



The City of  
**WORCESTER**

Planning Board

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

**Wednesday, June 7, 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:** Albert LaValley, Chair  
Conor McCormack  
Brandon King (*Participated Remotely*)

**Board Members Absent:** Edward Moynihan, Vice Chair  
Adrian Angus

**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)  
Sean Quinlivan, DPW  
Alexandra Kalkounis, Law Department (*Participated Remotely*)

**Call to Order**

Board Chair Albert LaValley called the meeting to order at 5:30 pm.

**Postponements**

**Item 1: 25 Eskow Road (PB-2023-017) – Definitive Site Plan**

Request to Postpone the Public Meeting & Hearing to June 28, 2023  
Extend the Constructive Grant Deadline to July 27, 2023

**Item 3: 129 Eastern Ave (PB-2023-025) – Definitive Site Plan**

Request to Postpone the Public Meeting June 28, 2023  
Extend the Constructive Grant Deadline to July 27, 2023

**Item 4: 34, 36 & 38 Blackstone River Road (PB-2023-028) – Definitive Site Plan & More than One Building on a Lot**

Request to Postpone the Public Meeting & Hearing to June 28, 2023  
Extend the Constructive Grant Deadline to July 27, 2023

**Item 5: 21 Westwood Drive (PB-2023-031) – Definitive Site Plan**

Request to Postpone the Public Meeting to June 28, 2023  
Extend the Constructive Grant Deadline to July 27, 2023

**Item 6: 70 Webster Street (PB-2023-032) – Definitive Site Plan & SP - AROD**

Request to Postpone the Public Meeting & Hearing to June 28, 2023  
Extend the Constructive Grant Deadline to July 27, 2023

**Item 7: 393-397 Shrewsbury Street (PB-2023-036) – Definitive Site Plan & Special Permits (CCOD)**

Request to Postpone the Public Meeting & Hearing to June 28, 2023  
Extend the Constructive Grant Deadline to July 27, 2023

**Item 11: 25, 26, 33, 38 & 45 Arctic Street, 1, 14 (a/k/a 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (a/k/a 5 & 7 Arctic Street), 290 Franklin Street, 2 Keese Street, & 0 Grafton Street (PB-2023-042) – Definitive Site Plan & Private Street Removal**

Request to Postpone the Public Meeting & Hearing to June 28, 2023  
Extend the Constructive Grant Deadline to July 27, 2023

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to grant the postponements.**

**New Business**

**2. 149 Plantation & 2 LaPierre Street (PB-2023-023)**

a. Public Meeting – Definitive Site Plan

Zac Couture on behalf of the applicant provided an overview of the project, two duplexes on Plantation Street.

Mr. Cary provided staff comments; discussed changes made to driveways; asked applicant to confirm height of retaining wall and to discuss outfalls of roof drains.

Mr. Couture responded to staff comments.

DPW, Law, and Zoning had no comment.

No public comment.

**Board Discussion**

Mr. McCormack asked applicant to confirm they were amendable to satisfying comments from the Department of Transportation and Mobility (DTM).

Mr. Couture confirmed that they were amenable.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to approve the Definitive Site Plan, subject to staff-recommended conditions of approval and incorporating DTM comments.**

**8. Burnside Court Extension (PB-2023-039)**

a. Public Meeting – Preliminary Subdivision Plan

Andrew Steiner, Bohler, provided an overview of the proposed extension of Burnside Court.

Ms. Harding provided staff comment.

Mr. Quinlivan provided DPW comment.

No public comment.

No comments from Law or Zoning.

Board Discussion

Mr. McCormack discussed sidewalks to be incorporated.

Mr. King noted sidewalk improvements that he would like to see.

Mr. LaValley asked about a prior approved project and whether there was a change of plans.

Joseph Duquette, attorney, stated the intent was to give the developers an alternative option to site development.

Mr. LaValley noted that they would like to see more clarity about the intent of the project at the definitive stage.

Ms. Harding provided additional comment on options for the definitive filing.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to approve the Preliminary Subdivision Plan, subject to staff-recommended conditions of approval and incorporating DPW and DTM comments.**

**9. 21-23 Crown Street (PB-2023-040)**

a. Public Meeting – Definitive Site Plan- Extension of Time

James Vevone, attorney, provided the reasoning for the extension of time request.

Ms. Harding provided staff comment.

No further staff comment.

No public comment.

Mr. LaValley and Mr. McCormack noted their support.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to grant a one-year extension of time.**

**10. 37-39 Chilmark Street (PB-2023-041)**

a. Public Hearing – Definitive Frontage Subdivision

Mr. Couture provided an overview of the application, seeking to create a 2-lot subdivision.

Mr. Cary provided staff comment, describing the permitting process and prior relief granted.

No comments.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to close the hearing.**

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to approve the Definitive Frontage Subdivision Plan, subject to staff-recommended conditions of approval.**

**12. 500 Salisbury Street (PB-2023-044)**

a. Public Meeting – Parking Plan Amendment

Chris Keenan, Quinn Engineering, provided a history of the project and what changes to the lot is proposed now.

Ms. Harding provided staff comment.

Mr. Quinlivan noted that all DPW comments had been satisfied.

Public Comment

Nancy Kneeland (16 Deborah Road) asked about limits of project; Mr. Keenan confirmed that they were no longer proposing to build the lot close to her property.

Board Discussion

Mr. McCormack stated he lamented the loss of the tennis courts but was glad to see the change to save habitat.

Mr. King stated he was glad that the university had worked with the community.

Mr. LaValley agreed that this was a better plan for the community.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to approve the Amendment to Parking Plan, subject to staff-recommended condition of approval.**

**13. 104 Armory Street (ZA-2023-003)**

a. Public Hearing – Zoning Map Amendment

Ms. Harding provided overview of the amendment, which was initiated by the City.

No further staff comment.

No public comment.

Board Discussion

Mr. LaValley stated his support.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to favorably recommend the amendment and refer back to City Council.**

Other Business

**14. Street Petition**

a. Peacedale Avenue Conversion to Public (ST-2023-005)

Mr. Quinlivan stated that DPW recommended Priority #2.

Mr. Cary clarified the portion of Peacedale proposed to be converted.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to recommend the conversion with a Priority #2 designation and refer back to City Council.**

**15. Approval Not Required (ANR) Plans(s)**

- a. 115 Heywood Street (Public) (AN-2023-028)
- b. 316 Coburn Avenue (Public) (AN-2023-029)
- c. Lot 88R Snowberry Circle (Developers) (AN-2023-030)
- d. 467 Park Avenue (Public) (AN-2023-031)
- e. 69 Sever Street (Public) (AN-2023-032)

f. 63 North Street (Public) (AN-2023-33)

Mr. Cary described the ANR plans to be endorsed.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 (Moynihan & Angus absent) to endorse items 15a, 15b, 15c, 15d, 15e, 15f.**

**16. Board Policy and Procedures**

a. Now/Next Special Meetings: August & October

Mr. Cary stated that they had confirmed August 23<sup>rd</sup> for a special meeting and were considering November 8<sup>th</sup>; Board members confirmed that November 8<sup>th</sup> worked for them.

Discussed summer Board meeting availability.

17. Approval of Minutes - 03/15/2023; 04/05/2023; 05/03/2023

None approved.

**On a motion by Mr. McCormack, seconded by Mr. King, the Board voted unanimously to adjourn at 6:21pm.**