

MINUTES
WORCESTER PLANNING BOARD
December 4, 2002

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

Staff Present: Michael Pace, Code Enforcement
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Regulatory Services
Jeff Head, Law Department
Paul Moosey, DPW
Russ Adams, DPW

Regular Meeting (5:30 P.M.) – Room 409, City Hall

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – November 20, 2002 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the November 20, 2002 meeting.
3. **281 Shrewsbury Street – Special Permit For Overlay Parking:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw without prejudice.
4. **1 Envelope Terrace - Site Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the item to December 18, 2002 at the request of the applicant because his revised plan was not ready.
5. **39 Shelby Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to extend the time for constructive grant and continued the item to January 15, 2003. The applicant was advised the applicant that revised plans should be submitted by January 8, 2003.
6. **14-16 Merchant Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, 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.**
7. **225-233 Shrewsbury Street - Parking Plan Approval:** Samuel Rosario recused himself. Upon a motion by John Shea and seconded by Stephen Petro, 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.**
 - **Four parking spaces designated for snow storage cannot be included in the amount of spaces needed for occupancy and the legend on the plan should be changed to reflect this condition.**
 - **No infringement on the required parking spaces for the nightclub use by the auto sales use allowed during periods of operation of the nightclub.**
 - **Use of the lot for auto sales will be Monday, Tuesday and Wednesday only.**
 - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**
8. **3 Quaker Road - Site Plan Approval:** John Shea and Joe Boynton recused themselves. Samuel Rosario assumed the Chair. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 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.**
 - **Remaining riprap shall have voids filled with clean sand and then be covered with 6" loam, jute matting and hydroseeded with conservation mix. Additional creeping ground vegetation shall be planted as necessary.**
 - **All riprap in southwest side yard to be removed up to and parallel with the rear of the building and replaced with clean fill and same treatment as preceding condition.**
 - **A structural engineer must certify wall construction upon completion.**
 - **All work is to be completed by April 1, 2003.**

- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of the decision.**
9. **31 Providence Street - Site Plan Approval:** Upon a motion by John Shea 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.**
 - **Plan be revised to have one driveway entrance at the easterly sideline with a common driveway going east to west for all three units.**
 - **Three proposed curb cuts be removed from the plan.**
10. **Jennings Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
- **A four foot fence be installed along the top of the retaining wall at the rear corner of the garage and shown on the 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**
11. **Good Harbor Estates – Preliminary Subdivision Approval:** Joe Boynton and John Shea recused themselves. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted unanimously to approve the preliminary subdivision plan as presented and advised the applicant as follows:
- **The Board would be willing to waive the sidewalk on the northerly side of Road B near the Naum property because of the grade.**
 - **The Board would require a sidewalk on the southerly side of Road B within the development.**
12. **Roda Estates - Site Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (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.**

13. **62 Paine Street - Site Plan Approval:** Joe Boynton recused himself. Samuel Rosario assumed the Chair. 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:

- **Water services must be ten feet from sewers.**
- **Cap water service at 90 degrees. Use 1 inch plastic for water service.**
- **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.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

14. **Plans To Be Endorsed:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5499 Svenson Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5506 Hurtle Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5507 Lake Avenue North (521). Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5508 Chamberlain Parkway. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5509 Central Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #5510 East Mountain Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5511 Eustis Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5513 Merchant Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5514 Anna Street/Lake Avenue.

Other Business:

Moreland Green Drive – To Make Public: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1.

High Rock Lane – To Make Public: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1.

The meeting was adjourned at 8:00 P.M.