

**MINUTES
WORCESTER PLANNING BOARD
May 11, 2005**

Planning Board Members Present: Joe Boynton
Sam Rosario
John Shea
Anne O'Connor
Scott Cashman

Staff Present: Joel Fontane, Planning Office
Edgar Luna, Planning Office
Russell Adams, DPW
Jody Kennedy-Valade, Code Enforcement
Michael Traynor, Law Department

Regular Meeting (5:30 PM), Saxe Room, Worcester Public Library

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of April 25, 2005 Minutes:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to approve the minutes of the April 25, 2005 meeting
3. **Fay Street – Site Plan Approval:** John Shea and Scott Cashman recused themselves. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to approve the site plan with the following conditions:
 - **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 the 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 the construction period by the applicant to the satisfaction of the Director of Code Enforcement.**
4. **15 Lachapelle Street – Definitive Subdivision Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the Definitive Subdivision approval to May 25, 2005 at the request of the applicant.
5. **Rice Lane – More than One Building on a Lot:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to approve the More than

One Building on a Lot application with the condition that the applicant obtain frontage relief from the Zoning Board of Appeals.

6. **7 Riley Street – Zoning Map Amendment:** Notice of the hearing was read by the Clerk. Mark Lindstrom, petitioner, spoke in favor of the petition. Michael P. Rivard spoke in opposition to the petition. Joel Fontane reported on the petition and advised the Board that he did not recommend changing the zoning as requested. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to recommend denial of the petition for the following reason:
 - Given its small size, the development of this parcel for manufacturing use would impinge on the abutting residential district.
7. **60-68 Prescott Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the Site Plan Approval to May 25, 2005 at the request of the applicant.
8. **25 Winthrop Street (including Shannon Street and Rice Lane) – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to approve the Site Plan with the following conditions:
 - **A third dumpster, appropriately screened by a six-foot solid board fence, must be added to 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 the 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 the construction period by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Four copies of a revised plan must be submitted to the Land Use Office prior to release of decision.**
9. **464 Lake Avenue – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to approve the Site Plan with the following conditions:
 - **Plan must show a hammerhead turn so cars do not have to back out onto Lake Avenue.**
 - **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 the 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 the construction period by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Four copies of the revised plan must be submitted to the Land Use Office prior to release of the decision.**

- 10. 550 Sunderland Road – Sewer Petition:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
- 11. 3 & 9 Belcourt Road – Sewer Petition:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the item to the May 25, 2005 meeting.
- 12. Erie Avenue – To Make Public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
- 13. Tamar Avenue – To Make public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
- 14. Cliveden Street – To Make Public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
- 15. Hazel Street – To Make Public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 4.
- 16. Polito Drive – To Make Public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
- 17. Saybrook Road – To Make Public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
- 18. Upland Estates:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to extend the work completion date to August 1, 2005 and bond expiration date to October 1, 2005.
- 19. Fenton Estates:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to extend the work completion date to August 1, 2005 and bond expiration date to October 1, 2005.
- 20. Proposed Zoning Amendment:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to forward the petition to the City Council.

21. Approval not Required (ANR) Plans: Upon a motion by Anne O'Connor and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #6057 Bowdoin St. with the condition that surveyor note Bowdoin Street is a public Street. Upon a motion by Sam Rosario and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR #6033 Onset Street because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Sam Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6051 Swan Avenue. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6052 Bowdoin Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #6053 Ludlow Street. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6054 1160 Pleasant Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #6055 7 Knight Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #6056 Salisbury Street. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6058 Andy Road. ANR Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to hold ANR Plan New Bond Street.

Meeting was adjourned at 8:45 P.M.