

**MINUTES  
WORCESTER PLANNING BOARD  
August 28, 2002**

**Planning Board Members Present:** Joe Boynton  
Stephen Petro  
John Shea  
Anne O'Connor

**Staff Present:** Michael Pace, Health/Code Enforcement  
Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Executive Office of Economic Development  
Jeff Head, Law Department  
Paul Moosey, DPW

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – August 14, 2002 Meeting:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0-1 (Stephen Petro abstained) to approve the minutes of the August 14, 2002 meeting.
3. **Zoning Ordinance and Map Amendment – Adaptive Re-use Overlay District:** Attorney Mark Donahue presented the amendment. Philip Niddrie and Dennis Hennessy spoke in favor. No one spoke in opposition. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-1 (Joe Boynton voted no, observing that the relaxation of the off-street parking requirements in the proposed zone would be overly burdensome to the neighborhood) to recommend approval to the City Council.
4. **1283 Main Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
  - **Applicant must install a stop sign at the end of the drive-thru lane and so note on the plan.**
  - **Applicant must have painted arrows on the pavement directing on site traffic, approved by the Department of Public Works, and so note on the plan.**
  - **Department of Public Works must approve sewer and water drainage plans.**
  - **Dumpster must be enclosed with a solid board fence and so noted on the plan.**
  - **Applicant must remove snow from the site and so note on the plan.**

- A 6' solid board fence be installed on top of the wall at the southerly border said fence to run to the end of the retaining wall and so note on the plan.
  - Spillover noise from the drive-thru system at the rear lot line not be above that of a normal voice. Department of Public Works to set specific maximum decibel level.
  - Applicant must comply with the landscaping requirements of the Zoning Ordinance and amend the plan accordingly.
  - 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 the release of decision.
5. **Epworth Street – Street Opening:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the street opening with the following conditions:
- Width of pavement is to be 22 feet.
  - Placement of the driveway of abutting property to be satisfactory to the owner of the abutting property.
  - Six copies of revised plan be submitted to the Executive Office of Economic Development prior to release of decision.
6. **Holden Street Subdivision - Amendment:** Notice of the hearing was read by the Clerk. James Soffan presented the amendment. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 to continue the hearing to September 25, 2002 so the applicant can submit a revised plan, request any necessary waivers and submit an application for an amendment to the site plan.
7. **262 Mill Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
- Curb cut at the northerly end of the site be closed and so noted on the plan.
  - Only entrance to the site is to be at the southerly end of the site.
  - Applicant must install two shade trees to shade the northeastern parking area and so note on the plan.
  - Applicant must show snow storage area on the plan.
  - Up to three additional parking spaces may be added to the plan after closing curb cut at the northerly end of the property.
  - 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 the release of decision.**
8. **38-40 Wigwam Hill Drive – Site Plan Approval:** Upon a motion by John Shea 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.**
9. **809 Grafton Street – Site Plan Approval:** John Shea recused himself. The Chair invoked the Rule of Necessity because he would have had to recuse himself too and the Board would therefore lack a quorum. Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 4-0 to continue the item to September 25, 2002 at the request of the applicant.
10. **1152 Pleasant Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
- **Two existing oak trees are to remain and shown on the plan.**
  - **Applicant eliminate the middle curb cut and signage delineate the main entrance and employee entrance to be shown on the plan.**
  - **Applicant must submit a landscaping plan and use species listed in the Zoning Ordinance.**
  - **Applicant install a hedge of species allowed in Note 5.3A2.B of the Zoning Ordinance around the staff parking area and so note on the plan.**
  - **Applicant must use 2” copper pipe for domestic water service which can be tapped in the sidewalk from the fire pipe.**
  - **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 the release of decision.**

11. **High Meadow Estates (Phase I) – Extension of Time:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the work completion date to May 31, 2003.
12. **High Meadow Estates (Phase II) – Extension of Time:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the work completion date to May 31, 2003.
13. **High Meadow Estates (Phase III) – Extension of Time:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the work completion date to May 31, 2003.
14. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5460 Wabash Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to hold ANR Plan #5461 Margin Street/Monteforte Street/Grafton Street so the Board can view the street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to hold ANR Plan #5462 McClintock Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5463 Crawford Street/Middlesex Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5464 Southwest Cutoff. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5465 Cheyenne Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to endorse ANR Plan #5466 Ludlow Street.

**Other Business:**

**Indian Hill Subdivision (Phases I&II) – Extend Work Completion Date:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted unanimously to extend the work completion date to April 30, 2003.

**Scenic Heights Subdivision – Extend Work Completion Date:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to find the developer in default and to authorize the City Law Department to draw down the surety so that the Department of Public Works can complete the work.

**Catalpa Circle Subdivision – Release Covenant:** Upon a vote by John Shea and seconded by Stephen Petro, the Board voted 4-0 to release Lot 12-14 from the restrictive covenant.

The meeting was adjourned at 7:45 P.M.