

**MINUTES
WORCESTER PLANNING BOARD
MARCH 24, 1999**

Planning Board Members Present: Joan Bagley
Joseph Sova
Joe Boynton
Samuel Rosario
Stephen Petro

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Michael Pace, Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Alan Gordon, OPCD
Diana Collins, OPCD

Regular Meeting (5:30 P.M.) – Room 409, City Hall

1. **Call to Order:** Chairman Joan Bagley called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – March 10, 1999:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted to approve the minutes of the March 10, 1999 meeting as amended.
3. **Amendment to Subdivision Regulations – ANR Fee:** Notice of the hearing was read by the Clerk. Alan Gordon explained the proposed fee change. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the amendment. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to request the City Council refer the recommended fee change for Approval Not Required (ANR) plans to the Fees and Charges Subcommittee.
4. **Zoning Map Amendment – 691 Grafton Street:** Notice of the hearing was read by the Clerk. Frederick Grandinetti spoke in favor. Senator Guy Glodis, City Councilor Paul Clancy, Charles Martin, B. Walsh, Jeremiah Benicelli, Nancy Brunelle, Cynthia Gagliastie, Joan Martin, Ray Brunelle, Deb Martin, Charles Martin were recorded in opposition. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to recommend denial of the zone change because no specific use for the parcel had been presented by the petitioner which would enable the Board to judge the effect on the area.

5. **Preliminary Subdivision Approval – Hollyberry:** Notice was read by the Clerk. Jonathan Finkelstein and Roy Tiano explained the project. Don Arena, Janice and Stephen Olds, Elizabeth Sweeney and City Councilor Paul Clancy expressed reservations concerning the project. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to deny the preliminary subdivision plan with the following comments to be used for redesign of the plan:
- **All comments in the Department of Public Works letter dated March 17, 1999 be addressed in the Definitive Subdivision Plan.**
 - **Preliminary plan vote includes denial of the applicant’s waiver from Section IX-C-8 (Design Standards) of the City of Worcester Subdivision Regulations requiring a 500’ road length limitation for dead end streets.**
 - **Applicant or representative meet with DPW and OPCD staff prior to submission of Definitive Subdivision Plan application to ensure compliance with definitive plan requirements.**
6. **231 Shrewsbury Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted 4-1 (Samuel Rosario voted to deny) to approve the site plan with the following conditions:
- **Six trees be restored at the front of the site.**
 - **Two parking spaces at right front corner of the lot be removed.**
 - **Curb cut on right side of property on Shrewsbury Street be closed.**
 - **Dumpster be screened.**
 - **Lighting be directed in toward lot.**
 - **No additional exterior lighting be added except as shown on plan.**
 - **Snow storage areas have signage.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision to proponent.**
7. **844 Pleasant Street & 3 South Lenox Street (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:
- **No construction or removal of vegetation within a 10’ buffer to the Melican property line.**
 - **Installation of a landscape buffer along the 9 South Lenox Street property line consisting of 4’ to 6’ high arbor vitae at 4’ intervals.**
 - **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**

- **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**
8. **225 Grafton Street – Parking Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to approve the parking plan with the following conditions:
- **Utilities and grading be shown on plan.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**
9. **466 Harding Street (Billboard Sign) – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted 3-2 (Samuel Rosario and Joe Boynton voted to deny) to approve the site plan.
10. **Drury Lane – Lot 1C1 and 2C1 (15% Slope):** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
- **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
11. **Quaker Road – Lots 53, 54, 55 & 56 (15% Slope):** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
- **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
12. **Ferraro Street – Lot 37A (15% Slope):** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:

- **Roof drains and driveway be tied into storm drain system.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
- **Three copies of revised plan be submitted to OPCD prior to release of decision.**

13. **Plans To Be Ratified:** Joe Boynton recused himself. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required Plans:

#4992 Mill Street Extension
#4993 Highland Street
#4994 Beale Street
#4995 Mill Street

Other Business: None

The Chairman adjourned the meeting at 8:10 P.M.