

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

**April 12, 2017**

**WORCESTER CITY HALL – LEVI LINCOLN ROOM**

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

**Staff Present:** Stephen R. Rolle, Division of Planning & Regulatory Services  
Domenica Tatasciore, 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

**Call to Order** – 5:30 pm

**Approval of Minutes:**

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the Board voted 5-0 to approve the minutes of October 19, 2016, November 16, 2016 and December 7, 2017.

**Requests for Continuances, Extensions of Time, Postponements, Withdrawals**

1. **35 Modoc Street, Anthony Circle - Definitive Subdivision Plan (PB-2017-011)**
2. **35 Modoc Street, Anthony Circle - Definitive Site Plan (PB-2017-011)**

Items #1, #2 were taken contemporaneously. Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 5-0 to continue the item to the May 3, 2017 Planning Board deadline and to extend the Decision deadline until June 30, 2017.

3. **649 Plantation Street – Water Resource Protection Overlay District Special Permit (PB-2017-012)**
4. **649 Plantation Street – Definitive Site Plan (PB-2017-012)**

Items #3, #24 were taken contemporaneously. Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 5-0 to continue the item to the May 24, 2017 Planning Board deadline and to extend the Decision deadline until June 30, 2017.

**5. 20 Jolma Road – Definitive Site Plan (PB-2016-038)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board Voted 5-0 to allow Leave to Withdraw without Prejudice for the item.

**6. 0 (aka Lot 6A) Salisbury Street - Definitive Site Plan (PB-2016-040)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board Voted 5-0 to postpone the item to the May 24, 2017 Planning Board deadline and to extend the Decision deadline until June 5, 2017.

**7. 261 & 253 Lincoln Street – Definitive Site Plan (PB-2017-010)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board Voted 5-0 to continue the item to the May 3, 2017 Planning Board deadline and to extend the Decision deadline until June 30, 2017

**8. 11 Hawthorne Street - Definitive Site Plan (PB-2017-019)**

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board Voted 5-0 to continue the item to the June 14, 2017 Planning Board deadline and to extend the Decision deadline until July 30, 2017

**Unfinished Business**

**Public Hearing**

Mr. Vigliotti recused himself from the hearing and left the meeting room.

**9. 407, 417, 421 & 423 Cambridge Street – Special Permit for Cluster Zoning (PB-2017-013)**

**10. 407, 417, 421 & 423 Cambridge Street – Definitive Site Plan (PB-2017-013)**

Items #9 and #10 were taken contemporaneously.

Attorney Don O’Neil appeared upon behalf of the applicant, Gold Star Builders. He stated that the applicant is proposing to construct a cluster group of single-family attached dwellings for a total of 23-units

Attorney O’Neil stated that they have did have a neighborhood meeting and shared the plans with the neighborhood and he stated that they did have discussion with the rest home abutting the property and they did come to agreement that a certain of amount of fence Gold Star Builders would replace up to 150 feet.

Attorney O’Neil stated that he had discussion with staff regarding the deed restriction for the open space area and understands there would be a condition regarding that.

Mr. Lyford stated that the DPW has not seen revisions yet but would be comfortable with approval with conditions.

Joan Cusson, abutter to the property, expressed concerns about the property line and the fence and stated that she like would to see a more secure fence and more plantings.

Russ Carlstead, abutter to the property, expressed similar concerns as Ms. Cusson.

The Board and Attorney O'Neil had a brief discussion about planned plantings for the site.

Upon a motion by Mr. Freilich and seconded by Mr. Mirtra the Board voted 4-0 to close the public hearing.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to approve the waivers requested by the applicant for the Special Cluster Zoning.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to approve the Special Permit Cluster Zoning with conditions outlined in staff memo and additional condition of 15 tree plantings.

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the waivers for the Definitive Site Plan.

Upon a motion by Mr. Freilich and seconded by Ms. Carmody the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo as well as condition that a photometric plan be provided, that solid six foot vinyl fence, 150 feet in length be installed and to include 15 tree plantings.

#### *List of Exhibits:*

- Exhibit A: Special Permit Application – Cluster Zoning; received January 19, 2017; prepared by Gold Star Builders.
- Exhibit B: Cluster Zoning Plan – Cambridge Street; dated January 17, 2017 and revised February 27, 2017; prepared by Level Design Group, LLC & Cabco Consult.
- Exhibit C: Development Impact Statement; dated January 17, 2017; prepared by Level Design Group, LLC.
- Exhibit D: DPW Comments; dated March 15, 2017.
- Exhibit E: Fire Department Comments; dated March 20, 2017.

