



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

Wednesday, August 9, 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
Edward Moynihan, Vice Chair
Conor McCormack
Adrian Angus
Brandon King (*Participated Remotely*)

Board Members Absent:

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)
Leslie Rodriguez, DPW (*Participated Remotely*)
Todd Miller, Inspectional Services

Call to Order

Board Chair Albert LaValley called the meeting to order at 5:31 pm.

Postponements

Item 1: 128 Alvarado Avenue (PB-2022-029) – Definitive Site Plan & Amendment to Definitive Subdivision Plan

Request to Postpone the Public Meeting & Hearing to August 30, 2023
Extend the Constructive Grant Deadline to September 21, 2023

Item 2: 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 August 30, 2023
Extend the Constructive Grant Deadline to September 21, 2023

Item 3: 790 Salisbury Street (PB-2023-045)– Preliminary Site Plan, Special Permit – Cluster Zoning, & Definitive Frontage Subdivision

Request to Postpone the Public Meeting & Hearing to August 30, 2023
Extend the Constructive Grant Deadline to September 21, 2023

Item 4: 224 Shrewsbury Street (PB-2023-046) – Definitive Site Plan

Request to Postpone the Public Meeting & Hearing to August 30, 2023
Extend the Constructive Grant Deadline to September 21, 2023

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant the postponements.

New Business

5 30 Pullman Street (PB-2023-051)

a. Public Hearing – Special Permit Extension of Time

Attorney Matthew Eckel described the application on behalf of the applicant. Mr. Eckel described the original approval and extensions this project has gone through, and stated they are seeking a two-year extension of tie.

Mr. Cary gave a brief description of work that has begun at the site but stated they have not begun the sale of cannabis products.

Mr. Kelly and Ms. Rodriguez had no comments to rely from ISD and DPW respectively.

Board Discussion

Mr. Moynihan asked for clarification; Ms. Smith answered.

No public comment.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant the extension of time.

6. 0 (aka 26) Hermitage Lane (PB-2023-058)

a. Public Hearing – Definitive Site Plan – Extension of Time

Kevin Quinn, on behalf of the applicant Apollo EMF LLC, described the issues the project has run into regarding sewer connection issues.

Ms. Harding described the scope of the original approval, stated that staff agreed it was for good cause and stated the date for the proposed extension of time.

No board discussion

No public comment.

No comment from Law, ISD, or DPW

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to grant the extension of time.

7. 1059 Grafton Street (PB-2023-059)

a. Public Hearing – Definitive Site Plan

Attorney Donald J. O’Neil, on behalf of the applicant described the proposal to construct a car wash on Grafton Street. Mr. O’Neil described the site conditions; the proposed conservation restriction; the recent approval from the Zoning Board of Appeals; the EV chargers proposed on site.

Steve Cabral with Crossman Engineering described the split zoning on the site; the work that had gone into delineating the wetlands on site, staying away from any wet areas or streams on site to ultimately identify what areas on site are suitable

for development. Mr. Cabral described drainage, maintenance; prior approvals; addressed traffic concerns on Grafton Street; described changes to the plan since the Zoning Board approval.

Mr. Cary described the Zoning Board of Appeals approval; the required Conservation Commission filling; the location of the site and impacts to this part of Grafton Street; stormwater infiltration and drainage; described the recommended conditions of approval; and asked the applicant to describe infiltration and trash removal from the site; Mr. Cabral described. Mr. Cary described a potential condition for the board to consider based on drainage; Ms. Smith continued.

Board Discussion

Mr. LaValley asked DPW for comment; Ms. Rodriguez stated she had not reviewed the plan but another engineer from DPW has worked on this project.

Mr. Angus asked if soil tests had been done and how the site will operate; Mr. O'Neil answered.

Mr. Moynihan expressed concern regarding litter being contained on the site; Mr. O'Neil responded. Mr. Moynihan asked about drainage being kept on site; Mr. Cabral responded.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve, subject to staff-recommended conditions of approval and previously-granted waivers with the change to condition 1G to “ Reflect any draining facilities associated with the retaining wall, including requisite impermeable barrier and associated daylight locations with ...” and incorporating DPW comments.

8. 15A & 15B Mars Street (PB-2023-060)

a. Public Hearing – Definitive Frontage Subdivision

Patrick Travaglio-Romeo, owner of the property, described the project; the prior approvals and requested the waivers.

Ms. Smith described the definitive frontage subdivision before the Board, and stated staff is awaiting final revised plans for the Zoning Board approval. Ms. Smith recommended the Board include an additional condition 1d. Provided the applicant reconcile the structures footprint to be consistent with the final revised plans for the Zoning Board of Appeals or remove the structure.

Mr. LaValley asked staff for clarity around the frontage subdivision; Ms. Smith clarified.

No public comment.

No comment from ISD or DPW.

No Board discussion.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve, subject to staff-recommended conditions of approval and waivers (removing the portion that says “area” from waiver #3) from the addition of condition 1d. Provided the applicant reconcile the structures footprint to be consistent with the final revised plans for the Zoning Board of Appeals or remove the structure.

9. 0 (aka 414 & 422) Granite Street (PB-2023-061)

a. Public Meeting – Definitive Site Plan

Peter DiGioia, applicant on behalf of Ayers & DiGioia, LLC described the slope on site and stated that there is no natural grade in excess of 15% but the slopes are from prior fill brought on the site.

Mr. Cary stated that ISD had determined slopes exist in excess of 15%; described the construction proposed; site conditions; Conservation Commission approval; and drainage and septic systems that had been reviewed by

Mr. Cary asked the applicant to clarify whether or not they had planned to draw zero-lot lines. Mr. DiGioia confirmed no lot lines were proposed. Mr. Cary suggested condition 1j – “reflect s a shared driveway with one curb cut with vehicle turnarounds” Mr. Cary asked the applicant to address whether they could shift the house closer to the street; the applicant responded.

Inspectional Services and DPW had no comments

No Board discussion.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve, subject to staff-recommended conditions of approval and waivers from the addition of 1j to reflect a shared driveway with one curb cut with vehicle turnarounds.

10. 0 Grafton Street (ZA-2023-008)

a. Public Hearing – Zoning Map Amendment

Rachel Mayer, on behalf of Go-Venture Capital described the proposed zone change.

Mr. Cary gave a brief description to the Board regarding the context behind the requested re-zoning.

No board discussion.

No comment from ISD or DPW.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to close the hearing.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to favorably recommend the proposed re-zoning and refer back to City Council.

Other Business

11. Approval Not Required (ANR) Plans

a. AN-2023-038 – 727 Salisbury Street (Public)

Ms. Harding described the ANR.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to endorse items 11a.

12. Board Policy and Procedures – No discussion

13. Communications

- a. Ms. Smith described an upcoming special meeting regarding the Worcester Now|Next Master Plan.

14. Approval of Minutes

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the board voted 5-0 to approved minutes from 5/17/2023 and 6/28/2023.

On a motion by Mr. McCormack, seconded by Mr. King, the Board voted 3-0 to approve the minutes from 6/7/2023 (Mr. Angus, Mr. Moynihan abstained).

Adjournment

On a motion by Mr. Angus, seconded by Mr. Moynihan, the Board voted unanimously to adjourn at 6:42pm.