

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**January 4, 2006**

**Planning Board Members Present:** John Shea  
Anne O'Connor  
Scott Cashman  
Margaret Guzman

**Staff Present:** Michael Traynor, Law Department  
Carrie Holtan, Law Department  
Joel Fontane, Planning Division  
Ruth Gentile, Planning Division  
Robin Bartness, Planning Division  
Judith Stolberg, Planning Division  
Jody Valade, Code Enforcement  
K. Russell Adams, DPW

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

1. **Call to Order:** Chairman John Shea called the meeting to order at 5:40 PM.
2. **Approval of the Minutes – December 28, 2005 Meeting:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the December 28, 2005 minutes.
3. **Requests For Withdrawals/Continuance:** See #4.
4. **109 Holden Street – Definitive Subdivision Approval:** After considerable discussion about the number of continuances for this project and upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-1 (Scott Cashman voted no) to continue the Definitive Subdivision Approval hearing to February 1, 2006 and the deadline for constructive grant to April 5, 2006 at the request of the applicant and noted that this would be the last continuance. Applicant must also provide stamped addressed envelopes for abutter notification informing them of the continuance that will be sent by the Planning and Regulatory Services Office.
5. **20 Iroquois Street – Site Plan Approval:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 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 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.**

**6. 92 Grand Street – Site Plan Approval:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to approve the site plan with the following conditions:

- **Plan must show ornamental fence on the Hollis Street side of the property.**
- **Caliper of the aristocrat trees should be noted as 3-3.5” 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.**
- **Five copies of revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

**7. 91 Stafford Street – Parking Plan Approval:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to continue the parking plan approval to January 18, 2006 and advised the applicant to submit the revised plans to the Planning and Regulatory Services Office for department review and to furnish proof of compliance with DEP order and permission from Mass. Electric to connect to its catch basin.

**8. 128 Alvarado Avenue – Preliminary Subdivision Approval:** Josh Reinke presented the plan. The issue of ownership of the property was raised and Ted Pappas, owner of the property, stated the applicant has his unequivocal authority to file the application. City Councilor Philip Palmieri, Joseph Charpentier, William Billotta, Colin Novik and Carl Morrissey spoke in opposition. Margaret Guzman, Anne O’Connor and John Shea advised that they would not object to a waiver of the 500’ length of a dead end road requirement. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to deny approve the Preliminary Subdivision Plan because the applicant failed to demonstrate ownership of the way.

9. **Approval Not Required (ANR) Plans:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw ANR Plan #6236 Aster Place.

**OTHER BUSINESS:**

**Rustic Drive Extension Subdivision:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-0 to set a bond in the amount of \$300,000.00 with a work completion date of August 1, 2006 and bond expiration date of October 1, 2006.

**1300 Grafton Street Subdivision:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to amend the Subdivision Performance Agreement to incorporate a revised Letter of Credit reflecting the current bond amount of \$30,000.00 and the current bond expiration date of August 1, 2006.

**Waiver of 14 Day Advertising For Site Plan Approval (435-450 Shrewsbury Street):** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted to waive its 14 day advertising requirement for site plan approval. Advertising will occur 13 days prior to the meeting date because the Telegram & Gazette did not run the legal ad as scheduled.

**Additional Meeting of Planning Board:** Because the Telegram & Gazette did not run two zoning map amendment hearing legal ads, the Board needs to have an additional meeting before January 26, 2006 to meet statutory requirements for holding the hearings. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to meet on January 25, 2006 to conduct said two hearings.

The meeting was adjourned at 7:45 PM.