Mr. Vigliotti returned to the meeting room.

### **New Business**

#### **Public Hearing**

- 11. 383 Shrewsbury Street - Special Permit for Commercial Corridors Overlay District (PB-2017-008)**
- 12. 383 Shrewsbury Street – Parking Plan (PB-2017-008)**

Items #11, #12 were taken contemporaneously.

Mike Andrade from Graves Engineering appeared upon behalf of the applicant, CMSS Development, LLC.

Mr. Andrade stated that the applicant would like retrofit an existing building into a mixed use building with ~16 dwelling units, ~5,500 SF of office/retail and parking with associated grading and site work and reviewed the plans for the site.

Mr. Andrade stated that they are looking for relief for some of the required parking spaces but feel the parking they are providing is sufficient.

Mr. Rolle stated that the Board may want to consider a condition that the ground floor retail not be something like a restaurant or a bar.

Mr. Rolle pointed out that the Board had received two emails from Gary Vecchio regarding this application and were included in the Board's packet.

Diane Biachenria, abutter to the property, expressed concern about the project.

Linda Salem, abutter to the property, expressed concerns about the project.

Bob DiLeo, abutter to the property, expressed concerns about the project.

Gina Cariglia, abutter to the property, expressed concerns about the project.

Mr. Freilich stated that it makes him little nervous that they are trying to jam so much into a street that is already over burden and expressed concern about the overflow of cars. He stated that he loved to see something happen with this building but worries about putting condition on limiting the hours of the retail portion of the project.

Mr. Freilich asked where the snow storage would be. Mr. Andrade stated that the snow would be removed from the site.

Selim Lahoud, the applicant, reviewed where the parking would be located.

Mr. Freilich asked if the mixed used is required. Mr. Lahoud stated that it is allowed by law and the mixed use helps the neighborhood and maybe he should have met with the neighbors prior to applying.

Mr. Freilich stated that since the applicant has not met with neighbors but is willing to work with them that maybe the applicant should meet with the neighbors first and discuss the project.

Mr. Mitra stated that based on testimony from neighbors he would agree with Mr. Freilich about meeting with the neighbors.

Mr. Lahoud stated that he can meet with the neighbors but he wants to make sure what is proposed is reasonable.

The Board discussed what type of conditions that they could place on the permit if the application was approved.

Ms. Carmody stated that she think it is important to move forward with the project especially since the Board can place specific conditions on the permit.

Mr. Vigliotti stated that he has no problem with the mixed used. His issue is with the number of apartments proposed and doesn't know if developer is willing to reduce the number.

Mr. Lahoud stated that he would be willing to reduce the number of units and make 12-1 bedrooms.

The Board and the applicant discussed what the number of apartments should be.

Mr. Mitra stated that he would rather applicant take time and make decision on what he plans to do instead of having the Board and applicant decide at a meeting.

Mr. Andre stated that the applicant is willing to go forward with just thirteen apartments.

Mr. Rolle stated that if that is the case then he believes the applicant can withdraw the request for the Special Permit for reduction in parking.

Upon a motion by Mr. Freilich and seconded by Mr. Vigliotti the Board voted 5-0 to close the public hearing.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 5-0 to allow Leave to Withdraw for the Special Permit application for reduction in parking.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the Board voted 5-0 to reopen the public hearing.

Mr. DiLeo asked if there was a limit on number of people for each apartment. Mr. Rolle stated that there are lodging house and building code restrictions.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 5-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 5-0 to approve the Special Permit with conditions outlined in staff's memo along with additional condition regarding snow removal.

Upon a motion Mr. Mitra and seconded by Mr. Freilich the Board voted 5-0 to approve the waiver requesting that abutters to abutters be shown on the plan.

Upon a motion by Mr. Mitra and seconded by Ms. Carmody the Board voted 5-0 to approve the parking plan with conditions outlined in staff's memo.

