

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

March 1, 2017

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Planning Board Members Present: Andrew Truman, Chair
Satya Mitra, Vice-Chair
Andrew Freilich
Barbra Caramody

Staff Present: Stephen R. Rolle, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Department of Inspectional Services
Nicholas Lyford, Department of Public Works
Alexandra Kalkounis, Law Department

Board Site Views

Approval of Minutes:

Call to Order – 5:30 pm

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

- 1. 190 &192 Brookline Street Definitive Subdivision Plan (PB-2017-006)**
- 2. 190 &192 Brookline Street Definitive Site Plan (PB-2017-006)**

Items #1, #2 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to continue to March 22, 2017 and to extend the Decision deadline until April 30, 2017.

- 3. 104, 108, 110, 112, 116 (aka 102) Shrewsbury Street & 112 East Central Street – Amendment to Parking Plan (PB 2016-022)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to continue to March 22, 2017 and to extend the Decision deadline until April 30, 2017.

4. 8 Nebraska Street – Special Permit for Commercial Corridors Overlay District (PB-2017-001)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to continue to March 22, 2017 and to extend the Decision deadline until April 30, 2017.

5. 0, 20, 34, & 36 Washington Square (aka 123 Summer Street) - Special Permit for Commercial Corridors Overlay District (PB-2017-004)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to allow for Leave to Withdraw without Prejudice.

6. 383 Shrewsbury Street - Special Permit for Commercial Corridors Overlay District (PB-2017- 008)

7. 383 Shrewsbury Street – Parking Plan (PB-2017-008)

Items #6 and #7 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to postpone the items March 22, 2017 and to extend the Decision deadline until April 13, 2017.

8. 35 Modoc Street – Anthony Circle Definitive Subdivision Plan (PB-2017-011)

9. 35 Modoc Street – Anthony Circle Definitive Site Plan (PB-2017-011)

Items #8 and #9 were taken contemporaneously.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to postpone the items to March 22, 2017 and to extend the Decision deadline until April 30, 2017.

10. 20 Jolma Road – Definitive Site Plan (PB-2016-038)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to postpone the item to April, 2017 and to extend the Decision deadline until May 30 2017.

New Business

Public Hearing

11. Zoning Ordinance Amendment – Article I, Section 2, Definition of “Hospital or Sanatorium” (ZO-2017- 001)

Attorney Brian Faulk on behalf of the Worcester Behavioral Innovations LLC stated that they are looking for a revision of the definition of hospital as it is currently written in the zoning ordinance to make a minor amendment so the definition recognizes the Massachusetts Department of Public Health or the Massachusetts Department of Mental Health.

Mr. Rolle reminded the Board that this is a recommendation to City Council.

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

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 4-0 to recommend to City Council Zoning Ordinance Amendment – Article I, Section 2, Definition of Hospital or Sanatorium.

12. Zoning Map Amendment - 261 Clover Street (aka 175 James Street); 160, 160A, 162, 164, 166, 170, 172, 176, 178, 180, 182, 219, 239, 242, 245, 248, 249, 269, 277 and 279 James Street; 100 South Ludlow Street; 1 Eames Avenue; and 9 Eames Avenue (ZM-2017-001)

Amendment to rezone these properties that are located wholly or partially within the RS-7 (Residence, Single-Family), ML-0.5 (Manufacturing, Limited) & MG-1.0 (Manufacturing, General) zoning districts to the RG-5 (Residence, General) zoning district. This petition also seeks to extend the RS-7 (Residence, Single-Family) zoning district to wholly encompass the property at 9 Eames Avenue which is partially located in the ML-0.5 (Manufacturing, Limited) zoning district.

Mr. Rolle stated that this is a petition by the City to rezone several properties from a current manufacturing zone to a RG-5 residential zone and there is a little bit of split zoning on 9 Eames Street that they would also like to address and Mr. Rolle reviewed on the map the areas proposed.

