



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

Wednesday, August 30, 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 (*Participated Remotely*)
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)
Rose Russell, Division of Planning & Regulatory Services (DPRS)
Sean Quinlivan, DPW (*Participated Remotely*)
Todd Miller, Inspectional Services

Call to Order

Board Chair Albert LaValley called the meeting to order at 5:32 pm.

Postponements

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 September 20, 2023

Extend the Constructive Grant Deadline to October 12, 2023

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

Request to Postpone the Public Meeting & Hearing to September 20, 2023

Extend the Constructive Grant Deadline to October 12, 2023

Item 5: 112 & 116 Rodney Street (PB-2023-062) – Definitive Site Plan

Request to Postpone the Public Meeting & Hearing to September 20, 2023

Extend the Constructive Grant Deadline to October 12, 2023

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

New Business

1. 128 Alvarado Avenue (PB-2022-029)

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

Attorney Todd Brodeur, along with Leslie Wilson with HS&T introduced themselves on behalf of the applicant. Mr. Brodeur detailed the work that has began with this project, the updates the project team have been working on.

Mr. Brodeur stated they are amenable to all staff conditions and requested the waivers.

Pamela Harding gave a description of the proposal and asked the applicant to confirm if they still intend to use a bond for surety.

Sean Quinlivan from DPW described the DPW comments/concerns on the property. Leslie Wilson stated this work had been installed and was underground and they may not be able to modify it at this point; Mr. Quinlivan stated he's okay if that's the case here

Public Comment

Jenith Charpentier, asked if the previous plans by the applicant, discussed at a meeting in February will be completed, including extension of curbing; Mr. Brodeur and Ms. Wilson confirmed.

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 grant the approve the amendment with DPRS conditions and waivers.

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

2. 1511 Main Street – Kettle Brook Lofts (PB-2023-033)

- a. Public Hearing – Special Permit Amendment AROD
- b. Definitive Site Plan Amendment

David Bartsky presented the application to the Board, gave a brief history of the site, described what units have been constructed and the work that has not yet been completed in Phase 2. Mr. Mendez stated they are amenable to the addition of compact spaces; described the scope of work; existing operation of the site.

Mrs. Harding described the increase in dwelling units, parking spaces proposed in the amendment. Mrs. Harding described staff recommended conditions of approval.

Mr. Quinlivan described DPW recommendations to the Board; Mr. Bartsky stated he is amenable to DPW conditions.

No public comment

Board discussion

Mr. McCormack stated he is happy to see this project on track and to see the historical structure maintained and continued to be up-kept.

Mr. Moynihan asked staff to respond to the review criteria #1, #2; Mrs. Harding 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 grant the approve the special permit and site plan amendment with DPRS & DPW conditions and waivers.

6. 19 Chequesset Street (PB-2023-063)

a. Public Hearing – Definitive “Frontage” Subdivision

Attorney O’Neil, described the application before the Board on behalf of the applicant.

Ms. Russell described history of this application at the Zoning Board hearing; staff recommendations and a description of the proposal.

Mr. Quinlivan stated the proposed lot two does not meet DPW standards for development and described the DPW conditions of approval.

No board discussion

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 definitive “frontage” subdivision

7. 77 Cohasset Street (PB-2023-064)

a. Public Hearing – Definitive “Frontage” Subdivision

Attorney O’Neil, described the application before the Board on behalf of the applicant.

Ms. Russell described history of this application at the Zoning Board hearing; staff comments and a description of the proposal.

Mr. Quinlivan stated the proposed lot two does not meet DPW standards for development and described the DPW conditions of approval.

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 definitive “frontage” subdivision with staff recommended conditions and waivers.

8. 124 Providence Street (PB-2023-065 (PB-2023-065))

a. Public Meeting – Definitive Site Plan

Joshua Lee Smith introduced himself to the Planning Board on behalf of Worcester Academy, the applicant. Mr. Smith described the history of the parcel, the proposal to redevelop this site to reduce impervious area, improve drainage, add landscaping.

Ms. Harding described the recommended conditions to the Board.

Mr. Quinlivan stated he had been in contact with the applicant in regard to DPW comments.

No public comment.

Board Discussion

Mr. Moynihan stated he is familiar with this property, and is supportive of the project, and stated it is going to improve the site.

Mr. Smith requested the waivers.

Mrs. Harding asked the Board to strike condition 10.

Mr. McCormack stated he is also in favor.