*List of Exhibits:*

- Exhibit A: Parking Plan & Special Permit – CCOD Application; received January 17, 2017 and revised on March 9, 2017; prepared CMSS, Development, LLC.
- Exhibit B: Plan of Land; dated January 11, 2017 and revised on March 9, 2017; prepared by Graves Engineering, Inc.
- Exhibit C: DPW Comments; dated February 22, 2017.
- Exhibit D: Fire Department Comments; dated March 20, 2017.
- Exhibit E: Letter to Planning Board from Abutter Gina Cariglia; received March 1, 2017.

Mr. Vigliotti recused himself from the item and left the meeting room.

**13. Benoit Street, portion of – Private Street Removal from Official Map (ST-2017-006)**

Don O'Neil appeared on behalf of the applicant, Gold Star Builders.

Mr. O'Neil stated that the item was filed with City Council and his client would like it removed from the official map.

Elizabeth Mandella, abutter to the property, wanted to know how the contractor was going to access to building.

Randy Weisman, abutter to the property, asked questions about how the site would be developed.

Mr. Rolle stated that applicant would need to come back with a development plan.

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

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board voted 4-0 to allow a portion of Benoit Street to be removed from the Official Map.

Board took a five minute recess.

**14. Zoning Map Amendment - 241 Greenwood Street (aka 1 Agrand Street) (ZM-2017-002)**

Amendment to rezone the portion of 241 Greenwood Street (aka 1 Agrand Street) that is zoned RS-7 (Residence, Single Family) to ML-0.5 (Manufacturing, Limited).

**15. Zoning Map Amendment - 207 Greenwood Street (aka 1 Agrand Street) (ZM-2017-003)**

Amendment to rezone the portion of 207 Greenwood Street (aka 1 Agrand Street) that is zoned RL-7 (Residence, Limited) to ML-0.5 (Manufacturing, Limited).

Items #14, #15 were taken contemporaneously.

Attorney Stephen Maduas appeared on behalf of the applicant Rand Whitney Container Company.

Attorney Madaus reviewed the proposal and why the applicant is looking for a zoning amendment.

Nancy & Laura Anderson abutters to the property expressed concern as to why the zoning amendment is being requested.

Attorney Madaus stated that the request is for a proposed project that is in the works which will require a Special Permit.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 5-0 to close the public hearing for ZM-2017-002.

Upon a motion Mr. Mitra and seconded by Mr. Vigliotti the Board voted 5-0 to approve the Zoning Map Amendment for ZM-2017-002.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 5-0 to close the public hearing for ZM-2017-003.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 5-0 to approve the Zoning Map Amendment for ZM-2017-003.

**16. 2 Rice Street – Water Resource Protection Overlay District Special Permit (PB-2017-018)**

**17. 2 Rice Street - Definitive Site Plan (PB-2017-018)**

Items #16, #17 were taken contemporaneously.

Mike Andrade from Graves Engineering appeared on behalf of the application and reviewed the scope of the project. He stated that the applicants wants to do improvements to the existing golf course maintenance facility to construct 2 new buildings, one for equipment wash-down, fueling, chemical storage and mixing, and the other for storage with associated grading and site work.

Mr. Andrade stated that they are requesting a waiver of the abutter to abutter requirement.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 5-0 to close the public hearing.

Upon a motion by Mr. Mitra and seconded Mr. Vigliotti by the Board voted 5-0 to allow the waiver to showing abutters to abutters on the plan.

Upon a motion Mr. Mitra and seconded by Ms. Carmody the Board voted 5-0 to approve the Water Resource Protection Overlay District Special Permit.

Upon a motion by Mr. Mitra and seconded by Mr. Vigliotti the Board voted 5-0 to approve the Definitive Site Plan to include conditions in staff's memo.

*List of Exhibits:*

- Exhibit A: Special Permit – WRPOD Application and Definitive Site Plan Application; received February 28, 2017; prepared by Graves Engineering, Inc.
- Exhibit B: Definitive Site Plan and Special Permit – Maintenance Facility Improvements; dated February 24, 2017; prepared by Graves Engineering, Inc.
- Exhibit C: Stormwater Report – Worcester Country Club Maintenance Facility Improvements; dated February 24, 2017; prepared by Graves Engineering, Inc.
- Exhibit D: MACRIS listing: Lincoln Estate-Elm Park Area.
- Exhibit E: Fire Department comments; dated April 7, 2017.

**18. 2-4 Clarkson Street – More Than One Building On A Lot (PB-2017-021)**

**19. 2-4 Clarkson Street - Definitive Site Plan (PB-2017-021)**

Items #18, #19 were taken contemporaneously.

