

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

June 26, 2019

LEVI LINCOLN CHAMBER

Planning Board Members Present: John Vigliotti, Chair
Albert LaValley, Vice Chair
Satya B. Mitra
Paul DePalo, Clerk
Eleanor Gilmore

Board Members Absent: None

Staff Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Michelle Smith, Division of Planning & Regulatory Services
Timothy Gilbert, Division of Planning & Regulatory Services
Jody Kennedy Valade, Department of Inspectional Services
Alexandra Kalkounis, Law Department

Approval of Minutes – 1/2/19, 1/23/19, 2/13/19, 3/13/19, 4/3/19, 4/29/19 & 5/15/19

Upon a motion by Mr. LaValley and seconded by Mr. Mitra the Board voted 5-0 to approve the minutes of 1/2/19, 1/23/19, 2/13/19, 3/13/19, 4/3/19 and 4/29/19.

The 5/15/2019 minutes were held to the July 17, 2019 Planning Board meeting.

Requests for Continuances, Extensions, Postponements, and Withdrawals

1. Malden Woods (aka 0 Whipoorwill Drive & 0 Danielle's Way, Whipoorwill Drive and Castine Street Right of Ways) (PB-2018-026):

- a. Public Hearing – Definitive Subdivision Plan Amendment
- b. Public Meeting – Definitive Site Plan

Upon a motion by Mr. LaValley and seconded Ms. Gilmore, the Board voted 5-0 to postpone the Definitive Subdivision Plan Amendment and Definitive Site Plan to the August 7, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to August 29, 2019.

2. 67 West Boylston Street (PB-2019-038):

- c. Public Meeting – Definitive Site Plan

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to postpone the Definitive Site Plan to the July 17, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to August 8, 2019.

3. 128, 130, 132, 134 & 136 Alvarado Avenue (PB-2019-039):

- d. Public Meeting – Definitive Site Plan Amendment

Upon a motion by Ms. Gilmore and seconded by Mr. LaValley, the Board voted 5-0 to postpone the Definitive Subdivision Plan to the July 17, 2019 Planning Board meeting and to extend the constructive grant deadline to August 8, 2019.

4. 128-136 Alvarado Avenue (Developer's Street) (AN-2019-031)

Upon a motion by Ms. Gilmore and seconded by Mr. LaValley, the Board voted 5-0 to postpone the ANR plan to the July 17, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to August 8, 2019.

5. 128 Alvarado Subdivision – Request to Extend Work Completion Date and Amend Performance Agreement

Upon a motion by Ms. Gilmore and seconded by Mr. LaValley, the Board voted 5-0 to postpone the Request to Extend Work Completion date and Amend Performance Agreement to the July 17, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to August 8, 2019.

6. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043):

a. Public Hearing – Special Permit for CCOD

Upon a motion by Mr. LaValley and seconded by Mr. DePalo, the Board voted 5-0 to postpone the Special Permit for CCOD to the August 7, 2019 Planning Board meeting and to extend the Constructive Grant Deadline to August 29, 2019.

7. 4 & 6 Hacker Street (Public) (AN-2019-030):

Upon a motion by Ms. Gilmore and seconded by Mr. Mitra, the Board voted 5-0 to allow for Leave to Withdraw for the ANR plan.

Old Business

8. Lots 66L, 66R, 67L & 67R Honeysuckle Road – Definitive Site Plan (PB-2018-024):

a. Public Meeting – Definitive Site Plan

Zac Couture from H.S.&T. appeared upon behalf of the applicant, Arboretum Village, LLC.

The petitioner seeks to construct two single-family semi-detached dwellings within an existing subdivision (Arboretum Definitive Subdivision, Phase IVIII) and on a lot with 15% or greater slope with associated parking, grading and site work located in a RL-7 (Residence, Limited) zoning district.

Mr. Couture gave a review of the proposal and reviewed the stormwater management and the erosion controls for the site.

Upon a motion by Mr. Mitra and seconded by Mr. DePalo, the Board voted 3-0 to approve the Definitive Site Plan with conditions outlined in staff's memo as well as the waiver from providing a plan that shows the entire site owned by the applicant.

List of Exhibits

Exhibit A: Definitive Site Plan Application; submitted by Arboretum Village, LLC; received April 19, 2018.

- Exhibit B: Definitive Site Plan; prepared by H. S. & T. Group, LLC; dated March 29, 2018; revised January 8, 2019, revised March 5, 2019, and May 29, 2019.
- Exhibit C: Slope B Assessment; prepared by Brierley Associates, dated December 21, 2018.
- Exhibit D: Correspondence; prepared by Brierley Associates; dated March 5, 2019; received March 20, 2019.
- Exhibit E: Correspondence; prepared by Brierley Associates; dated June 4, 2019; received June 5, 2019.

9. 383 Shrewsbury Street (PB-2019-016):

- a. Public Hearing – Amendment to Special Permit for CCOD
- b. Public Meeting – Definitive Site Plan

Shawqui Alsarabi appeared upon behalf of the applicant, CMSS Development, LLC.