Thomas McCormick, 249 James Street asked what would be the direct impacts to neighbors if this item passes. Mr. Rolle stated that this would allow residential uses.

Mr. Freilich asked what is the long term projection on this item. Paul Morano from the City of Worcester Business Assistance stated that they have potential person interested in remediating the property and preliminary plan is 60-70 townhouse apartments.

Ms. Carmody asked if that was only for a portion of the site. Mr. Rolle reviewed the areas proposed and stated that property owners in the area were notified of the Planning Board meeting.

Mr. Mitra stated if this allowed would manufacturing still be allowed. Mr. Rolle stated no, only residential uses.

Mr. McCormick asked if any of the townhouses would be Section 8. Mr. Morano stated that he did not believe any. Mr. Rolle stated that only thing before the Board is the zone change.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Commission voted 4-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Commission voted 4-0 to recommend to the City Council the zoning amendment for Zoning Map Amendment - 261 Clover Street (aka 175 James Street); 160, 160A, 162, 164, 166, 170, 172, 176, 178, 180, 182, 219, 239, 242, 245, 248, 249, 269, 277 and 279 James Street; 100 South Ludlow Street; 1 Eames Avenue; and 9 Eames Avenue (ZM-2017-001)

Public Meeting

13. 10 Pullman Street – Parking Plan (PB-2016-041)

Zac Couture from H.S.&T Group appeared on behalf of Grove Street Properties. He stated currently the site has a vacant building and his client would like to renovate the existing building as well as remove two accessory buildings as well as two docks to the rear and with that they would like to restripe and repave the existing parking lot. He stated that they are looking to add parking to attract future tenants for the site. Mr. Couture reviewed the utilities that would be provided for the site.

Mr. Couture stated that he liked to request the waiver for showing the abutters within 300 feet.

Mr. Antonellis stated that they are exceeding the required parking and questions is if there is any proposed lighting and how the rear loading docks are accessed. Mr. Couture stated that there will be lighting provided on the building and in terms of the loading spaces to the rear that if they remove the two docks it will provide better circulation and they are going to provide three loading spaces.

Mr. Freilich asked if they know who the potential tenant was for the premises. Mr. Couture stated that a recreational facility maybe proposed but that is not definite.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Commission voted 4-0 to allow the waiver of showing the abutters to abutters within 300 feet on the plan.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Commission voted 4-0 to approve the parking plan with the conditions outlined in staff memo.

List of Exhibits:

- Exhibit A: Parking Plan Amendment Application; received July 7, 2016; prepared by James Chacharone.
- Exhibit B: Parking Amendment Plan; dated October 6, 2016; revised February 15, 2017; prepared by H.S. & T. Inc.
- Exhibit C: DPW comments; dated November 9, 2016.
- Exhibit D: Stomwater and Hydrology report; dated February 15, 2017.

14. 0 & 9 Hemans Street and part of 40 Milton Street - Amendment to Definitive Site Plan (PB-2016-047)

Attorney Don O'Neil along with Patrick Burke appeared on behalf of the applicant J&NBB LLC.

Attorney O'Neil stated that they had previously appeared before the Planning Board on this item and what they are proposing tonight is to amend their original approval to construct a multi-family high-rise dwelling by increasing the total number of units and off-street parking spaces. It

would include 5-storey multi-family high-rise dwelling with 64 dwelling units and of 128 off-street parking spaces with some spaces to be located in an open air parking area underneath the proposed structure. Attorney O'Neil stated that they have reviewed DPRS comments and have no problem complying with those conditions.

Mr. Rolle reviewed on the plans what was changed from the original Planning Board approval.

Mr. Burke reviewed on the plans the parking layout for the site.

Upon a motion by Mr. Mitra, and seconded by Mr. Freilich, the board voted 4-0 to allow the waiver of showing the abutters within 300 feet on the plan.

Patrick Healey representing the Murduck family stated that the family had concerns that grading that effects that landlocked piece and if that still allows access to Hemans Court. Mr. Burke stated that that there is still access.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Commission voted 4-0 to approve the Amendment to the Definitive Site Plan with condition that revised plan be provided and also that conditions from staff memo.

