provided staff comment, noting that recommendations were minimal and that the project would improve the parking lot; discussed bicycle storage and suggested striking condition 1c.

No comments from Law, ISD, or DPW.

No public comment.

Board Discussion

No comments from the Board.

Mr. Wells discussed bike storage.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve with staff-recommended conditions of approval, striking condition 1c.

8. 143 Blithewood Avenue (PB-2023-030)

a. Public Hearing – Definitive “Frontage” Subdivision

Attorney Donald J. O’Neil presented the application, seeking an approval under the Subdivision Control Law to divide the lot.

Ms. Harding provided staff comment, noted permitting history, and described reason for this approval.

No comment from Law, DPW, or ISD.

No comment from the public.

Board Discussion

No Board discussion.

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

The Board voted to close the public hearing after the vote.

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

10. 48 Mason Street (PB-2023-034)

a. Public Meeting – Definitive Site Plan

Mr. Borenstein introduced the project team and described the proposed development and required approvals; gave an overview of the existing conditions, proposed site layout, and details about site improvements.

Kristen LaBrie, engineer with Howard Stein Hudson, provided additional details about the site and responded to some staff comments.

Mr. Borenstein described site cleanup efforts and existing monitoring wells; noted waiver requests.

Ms. Harding provided staff comment and discussed conditions of approval; noted comments from the Department of Transportation and Mobility.

Sean Quinlivan provided DPW comment.

Mr. Borenstein responded to staff-recommended conditions of approval; asked to modify condition 1g. based on discussions with staff.

Mark Casey, waste cleanup professional, described required approvals with regard to compliance with environmental regulations; Mr. Moynihan and Mr. Angus discussed.

No public comment.

Board Discussion

No comments from Mr. King.

Mr. McCormack noted his support, stating it’s a big improvement from the current vacant site and that he is glad to see affordable housing.

Mr. Moynihan discussed soil contamination; noted he would like to see curb cut narrower; stated he was glad to see EV charging spaces and was glad to see 3-bedroom units.

Mr. Borenstein, Mr. Casey, and Ms. Smith discussed the language around condition #2.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to approve with staff-recommended conditions of approval, modifying condition 1g. and condition #2, and incorporating DPW and DTM comments.

Other Business

11. Approval Not Required (ANR) Plans(s)

- a. 355 Granite Street (Public) (AN-2022-017)
- b. 38 Harlow Street (Public) (AN-2022-018)
- c. Lot 1B &2B Aldena Road (Private) (AN-2022-019)
- d. 45 & 61 Fremont Street (Public) (AN-2023-020)
- e. 13 Hawley Street (Public) (AN-2023-021)
- f. 179 Shrewsbury Street (Public) (AN-2023-022)
- g. 149 Plantation Street (Public) (AN-2023-023)

Mr. Cary presented items 11a, 11b, 11d, 11e, 11f, and 11g.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to endorse items 11a, 11b, 11d, 11e, 11f, and 11g.

Mr. Cary presented item 11c, asking the Board to condition their endorsement on revisions being made to the mylar.

Ms. Smith explained the reason for conditioning the approval.

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted 4-0 to endorse item 11c., conditional upon revisions being made to the mylar.

12. Communications

No discussion.

13. Board Policy and Procedures

No discussion.

14. Approval of Minutes

No minutes were approved.

Adjournment

On a motion by Mr. McCormack, seconded by Mr. Angus, the Board voted unanimously to adjourn at 7:31pm.