The applicant seeks to renovate the existing structure into a mixed-use development with 28 residential units and +/- 3,400 SF of office/retail space.

The Board and the applicant discussed the proposed spaces for bicycle parking, common space, and lighting for the site.

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

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 4-1 (Mr. DePalo voting against) to approve the Amendment to Special Permit for CCOD with conditions outlined in staff's memo as well as accepting the Finding of Facts as proposed by the applicant and modified by staff, adding the condition that some interior common space be added to the plan.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the following waiver requested by the applicant:

- Providing information regarding soil types.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to approve the Definitive Site Plan with conditions outlined in staff's memo.

List of Exhibits

- Exhibit A: Definitive Site Plan & Special Permit Amendment – CCOD Application; received February 7, 2019; Graves Engineering on behalf of CMSS Development, LLC.
- Exhibit B: Plan of Land; dated February 6, 2019; prepared by Graves Engineering.
- Exhibit C: Floorplans; dated February 1, 2019; prepared by AA Design Services LLC.
- Exhibit E: Fire Department Comments; dated February 15, 2019.
- Exhibit F: DPW&P Comments; dated March 4, 2019.

New Business

10. 10 Pullman Street (PB-2019-022):

- e. Public Hearing – Special Permit for Adult Use Marijuana, Cultivator & Product Manufacturer

Grant (SP?) and Ed Schmults appeared upon behalf of the applicant, Calyx Peak. The proposal is as follows:

- The applicant seeks to allow an Adult Use Marijuana establishment with both a Cultivator Use and Product Manufacturer Use.

The petition states that hours of operation are anticipated to be daily for 24 hours each day. No distribution of marijuana will occur between 11 PM and 8 AM Monday through Saturday, and before 10 AM on Sunday.

The applicant proposes to use existing parking areas on site. These parking areas are semi-improved and located to the north of the building. Because the cultivation use has the same parking requirement as the prior manufacturing use, no additional parking is required by the zoning ordinance.

The applicant does propose striping and circulation revisions to provide ADA accessible parking spaces to the front of the building and to facilitate delivery.

Mr. Schmults provided a slideshow presentation which gave an overview of the organization and the proposed plans for the site.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Special Permit for Adult Use Marijuana, Cultivator & Product Manufacturer with conditions outlined in staff's memo.

List of Exhibits

Exhibit A: Special Permit Application for Adult Use Marijuana; submitted March 21, 2019; Lynch Associates Inc.

11. Hospital Drive Extension (aka 305 Belmont Street) (PB-2019-033):

f. Public Hearing – Definitive Subdivision

Craig Blais from the Worcester Business Development Corporation appeared upon behalf of the application.

The applicant seeks to extend the public portion of Hospital Drive by +/- 1350 feet, from the end of the existing public way and along the existing private right-of-way on property servicing 5 existing lots, as well as demolish six existing buildings and existing site improvements.

Mr. Blais and Mike Dryden from Bohler Engineering gave an overview of the plan.

Upon a motion by Ms. Gilmore and seconded by Mr. LaValley the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve all the following requested waivers expect for Item J.

The applicant requested the following waivers. The Board previously indicated intent to accept these waivers, with the exception of Item J below, in its **approval of the preliminary subdivision plan**.

a. Section IX.B.I, Design Speed

Requires a roadway design speed of 30MPH. - A waiver is requested to allow for 15 MPH design speed due to the constraints of the existing roadway. A 30 MPH design speed would require additional reconstruction of the existing roadway.

b. Section IX C.s.b, Minimum Centerline Radius

Requires a minimum centerline radius of 275 feet. - A waiver is requested to allow a minimum centerline radius of 160 feet. A 275-foot radius would require additional reconstruction of the existing roadway.

c. Section IX E.1, Maximum Centerline Grade (on horizontal curve)

Requires a maximum centerline grade of 7%o- A waiver is requested to allow a maximum centerline grade of 8.5%o. L 70 maximum grade would require additional reconstruction of the existing roadway.

d. Section IXE.4, Maximum Grade for 100-foot Leveling Area at Intersections

Requires a maximum grade of 3%o at the leveling area intersections - A waiver is requested to allow a maximum grade of 5.0%.

e. Section IX.C.6 Street Lines at Intersections

Requires property lines at street intersections shall be rounded or cut back to provide a radius of not less than thirty (30) Feet. - A waiver is requested to allow a minimum radius of twenty-eight (28) feet. This is requested due to the existing radius at the intersection with Belmont Street (Route e).

f. Section IX.C.B.a, Max dead end Street Length

Requires a maximum dead end street length of 500 feet - A waiver is requested to allow a maximum dead end street length of 2,200 feet. This is due to the length of the existing roadway. The public portion of the roadway would technically be a dead end but there are roadway connections, with appropriate easements, from adjacent private developments for emergency access.