Mr. LaValley asked the applicant to address how they intend to make the wall less intimidating to pedestrians and vehicles.

Jerry Burg, on the project team, stated they intend to use planting along the wall to counteract the visual impact. Mr. LaValley asked the applicant if the extensive grading is because of fill on other sites; Mr. Burg confirmed.

Mrs. Harding described some additional recommended conditions; Mr. LaValley asked if the applicant why they are opposed to the condition regarding landscaping the endcaps; Mr. Burg described.

Mr. LaValley, Mr. McCormack, Mr. Moynihan, Mr. Angus, and Mr. King stated they are in favor.

Mr. Smith asked the Board to modify condition 1e. to delete the phrase “along Arlington street” and Ms. Smith suggested adding a condition that trees shall be retained during construction and if not, be replaced tree for tree to comply with the requirement.

Mr. Smith asked the Board if they are amendable to removing the conditions regarding two off-street parking spaces, removal of conditions to add landscape buffers on the endcaps of the drive aisles and for clarification around condition 1k.

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 waiver, striking condition 1n, 1h, 1g, condition 10, amending condition 1e and 1k.

9. 15, 24 & 34 Lakeside Avenue, 15 Lovell Street, 2 Circuit Avenue South, Phase 1 (PB-2023-066)

a. Public Meeting – Definitive Site Plan

b. Public Hearing – Definitive Subdivision – More Than One Building on a Lot

a. AN-2023-044 - 15, 24 & 34 Lakeside Avenue, 15 Lovell Street, 2 Circuit Avenue South (Public & Private)

Mark Borenstein introduced the project team on behalf of the applicant, Worcester Housing Authority. Mr. Borenstein described the other approvals this project has obtained or is in the process of obtaining; an overview of the existing apartments set to be demolished; described the phased approach for redevelopment of several parcels.

Matt Murdoc, landscape architect with Bohler, described the thought process in development of the site and architectural plans.

Cliff Homer, with Davis Square Architects described the architecture, potential for home ownership, the makeup of bicycle space, recreation space and the connection to the trail along Coes Reservoir. Mr. Homer described the building materials, accessibility of the buildings

Mr. Borenstein described the recent Zoning Board of Appeals approval, the Inclusionary zoning implications, and asked staff to clarify condition 1G.

Mrs. Harding described staff recommendations of approval and the ANR before the Board and suggested the Board take up the item with the related petition.

Mr. Quinlivan described DPW comments.

No public comment

Mr. Moynihan asked if the applicant had addressed DTM's comment; Mr. Borenstein confirmed.

Mr. McCormack stated he is in favor, Mr. Angus and Mr. King agreed.

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 the applications with DPRS recommended conditions, DTM and DPW comment and to endorse the ANR Plan.

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

10. 342-360 Franklin Street (PB-2023-067)

a. Public Meeting – Definitive Site Plan

James Vevone, on behalf of the applicant introduced himself to the Board. Mr. Vevone described the existing conditions of the property and the proposal to demolish and improve the rear of the structure.

Mr. Rich from GHB described in greater detail the existing surface parking lot, the state of the building that is proposed to be demolished, the greater David Clark campus and neighboring CSX property as context.

Ms. Smith described staff comments on the application in relation to stormwater; and plan revisions requested by staff.

Mr. Quinlivan described DPW comments to the Board. Mr. Rich addressed the DPW comments. Ms. Smith asked the applicant if they would be amenable to a condition to allow infiltration via the curbing; Mr. Rich responded.

No public comment.

Board Discussion

Mr. McCormack thanked the applicant for working with staff.

Mr. Vevone asked staffed to clarify condition 1H; Ms. Smith clarified and asked the Board to strike condition 9.

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted 5-0 to approve with DPRS and DPW recommended conditions of approval, striking condition 9.

Other Business

12. Board Policy and Procedures – No discussion

13. Communications

- a. Central Massachusetts Regional Planning Agency - FY 24 - Local Planning Association Hour
- b. Adoption of MGL 23D

Ms. Smith described the communications.

14. Approval of Minutes - ~~7/26/2023~~, 8/9/2023

On a motion by Mr. Moynihan, seconded by Mr. McCormack, the Board voted unanimously to approve the minutes from 8/9/2023.

Adjournment

On a motion by Mr. Angus, seconded by Mr. Moynihan, the Board voted unanimously to adjourn at 8:02pm.