YZ from H.S.T. Engineering appeared on behalf of the applicant, Kensington Management LLC. He stated that the applicant seeks to construct a 6-unit, 3-story multi-family low rise structure at the rear of the lot, for a total of 10 residential units on the property, with associated parking and related site work. He stated that the item had already received approval from the Zoning Board of Appeals.

YZ requested a waiver from showing abutters to abutters on plan and waiver to provide names of adjacent public and private streets.

Upon a motion by Mr. Freilich and seconded by Mr. Mitra the Board 5-0 to close the public hearing.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 5-0 to approve the waivers.

Upon a motion by Mr. Vigliotti and seconded by Mr. Mitra the Board voted 5-0 to approve the application for More than One Building on a Lot with conditions outlined and staff's memo and well as DPW conditions.

Upon a motion by Mr. Vigliotti and seconded Mr. Mitra the Board voted 5-0 to approve the Definitive Site Plan with conditions outlined in staff's memo and well as DPW conditions.

*List of Exhibits:*

- Exhibit A: More Than One Building On A Lot Application; received March 2, 2017; prepared by Josh Gaval.
- Exhibit B: Definitive Site Plan; dated March 2, 2017; prepared by HS&T Group, Inc

Mr. Mitra left the meeting.

## **Public Meeting**

### **20. 400 Southwest Cutoff (aka Lot A Latti Farm Road) – Definitive Site Plan (PB-2017-014)**

Michael Hassett appeared on behalf of the applicant, KLE Leasing. He stated that the applicant would like to construct a ~10,500 SF single-story, commercial building with parking and reviewed the plans for the property. He stated that this item also needs approval from Millbury Planning Board.

Mr. Hassett stated that they are requesting waivers for interior landscaping and showing abutters to abutters and showing nine inch trees in diameter on the plan.

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

Upon a motion by Mr. Carmody and seconded Mr. Freilich the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff memo.

#### *List of Exhibits:*

Exhibit A: Definitive Site Plan Application; received February 6, 2017; prepared by K. Martin Linder.

Exhibit B: Definitive Site Plan; dated February 1, 2017 and revised on March 31, 2017; prepared by Guerriere & Halnon, Inc.

Exhibit C: Rendering; dated January 4, 2017; prepared by Gary Moyer, Architect.

Exhibit D: Fire Department Comments; dated February 23, 2017.

Exhibit E: DPW Comments; dated March 15, 2017.

### **21. 102-104 Merrick Street – Definitive Site Plan (PB-2017-015)**

David Sadowsky appeared on behalf of the applicant, Multi Family Realty, LLC. He stated that the applicant wants to construct an additional unit, for a total of 6 dwelling units on the premises. Mr. Sadowsky stated that the item had received approval from the Zoning Board of appeals. Mr. Sadowsky reviewed the plan for the site.

Mr. Sadowsky requested waivers for requesting abutter to abutters on the plan and showing soil types.

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

Upon a motion Ms. Carmody and seconded by Mr. Freilich the Board voted 4-0 to approve the Definitive Site Plan with conditions outlined in staff's memo.

#### *List of Exhibits:*

Exhibit A: Definitive Site Plan Application; received February 6, 2017; prepared by Multi Family Realty, LLC.

Exhibit B: Definitive Site Plan; dated January 25, 2017; revised April 2, 2017; prepared by Sadowski Engineering.

Exhibit C: Elevations; undated.

Exhibit D: MACRIS listing: Lincoln Estate-Elm Park Area.



Exhibit E: DPW Comments; dated March 15, 2017.

**22. 119 Belmont Street - Definitive Site Plan (PB-2017-017)**

Kelly Keillian from CHA Consulting and the Director of Consulting from UMASS Memorial appeared on behalf of the application. He stated that they are looking to construct a concrete equipment pad and a retaining wall adjacent to the UMASS Memorial Hospital building. The concrete equipment pad will accommodate/support the following proposed equipment: a generator engine; a switchgear station; a control cabinet; an aboveground oil tank and UREA tank. This project will provide the existing building with a combined cooling, heat and power system.

Mr. Rolle stated that the Board had received an email from an Ed Cross expressing concern about the esthetics of the building.

Mr. Keillian showed a photo of the property and reviewed what it would look like and what type of screening would be on the property.