g. Sections IX.C.8.b, Minimum Cul-de-sac R.O.W. Diameter

Requires a 100-foot minimum cul-de-sac right of way diameter - A waiver is requested to eliminate the cul-de-sac bulb requirement. As noted above, the public portion of the roadway would technically be a dead end but there are roadway connections, with appropriate easements, from adjacent private developments for emergency access and a cul-de-sac turn around at the dead end is not necessary.

h. Section IXD.6, Minimum Cul-de-sac Pavement Diameter

Requires a minimum cul-de-sac pavement diameter of eighty (80) feet - A waiver is requested to eliminate the cul-de-sac bulb requirement. As noted above, the public portion of the roadway would technically be a dead end but there are roadway connections, with appropriate easements, from adjacent private developments for emergency access and a cul-de-sac turn around at the dead end is not necessary.

i. Section X.F.I, Sidewalks

Requires sidewalks on both sides of the roadway. - A wavier is requested to allow a sidewalk on only one side of the roadway. This is requested as portions of the existing roadway are constrained by layout as well as topography that would prohibit installation of a sidewalk on both sides of the road.

j. Section X.H.I, Catch Basins, Manholes and piping

Requires all drain pipes to be at least fifteen (15) inch diameter Class III RCP. - A wavier is requested to allow storm drain piping to be a minimum of twelve (12) inch diameter HDPE piping

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Definitive Subdivision with conditions outlined in staff's memo with a modification to condition #2 as well as approving the conditions listed in DPW's letter to the Board.

List of Exhibits

Exhibit A: Cover Letter and Definitive Subdivision Plan Application; dated May 2, 2019; prepared by Michael Dryden and John Kucich, P.E.

Exhibit B: Definitive Subdivision Plan; dated May 2, 2019; prepared by Bohler Engineering

12. 287 (aka 301) Grove Street and 49 & 41 Park Avenue (PB-2019-037):

g. Public Meeting – Definitive Site Plan Amendment

Patrick Doherty from Mid-Point Engineering appeared upon behalf of the applicant, Galaxy Grove, LLC.

Galaxy Grove, LLC previously received definitive site plan approval for a development consisting of 4 commercial structures (+/- 66,477 SF), 318 parking spaces, and associated grading and site work on the 5.3 acre property, formerly used as the WRTA maintenance and storage facility.

The applicant now seeks to modify the existing approval to reconfigure the parking and site layout in order to allow a drive-thru bank and ATM. The property is located within a BG-3.0 (Business, General) zoning district.

Mr. Doherty gave an overview of the plan and the tenants who are located on the site currently.

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore, the Board voted 5-0 to approve the Definitive Site Plan Amendment with conditions outlined in staff's memo.

List of Exhibits

Exhibit A: Definitive Site Plan Amendment Application; received May 22, 2019; prepared by Galaxy Grove LLC.

Exhibit B: Amended Site Plans; dated September 18, 2017 and revised on May 14, 2019; prepared by MidPoint Engineering + Consulting.

Exhibit F: Fire Department Comments

Exhibit G: DPW Comments

13. 4 Gaylord Street (PB-2019-041):

h. Public Meeting – Definitive Site Plan

Zac Couture from H.S.&T. Group appeared upon behalf of the applicant, Michael McDermott Construction, LLC. The applicant seeks to construct a single family detached dwelling and conduct associated site work on a property with 15% slope or more, located within an RS-7 (Residence, Single) zoning district.

Mr. Couture gave an overview of an updated plan that he presented to the Board.

Jordan Downey, an abutter to the property, expressed her concerns with the project.

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

List of Exhibits

Exhibit A: Site Plan Application; received May 23, 2019; prepared by HS&T Group, Inc.

Exhibit B: Site Plan; dated May 23, 2019; prepared by HS&T Group, Inc.

Exhibit C: Renderings; September 2012; prepared by Shane Structures.

Other Business

14. Street Petition(s)

15. Approval Not Required (ANR) Plan(s)

a. 62 Marjorie Street (Private) & 59 Anderson Avenue (Public) (AN-2019-032)

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to endorse the ANR.

b. 33, 36, 38 & 40 Oak Avenue (Public) & 28 Catherine Street (Public) (AN-2019-034)

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to endorse the ANR.

c. 1259 Grafton Street (Public) (AN-2019-035)

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to endorse the ANR.

d. 1 Washington Square (Public) (AN-2019-036)

Upon a motion by Mr. LaValley and seconded by Ms. Gilmore the Board voted 5-0 to endorse the ANR.

16. Subdivision(s)

i. Endorsement of Definitive Frontage Subdivisions:

- 25 Boston Avenue (PB-2019-030) – No comment.
- 6 Rowena Avenue (PB-2019-035) – No comment.

17. Communication(s)

18. Discussion of Board Policies and Procedures

19. Signing of Decisions from prior meetings

Adjournment

Upon a motion the Board voted 5-0 to adjourn the meeting at 7:45 p.m.