

**MINUTES
WORCESTER PLANNING BOARD
APRIL 14, 1999**

Planning Board Members Present: Joan Bagley
Joseph Sova
Joe Boynton
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

Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall

1. **Call to Order:** Chairman Joan Bagley called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – March 24, 1999:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted to approve the minutes of the March 24, 1999 meeting.
3. **41-33 Coburn Avenue – Zoning Map Amendment:** Notice of the hearing was read by the Clerk. Harold Avery spoke in favor. City Councilor Michael Perotto spoke in opposition and presented a petition with 18 signatures in opposition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to recommend denial of the petition because the change would not be in keeping with the neighborhood.
4. **Preliminary Subdivision Approval – Oak Hill:** Notice was read by the Clerk. Attorney Samuel DeSimone, representing Performance Builders, Inc., explained the project. Anthony DeAngelis, Judge Ernest Hayeck, Janice Corrazini, City Councilor Michael Perotto, Representative Vincent Pedone, Senator Guy Glodis, Mary Scano, Jackie Langlois, Phil Jordan, Christine Francis, Anthony Montiverdi, Joyce Ritacco, Judith Foley, Kathy Samco, Delina Fedele, Robert Ritacco, Santo Falco, David McKeon and Al Ritacco spoke in opposition while many other people in the audience signed an attendance sheet in opposition. Alan Fletcher suggested an alteration which would leave Lots 20-27 undeveloped. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve 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 April 8, 1999 be addressed in the Definitive Subdivision Plan.**
 - **The Planning Board recommends that the applicant leave Lots 20-27 abutting Oak Hill Road undeveloped in the definitive plan.**
 - **The definitive subdivision application define subdivision road access from Robin Road**
 - **Clarendon Road access be redesigned as part of the definitive subdivision plan application.**
 - **A traffic analysis be submitted as part of the definitive subdivision plan application.**
 - **The definitive subdivision plan application include a detailed visual buffering component between the parcel and abutting residences.**
 - **Developer must file Notice of Intent application with the Conservation Commission.**
5. **Preliminary Subdivision Approval – Highland Estates:** Notice was read by the Clerk. Attorney Jonathan Finkelstein, George Smith and Robert O’Neil explained the project. Paula Rosenblum and Joe Curtis spoke in opposition. Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted unanimously to approve 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 April 7, 1999 be addressed in the Definitive Subdivision Plan.**
 - **The Planning Board recognizes that the Highland Estates preliminary subdivision plan also conforms with a City Zoning Map amendment ordained by the City Council on March 23, 1999 changing the zoning description for this property from RG-5 to RS-7.**
6. **Willvail Street – Street Opening (81-G):** Notice of the hearing was read by the Clerk. Robert O’Neil and George Smith explained the project. Representative John Binienda, Senator Guy Glodis, City Councilor John Finnegan, Bill Walsh, Zack Rezac and John Pierce spoke in opposition. Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted to extend the deadline for action to April 28, 1998 and continued the item to that date.
7. **1,3,&5 Cataline Street – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
- **Plan show lot line change.**
 - **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. **57 Foxmeadow Drive and 14 Sunnyview Heights – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
- **All comments in Department of Public Works letter dated April 1, 1999 be addressed to the satisfaction of said department.**
 - **Two car garages under homes be shown on plan.**
 - **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.**
9. **269 Brooks Street – Amendment To Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the amendment to the site plan.
10. **632 Park Avenue (Applebee’s Restaurant) – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
- **Move handicapped ramps to area of handicapped parking spaces.**
 - **Five foot buffer between Sakura Tokyo retaining wall to last parking space.**
 - **Snow be removed from site.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
11. **205-207 Summer Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
- **Dumpster be screened.**
 - **All comments in Department of Public Works letter dated April 1, 1999 be addressed to the satisfaction of said department.**

- **Three copies of revised plan be submitted to OPCD prior to release of decision.**
12. **633 Park Avenue – Parking Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the parking plan with the following conditions:
- **Dumpster be enclosed.**
 - **Snow storage area be shown on plan.**
 - **Size and caliper of landscaping be shown on plan.**
 - **All comments in Department of Public Works letter dated April 1, 1999 be addressed to the satisfaction of said department.**
 - **Department of Public Works approve drainage.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
13. **Oak Grove Estates – Phases II, III & IV:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to release the surety since all work has been completed to the satisfaction of the Department of Public Works.
14. **Plans To Be Ratified:** Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted unanimously to ratify the following Approval Not Required Plans:
- #4996 Procter Street
 - #4997 Providence & Sparr Streets
 - #4998 Maurice Street
 - #4999 Loxwood Street
 - #5001 Delawanda Drive
 - #5002 Third Avenue
 - #5003 Sarah Drive
 - #5004 Dell Avenue

Other Business: None

The Chairman adjourned the meeting at 9:15 P.M.