

**MINUTES
WORCESTER PLANNING BOARD
February 24, 2005**

Planning Board Members Present: Joe Boynton
Anne O'Connor
Scott Cashman

Staff Present: Kathleen Donovan, DPW
Joel Fontane, EONS
Edgar Luna, EONS
Russell Adams, DPW

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 the Minutes – February 2, 2005 Meeting:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to approve the minutes of the February 2, 2005 meeting.
3. **Approval of the Minutes – February 9, 2005 Meeting:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to approve the minutes of the February 9, 2005 meeting.
4. **Humbolt, Lancaster and Faraday Streets – Site Plan Approval:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to approve the site plan with the following conditions:
 - **Applicant must submit to the Department of Code Enforcement a signed lease with Worcester Polytechnic Institute for two standard size parking spaces (as specified by the Zoning Ordinance).**
 - **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 adequate snow storage area on the plan.**
 - **Applicant must keep proposed drain manhole on the site and the same on the plan.**
 - **Applicant must use RCP for drain connection within right-of-way and show the same on the plan.**
 - **Applicant must use City of Worcester standard catch basins, manholes and connections.**
 - **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 must be submitted to the Land Use Office prior to release of decision.**

5. 1486 & 1488 Main Street – Site Plan Approval: Upon a motion by Anne O'Connor and seconded by Scott Cashman, 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 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. 27 Everard Street – Site Plan Approval: Upon a motion by Scott Cashman 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 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.**

7. **Hatfield Street – Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to continue the site plan approval to March 9, 2005 at the request of the applicant.

8. **982 Grafton Street – Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to approve the site plan with the following conditions:
 - **Applicant must use a minimum 12” RCP for drain lines in the right-of-way and so note on the plan.**
 - **Applicant must install six shade trees (species to conform with the Zoning Ordinance) along the easterly sideline of the project to serve as a buffer for the abutting residential property.**
 - **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 decision.**

9. **287 Mower Street – Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to deny approval of the site plan for the following reasons:
 - **Applicant did not appear at the meeting.**
 - **It does not appear from the plan that site plan approval is required by the Zoning Ordinance.**

10. **39 Shelby Street – Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to approve the site plan with the following conditions:
 - **Applicant must show size and type of utility connections on the plan.**
 - **Applicant must revise the plan to show one water line going into the building.**
 - **Applicant must show detail of sanitary lines crossing water lines on the plan.**

- **Snow must be removed from site and appropriate signage be installed stating same and shown on the plan.**
- **Applicant must install arbor vitae at least 5' in height and 3' on center on the westerly side of the dumpster fence to screen the dumpster from abutting residential property.**
- **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 must be submitted to the Land Use Office prior to release of decision.**

11. **141 Grove Street – Site Plan Approval:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to approve the request of the applicant for Leave to Withdraw.
12. **Rice Lane/Shannon Street – Special Permit:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the hearing was not opened and the Board voted 3-0 to continue the special permit approval to March 9, 2005 at the request of the applicant.
13. **Winthrop Street/Rice Lane – Site Plan Approval:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to continue the site plan approval to March 9, 2005 at the request of the applicant.
14. **Winthrop Street/Shannon Street – Special Permit:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to continue the site plan approval to March 9, 2005 at the request of the applicant.
15. **Rice Lane – More Than One Building on a Lot:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the hearing was not opened and the Board voted 3-0 to continue the item to March 9, 2005 at the request of the applicant.
16. **344 Pleasant Street – Parking Plan Approval:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to extend the deadline for constructive grant to March 9, 2005 and continued the parking plan approval to March 9, 2005 at the request of the applicant.

17. **70 Winter Street – Parking Plan Approval:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to approve the parking 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.**
18. **Tattan Farm Road, Silver Spruce Circle, Chestnut Hill Drive, Blackthorne Drive, Hidden Farm Road – To Make Public:** Anne O’Connor recused herself. All were held until March 9, 2005 because there was not a quorum.
19. **Zoning Ordinance Amendment – Permitted Uses by Zoning District:** Notice of the hearing was read by the Clerk. The record was corrected to reflect the fact the petition was made by the City Manager and not the Planning Board as stated in the notice of hearing. Joel Fontane made the presentation on behalf of the City Manager. No others spoke in favor of the petition. John Flynn, Vice President of Fiesta Shows, Robert Webster, President of AMRON Family Fun Fare, Ben Houston, Worcester Kiwanis Club, and Rev. James Aquino, Pastor of Our Lady of Loreto Church, spoke in opposition. Upon a motion by Scott Cashman and seconded by Anne O’Connor, the Board voted 3-0 to close the hearing. Upon a motion by Scott Cashman and seconded by Joe Boynton (who stepped down from the Chair), the Board voted 2-1 (Anne O’Connor voted no) to recommend denial of the petition because public safety issues were being addressed in new regulations from the Commonwealth of Massachusetts, the safety regulator; and the amendment would negatively impact the carnival season that is just beginning.
20. **Approval Not Required (ANR) Plans:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5983 Edgeworth Street. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5984 20 Frothingham Road. ANR Plan #5985 Swan Avenue was held for a view. ANR Plan #5986 Cadorna Road was held for a view. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to deny endorsement of ANR Plan #5987 Myrick Avenue because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5988 Carleton Street. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5989 8 Hancock Street. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board

voted 3-0 to endorse ANR Plan #5990 11A & 11B Second Street. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5991 Dorrance Street. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to deny endorsement of ANR Plan #5992 Loxwood Street because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. ANR Plan #5993 East Mountain Street was held. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5994 Christine Street. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 3-0 to endorse ANR Plan #5995 Florence Street. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5996 41 & 43 Swan Avenue. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5997 Palm Street. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5998 Meola Avenue (Lots 6L and 6R). Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5600 Curtis Parkway. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #5999 Grafton Street.

OTHER BUSINESS:

Fenton Estates Subdivision – Reconsider Bond Reduction: Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to deny the request based on the recommendation of the Department of Public Works.

The meeting was adjourned at 7:45 PM.