Mr. Keillian requested a waiver to show abutters to abutters on the plan.

Upon a motion by Mr. Vigliotti, and seconded by Mr. Freilich, the Board voted 4-0 to approve the waiver to show abutters to abutters on the plan.

Upon a motion by Mr. Vigliotti and seconded by Mr. Freilich the Board voted 4-0 to approve the Definitive Site Plan with the conditions outlined in staff's memo.

*List of Exhibits:*

- Exhibit A: Definitive Site Plan Application; received 2/22/17; prepared by UMASS Memorial Medical Center, Inc.
- Exhibit B: Definitive Site Plan; dated 2/17/17; prepared by CHA.
- Exhibit C: Fire Department Comments; dated March 19, 2017.

**23. 500 Salisbury Street - Definitive Site Plan Amendment (PB-2017-020)**

Chris Keenan from Quinn Engineering appeared on behalf of the applicant, Assumption College. He stated that the project is for an academic building containing classrooms, office space, an auditorium and a function hall.

Mr. Keenan stated that with regard to staff's comment regarding the private hydrant the question if whether hydrant was still is in service and it is.

Unidentified abutter to the property expressed concerns about the project and flooding coming into abutters home and presented petition from neighbors and photos of condition of abuting properties.

Unidentified abutter to the property expressed concerns about the project and stated that Assumption College dropped a load of loam and rock in her backyard this am.

Mr. Rolle stated that due to these new issues that he would like staff from DPW and Conservation Commission to go and view the site conditions and asked Mr. Keenan asked if the stockpile is for the current construction of the project. Mr. Keenan stated that he believed it was.

Mr. Rolle asked Mr. Keenan to review on the plan where the stockpiles are located. Mr. Keenan reviewed the sites. Mr. Rolle pointed out that where stockpile is currently located is not on the site designated on the plan.

Mr. Truman stated that if there is a site where stockpile is required to be located it should be in that area.

Mr. Keenan stated that they would be amenable to time frame for moving the stockpile.

Mr. Lyford stated that DPW will go out tomorrow and inspect the site.

Mr. Keenan stated that they are requesting a waiver from showing abutters to abutters on the plan.

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

Upon a motion by Ms. Carmody and seconded by Mr. Vigliotti the Board voted 4-0 to approve the Amendment to the Definitive Site Plan with conditions outlined in staff's memo and that a condition be added that existing stockpile be relocated within sixty days to where located on previous approved plan.

*List of Exhibits:*

Exhibit A: Definitive Site Plan Application; received March 2, 2017; prepared by Todd Dederian, Assumption College.

Exhibit B: Definitive Site Plan; dated January 26, 2016 and revised through to February 27, 2017; prepared by Quinn Engineering, Inc.

Exhibit C: Rendering with elevations; dated January 26, 2016; prepared by Nault Architects, Inc. (included as Plan Sheet A-1 in the plan set).

Exhibit D: Definitive Site Plan Decision; signed February 3, 2016.

Exhibit E: Fire Department Comments; dated March 15, 2017.

Exhibit F: Letter from Abutter Craig Hopkins; dated April 5, 2017.

**Other Business**

**24. Approval Not Required (ANR) Plans**

**a. 77 Amherst Street (public) and Winifred Avenue (public) (AN-2017-017)**

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

**b. 47 & 49 (fka 0) Eustis Street (public) (AN-2017-018)**

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

**c. 21 Northampton Street (public), Windsor Street (public) & Mount Vernon Street (public) (AN-2017-019)**

Mr. Lyford stated that this is an ANR for Grant Park.

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

**d. 2 & 6 Chiltern Drive North (public) (AN-2017-020)**

Mr. Freilich recused himself from the item.

Upon a motion by Mr. Vigliotti and seconded by Ms. Carmody the Board voted 3-0 to approve the ANR.

**e. 116 Mower Street (public) & Cascade Road (public) (AN-2017-021)**

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

**f. 9 A&B, 10 A&B, & 11 A&B Burncoat Heights (formerly part of 604 or 608 Burncoat Street) (developer's street) (AN-2017-022)**

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

**g. 0 (aka 89 A&B or 93) Mountain Street East (public) (AN-2017-023)**

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

**25. Communication**

**26. Signing of Decisions from prior meetings**

**Adjournment**

Board adjourned the meeting at 10:15 p.m.