

MINUTES
WORCESTER PLANNING BOARD
March 13, 2002

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 Parker, Executive Office of Economic Development
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development
Katie Donovan, Executive Office of Economic Development
Jeffrey Head, Law Department

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 – February 27, 2002 Meeting:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (Joe Boynton abstained) to approve the minutes of the February 27, 2002 meeting as amended.
3. **97 Water Street - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Snow is to be removed from the site.**
 - **Dumpster be enclosed with a solid board fence to be six feet in height.**
 - **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.**
4. **Good Harbor Heights – Definitive Subdivision:** John Shea recused himself. Site Plan Approval was taken collectively. Attorney Beth Shuster, Fred Hamwey and Pat Harrington represented the developer. William and Geraldine Pepper have not decided on agreeing to an easement. Steve Nawn stated his preference for no sidewalk and was emphatic about not having a wall on his property. Milton and Helen Peppin stated they opposed a sidewalk in front of their property. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the hearing and the site plan approval to March 27, 2002 so the applicant can address concerns of the Board (25' area of no disturbance around detention

pond, reduction in number of lots, waiver request for sidewalk and submission of any easement agreements for Law Department review).

5. **Good Harbor Heights – Site Plan Approval:** See Number 4 above.
6. **Armendale Street – Approval Not Required Plan Discussion:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5374 Apricot Street/Goddard Memorial Drive.

John Shea left the meeting.

7. **Winifred Avenue Extension – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to continue the item to March 27, 2002 so the Law Department can provide the Board with an opinion on the setbacks for the lots as configured and advised the applicant again that stumps buried on the property must be removed immediately.
8. **1200 West Boylston Street – Special Permit for Cluster Housing:** More Than One Building on a Lot and Site Plan Approval were taken collectively. Notices of the hearings were read by the Clerk. Attorney Robert Longden requested a continuance of the Special Permit Hearing so the entire Board could be present but wanted to present the other parts. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to continue the hearings and site plan approval to March 27, 2002 so the entire Board would be present for all three items.
9. **1200 West Boylston Street – More Than One Building On a Lot:** See Number 8 above.
10. **1200 West Boylston Street – Site Plan Approval:** See Number 8 above.
11. **2 & 2A Douglas Street – Subdivision of Lot:** Samuel Rosario recused himself. Site Plan Approval was taken collectively. Notice of the hearing was read by the Vice-Chairman. Ron Charette and Kevin Quinn presented the plan. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to close the hearing. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to waive the fee for the subdivision. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to waive the bond guarantee because there is no construction of a right of way and to waive Sections 9 and 10 of the Subdivision Regulations in their entirety. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to approve the Definitive Subdivision plan to divide a zero lot line lot on a parcel with insufficient frontage. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to approve the site plan with the following conditions:
 - **Applicant show drainage, utilities, erosion controls and curb cuts on the plan.**
 - **Plan must be stamped by a Registered Engineer.**
 - **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 prior to release of decision.**

12. 2 & 2A Douglas Street – Site Plan Approval: See Number 11 above.

13. 1 College Street – Site Plan Approval: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:

- **Applicant must provide pipe sizing for 25-year storm using National Method.**
- **Applicant must provide profiles of proposed sewer and drain lines.**
- **Applicant must use City of Worcester standard catch basins and connections.**
- **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 prior to release of decision.**

14. 1, 5, 7-9 Hollis Street and 37-41 Gardner Street - Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:

- **Applicant must install recharge system for the roof drain.**
- **Applicant delete the words “Proposed New Subdivision” from the plan.**
- **Approval is contingent upon approval of requested relief from the Zoning Board of Appeals.**
- **Plan must show three parking spaces for each house.**
- **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 prior to release of decision.**

15. 82 Andrews Avenue – Site Plan Approval: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 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.**

16. 520 West Boylston Street – Parking Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to approve the parking 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.**

17. Plans To Be Endorsed: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw ANR Plan #5365 Winifred Avenue. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (Samuel Rosario had left the room) to hold ANR Plan #5366 Tory Fort Lane so the Board can view the site. Upon a motion by Joe Boynton and seconded by Stephen Petro (Samuel Rosario had left the room), the Board voted 3-0 to hold ANR Plan #5367 Rodby Street so the Board can view the site. Upon a motion by Joe Boynton and seconded by Stephen Petro (Samuel Rosario had left the room), the Board voted 3-0 to hold ANR Plan #5368 May Street so the Board can view the site. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (Samuel Rosario had left the room) to endorse ANR Plan #5369 Brattle Street (Lot A). Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (Samuel Rosario had left the room) to endorse ANR Plan #5370 Brattle Street (Lot B). Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (Samuel Rosario had left the room) to endorse ANR Plan #5371 Pleasant Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (Samuel Rosario had left the room) to hold ANR Plan #5372 Austin Street so the Board can determine if the buildings were constructed prior to adoption of Subdivision Regulations. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5373 West Boylston Street.

Other Business: None

The meeting was adjourned at 8:35 P.M.