

**MINUTES
WORCESTER PLANNING BOARD
March 24, 2004**

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

Staff Present: Michael Pace, Department of Code Enforcement
Russ Adams, Department of Public Works
Jeffrey Head, Law Department
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:45 PM.
2. **Approval of the Minutes – March 10, 2004 Meeting:** The minutes of the March 10, 2004 meeting were held to the April 14, 2004 meeting.
3. **Ledgecrest Drive – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the date for constructive grant to April 15, 2004 and continued the site plan to April 14, 2004 at the request of the applicant.
4. **Parsons Hill - Subdivision Amendment:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the date for constructive grant to April 15, 2004 and continued the definitive subdivision amendment to April 14, 2004 at the request of the applicant.
5. **189 Dominion Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to approve the site plan with the following conditions:
 - **Unit #5 must be labeled on the plan.**
 - **The drainage design is subject to the approval of the Department of Public Works.**
 - **Lighting is not to spill over onto abutting property with lighting to be no more than 1-foot candlepower at property line and noted on the plan.**
 - **Applicant must show landscaping table on the plan.**

- Applicant must provide a total of four shade trees from the approved list in the Zoning Ordinance to be spaced evenly at the rear of the lot where parking area is located and shown on the plan.
- Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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.
- All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- Four copies of the revised plan be submitted to the Land Use Office prior to release of the decision.

6. **Henchman, Frederick, Lincoln Streets, Henchman Terrace – Site Plan Approval:** A motion by Samuel Rosario to deny site plan approval did not receive a second. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-1 (Samuel Rosario voted no) to extend the deadline for constructive grant to April 15, 2004 and to continue the site plan review to April 14, 2004 at the request of the applicant.

7. **Henchman, Frederick, Lincoln Streets, Henchman Terrace – Site Plan Approval:** A motion by Samuel Rosario to deny site plan approval did not receive a second. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-1 (Samuel Rosario voted no) to extend the deadline for constructive grant to April 15, 2004 and to continue the site plan review to April 14, 2004 at the request of the applicant.

8. **248-256 East Mountain Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to approve the site plan with the following conditions:

- Applicant must install evergreen plantings four feet on center and a minimum of six feet in height on the Quabbin Estates side of the retaining wall and show said plantings on the plan.
- Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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.
- All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division,

Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.

- **Four copies of the revised plan be submitted to the Land Use Office prior to release of the decision.**

9. **248 East Mountain Street – More Than One Building On a Lot:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the plan for more than one building on a lot.
10. **160 Southbridge Street – Parking Plan Approval:** Upon a motion by Samuel Rosario 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 the 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.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **Four copies of the revised plan be submitted to the Land Use Office prior to release of the decision.**
11. **503 Plantation Street – Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant to April 29, 2004 and continued the site plan to April 28, 2004.
12. **160 Fremont Street – Special Permit:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to extend the deadline for constructive grant to May 13, 2004 and to continue the special permit to May 12, 2004. The hearing was not opened.
13. **Sachem Avenue Extension – Preliminary Subdivision Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny preliminary subdivision approval and advised the applicant that the Board would not approve the requested waivers upon advice of the Department of Public Works.
14. **Ben Drive Extension – Preliminary Subdivision Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the preliminary subdivision and advised the applicant upon submission of the Definitive Plan, a cross section of Ben Drive must be provided, Ben Drive must be included in the subdivision

and drainage must be approved by the Department of Public Works. The applicant was also advised that the Board would be willing to grant the following waivers:

- **Slope of the cul-de-sac.**
- **Slight waiver of leveling area.**
- **Slope of Ben Drive from 8% to 10%.**

15. 160 Fremont Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to May 13, 2004 and to continue the site plan review to May 12, 2004.

16. 88 Tory Fort Lane – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:

- **Applicant must show a six-foot chain link fence atop the retaining wall on the plan.**
- **Applicant must remove the proposed sewer connection from the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**

17. 203-207 Grove 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 provide drainage calculations to the satisfaction of the Department of Public Works.**
- **Applicant must use 8" DR-18 PVC for catch basin connections.**
- **Applicant must provide catch basin at swale and connect into drain manhole before Vortechs unit.**
- **Applicant is advised parking area will require City Council approval.**
- **Applicant must show landscaping table on the plan.**
- **Dumpster must be enclosed with a solid board fence at least six feet in height.**

- **Building is not to have a basement and so noted on the plan.**
- **Applicant must submit a revised plan showing one less parking space.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 the revised plan be submitted to the Land Use Office prior to release of the decision.**

18. 3 Coppage Drive/135 Goddard Memorial Drive – 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 fence off the existing driveway opening and so note on the plan.**
- **Applicant must use 8" DR-18 PVC for catch basin connections.**
- **Approval is subject to replacing the existing opening in the roadway median strip in Goddard Memorial Drive with the new opening as shown on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**

19. 135 Olean Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to May 13, 2004 and continued the site plan to May 12, 2004.

20. 1000 Grafton Street – Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to extend the deadline for constructive grant to April 15, 2004 and continued the parking plan to April 14, 2004 at the request of the applicant and advised the applicant that the revised plan should include a parking table and landscaping table; that it should not show a loading dock that requires trucks to back out onto Grafton Street; and that the parking should be re-oriented.

21. Approval Not Required (ANR) Plans: Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #5768 Sigel Street. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to hold ANR Plan #5769 Ludlow/Main Streets for comparison with the prior recorded plan. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny endorsement of ANR Plan #5770 Olean/Cataract Streets because the plan appears to show a subdivision because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 2-1 (Joe Boynton voted no and Stephen Petro recused himself) to endorse ANR Plan #5771 Southold Road but plan did not receive three affirmative votes and was not endorsed. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5772 James Street. Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #5752 Delmont Avenue. The Board held ANR Plan #5766 Renfrew Street due to the lack of a quorum (Joe Boynton and Stephen Petro recused themselves). Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 3-0 to deny endorsement of ANR Plan #57 Ledgecrest as it is the subject of an application for an amendment to a definitive subdivision plan. Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #5763 Millbury Street.

Other Business: At the suggestion of Russell Adams, Department of Public Works, the Board decided to add the following standard condition to all approvals:

All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.

The meeting was adjourned at 8:45 PM.