

MINUTES
WORCESTER PLANNING BOARD
September 19, 2001

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

Staff Present: Paul Moosey, DPW Engineering
Doug Scott, Health/Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development
Stephen Parker, Executive Office of Economic Development

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

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – September 5, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the minutes of the September 5, 2001 meeting.
3. **Gates Road (Lot 29) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Applicant delete the certification on the plan stating no slopes greater than 15% will be created.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
4. **2 Standish Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-1 (Samuel Rosario voted no) 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Plan must be certified by the Department of Public Works that water and sewer service are in conformance with City of Worcester standards.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
5. **618 Lincoln Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to continue the item to October 10, 2001 so that DPW can review the revised plan.
 6. **57 North Ashland Street – Site Plan Approval:** John Shea recused himself. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to deny site plan approval because the applicant has not submitted a plan which meets the requirements of the Zoning Ordinance.
 7. **Benjamin Road – 81G Street Opening:** Site plan approval was taken collectively. Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein and Andrew Liston presented the plan. John Kelley, an abutter, asked questions of the developer. Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 5-0 to continue the hearing to October 24, 2001, and extended the deadline for approval of the site plan to the same date, both at the request of the applicant, and requested the applicant submit a revised plan showing a 30' road width and a sidewalk.
 8. **Benjamin Road (Lots 12-15) – Site Plan Approval:** See #7 above.
 9. **330 Tacoma Street – Special Permit:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the requested Special Permit.
 10. **Tracy Place – Zoning Map Change:** Notice of the hearing was read by the Clerk. Heather Najemey, the petitioner, spoke in favor. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to recommend approval.
 11. **Roda Estates – Preliminary Subdivision Approval:** Attorney Samuel DeSimone and Arthur Bouley presented the plan. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to approve the preliminary plan and advised the applicant that upon definitive plan submittal, documentation should be provided that site line distances are adequate for 30 mile per hour speed.

12. 1160 West Boylston Street – Site Plan Approval: Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

13. 10 & 12 Beatrice Drive – Site Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:

- **Compaction test results must be certified by an engineer and submitted to Code Enforcement for approval prior to release of decision.**
- **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

14. 356 Plantation Street and 306 Belmont Street – Amendment to Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 5-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

15. 14, 19 & 21 Dixon Avenue – Site Plan Approval: Upon a motion by Stephen Petro and seconded by Joe Boynton, the Board voted 5-0 to continue the item to October 10, 2001 so the applicant can meet with Code Enforcement and advised the applicant that the site must be stabilized with haybales and soil cement.

16. 84 Prescott Street - Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 5-0 to approve the parking plan with the following conditions:

- **Applicant put a notation on the plan that snow is to be removed from the site.**
- **Applicant provide a Certificate of Title, satisfactory to the Law Department, to an easement to the City of Worcester for the proposed drain line.**
- **Applicant extend the proposed 24 inch pipe and wall to the north side of Garden Street.**

- **Applicant use concrete pipe for drain mains.**
- **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**

17. Sewer Petition – Martha Avenue: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 2.

18. Plans To Be Ratified: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5292 College Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5294 Locust Avenue. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5295 Nippnapp Trail. ANR Plan #5293 Mystic Street was held.

19. CMRPC Delegates – FY 2002: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to name Joseph Sova and Samuel Rosario Planning Board CMRPC delegates.

Other Business:

Landscaping Discussion: Doug Scott initiated a discussion concerning the consistency of the Board relative to external landscaping for parking plans and problems created for Code Enforcement by the lack of consistency. No action was taken by the Board.

Century Drive Subdivision – Release Covenant: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to release the covenant for the Worcester portion of the Century Drive Subdivision because all work has been completed to the satisfaction of the Department of Public Works.

Meadowbrook Heights Proposed Subdivision – Informal Discussion: Attorney Jonathan Finkelstein was seeking some guidance relative to definitive plan submittal. No action was taken by the Board.

West Mountain Street – Parking Plan Approval: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to approve the applicant's request for Leave to Withdraw the application that was submitted on July 5, 2001.

The meeting was adjourned at 8:15 P.M.