List of Exhibits:

- Exhibit A: Amendment to Definitive Site Plan Application; received October 27, 2016; prepared by JNBB, LLC.
- Exhibit B: Definitive Site Plan Amendment; prepared by H.S.& T. Group, Inc.; dated October 27, 2016, revised through to February 21, 2017.
- Exhibit C: Hydrology & Stormwater Management Report; prepared by H.S.& T. Group, Inc.; dated October 27, 2016.
- Exhibit D: Planning Board Definitive Site Plan Decision; signed September 28, 2016 (included in application materials).
- Exhibit E: Fire Department Comments; dated November 28, 2016.

15. 1015 Grafton Street – Parking Plan (PB-2017-009)

Josh Swerling from Bohler Engineering appeared on behalf of the applicant O'Riley Auto Parts. He stated that the applicant wishes to build an auto facility at the site at this undeveloped site. He stated that 18 parking spaces are proposed and stated that the chain link fence is only proposed at the top of the wall and they can use a black coated vinyl to help it blend in. Mr. Rolle stated staff would be amenable to the black vinyl.

Mr. Swerling stated that with regards to staff comment they are fine adding an additional tree but not next to the sign but someone where else along the property line.

Mr. Swerling stated that they are asking for a waiver of showing the abutters within 300 feet on the plan.

Mr. Swerling stated that O’Riley has no problem with DPW’s comment relative to the right to the City having easement on the southerly portion of the property and O’Riley has no problem with terms of the easement.

Mr. Lyford stated that they would like see the driveway on Grafton Street reduced to 24 feet, maintain sidewalk elevations and don’t want to see catch basins to catch basins connections.

Frank Groccia from Batteries Unlimited, abutter to the property, stated that he had concerns about the esthetics of how the building will look. Mr. Rolle stated that the only thing before the Planning Board is a discussion about the parking plan and in this forum the Board doesn’t have any purview over the design of the building.

Upon a motion by Ms. Carmody and seconded by Mr. Freilich the Board voted 4-0 to approve the waiver of showing abutters to abutters within 300 feet on the plan.

Upon a motion by Mr. Mitra and seconded by Mr. Freilich Board voted 4-0 to approve the parking plan with conditions out lined in DPW’s memo and that fence be allowed to be black vinyl and that applicant is allowed to decide on placement of the tree for the property as well as the conditions in staff’s memo.

List of Exhibits:

Exhibit A: Parking Plan Application; received January 19, 2017; prepared by Bohler Engineering.

Exhibit B: Parking Plan; dated January 6, 2017; prepared by Bohler Engineering.

Exhibit C: Stormwater Drainage Report; dated January 6, 2017; prepared by Bohler Engineering.

Exhibit D: Rendering with elevations; dated December 22, 2016; prepared by Esterly Schneider Associates, Inc.

Exhibit E: DPW Comments; dated February 22, 2017.

Other Business

16. Approval Not Required (ANR) Plans

- a. 235 West Mountain Street (public) (AN-2017-010)

Upon a motion by Mr. Mitra and seconded by Mr. Freilich the Board voted 4-0 to approve the ANR.

- b. 20 Maravista Road (public) & Maranook Road (public) (AN-2017-011)

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to approve the ANR.

- c. 165 Holden Street (public) & Smith Lane (public) (AN-2017-012)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Commission voted 4-0 to approve the ANR.

- d. 28 Forsberg Street (public) & Evelyn Street (private) (AN-2017-013)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR.

- e. 5 & 7 Eastern Avenue (public) & 2 Gage Street (public) (AN-2017-014)

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the ANR.

17. Communication

- a. Letter from CMRPC, dated February 3, 2017, regarding the City of Worcester's assessment bill for Fiscal Year 2018. No action taken on item.

18. Signing of Decisions from prior meetings

Adjournment

6:45 p.m.