

MINUTES
WORCESTER PLANNING BOARD
February 28, 2001

Planning Board Members Present: Joseph Sova
Joe Boynton
Samuel Rosario
Stephen Petro
John Shea

Staff Present: Paul Moosey, DPW Engineering
Michael Pace, Health/Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, Economic Development
Diana Collins, Economic Development

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

- 1. Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
- 2. Approval of Minutes – February 14, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the minutes as amended.
- 3. Amendment to Zoning Map – Lots 26 & 27 on Mason Street:** Joe Boynton recused himself. Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein and Francis Madigan spoke in favor. Marge Purvis, representing Worcester Common Ground, presented a letter from Michael Whelan, Executive Director of Worcester Common Ground, urging the Board to consider the fact that the agency is trying to restore the residential character of the area. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to recommend approval of the zone change.
- 4. Holden Street – Preliminary Subdivision Approval:** Notice of the meeting was read by the Clerk. Matthew Brassard, Project Engineer, presented the plan. Robert Gates, representing the Indian Lake Watershed Association, and John Buell asked some questions. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the leveling area for intersecting streets from 100 feet to 35 feet. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement that the paved width of the proposed road be 30 feet and allow the proposed 24 feet width. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement for a sidewalk on the southerly side of the proposed roadway and within the cul-de-sac but would require a sidewalk from the northwestern corner of Lot 1 to the beginning of the curve on the cul-de-sac. Upon a motion by Joe Boynton and seconded

by John Shea, the Board voted unanimously that, should the applicant so request when submitting a definitive plan, the Board would be favorably disposed to waive the radius requirement on the southerly side of the proposed roadway in order for the proposed roadway to line up with Chester Street as much as possible. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the preliminary subdivision with the waivers voted by the Board.

5. Fenton Estates – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:

- **Applicant show one single family home on Lot 1 with vehicular access from the proposed roadway only.**
- **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.**
- **Six copies of revised plan be submitted to Executive Office of Economic Development prior to release of the decision.**

6. 12 Doran Street – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:

- **Height of the garage meet requirement of the zoning ordinance.**
- **Applicant submit plan showing house and garage reversed on the site.**
- **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.**
- **Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**

7. 47 Chester Street – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- **Plan show hammerhead driveway.**
- **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.**

- **Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**

8. 52 Millbrook Street – Parking Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the deadline to March 14, 2001 and continued the item to March 14, 2001 so the applicant can submit a plan showing landscaping and a landscaping table and which meets the landscaping requirements of the zoning ordinance.

9. Plans To Be Ratified: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to ratify the following Approval Not Required plans:

#5226 Ellsmere Street
#5227 Uncatena Avenue
#5228 Lake Avenue

Other Business:

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to amend the approval of the waivers for the Fenton Estates Subdivision voted at the February 14, 2001 meeting by adopting the following findings:

1. That where all house lots on the proposed road are located on the northerly side and easterly end of the road, and there is no access to the road from land on the southerly side of the road, public safety is not compromised by providing for one sidewalk on the northerly side of the proposed road.
2. That the potential for soil erosion on, and the impact from water runoff to, the southerly side of the proposed subdivision will be minimized by allowing a three foot grass strip on the southerly side of the road before sloping.
3. That the potential for soil erosion on, and the impact from water runoff to, the southerly side of the proposed subdivision will be minimized by reducing the paved area of the right of way to twenty-six feet.
4. That the potential for soil erosion on, and impact of water runoff to, the land southerly of the proposed subdivision will be minimized by shifting the paved area so that it is not centered in the right of way.
5. For the reasons set forth above, granting the requested waivers from the Worcester Subdivision Regulations is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

The meeting was adjourned at 7:10 P.M.