

**MINUTES
WORCESTER PLANNING BOARD
December 14, 2005**

Planning Board Members Present: John Shea
Samuel Rosario
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
Judith Stolberg, Planning Division
Lara Bold, Planning Division
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 5:50 PM.
2. **Approval of the Minutes – November 30, 2005 Meeting:** The minutes were held for revisions.
3. **Requests For Withdrawals/Continuance:**

38 Apthorp Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw.

435-450 Shrewsbury Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to continue the Special Permit application scheduled for December 28, 2005 to January 18, 2006 at the request of the applicant and advised the applicant to notify abutters of the continuance.
4. **641-651 West Boylston Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the parking plan with the following conditions:
 - **Curb cut on the southerly side of Area A and Areas C, B, D and E be closed and so noted on the plan.**
 - **Applicant must submit new application when tenant is determined.**

- **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 the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

5. **151 West Boylston Drive (Phase II) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 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. **38 Apthorp Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw.

7. **780 West Boylston Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the site plan approval with the following conditions:

- **A row of arbor vitae, six to eight feet in height, be placed along the southeast portion of the property that abuts the Novak property and so noted 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 the revised plan be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

- 8. Zoning Map Amendment – 199 Chandler Street (rear portion) 183-175 Austin Street:** Ruth Gentile explained the zone change should have included the property that was formerly 185 Austin Street and is now part of 199 Chandler Street as part of the petition. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board recommended approval of the zone change with the correction.
- 9. 89 Shrewsbury Street – Special Permit:** Notice of the hearing was read by the Clerk. Attorney Todd Rodman presented an overview of the project and background on the purchase of the building from the City. Daniel Lewis, Lamaroux & Pagano Architects, presented the plan. Attorney Mark Donohue, representing Worcester Restaurant Corporation, explained that the restaurant to be operated by Rob and Madeline Ahlquist, would be a premiere facility similar to their other restaurants, 111 Chop House and Sole Proprietor. Kevin Condron, owner of the property, stated in response to concerns from Samuel Rosario, informed the Board that the area behind the building will be consistent with the building design because he is aware of the visibility of that area from Shrewsbury Street and doesn't want to detract from the aesthetics of the site. Richard Abdella, an abutter who lives at 27 East Worcester Street, was concerned with illegal parking that occurs now and would be exacerbated by the new restaurant. He was advised by the Chairman to notify the Police Department when it occurs and it was not an issue the Board could address. Scott Cashman reiterated that he is aware of the enforcement issue but the Board does not have jurisdiction on the matter. Joel Fontane recommended approval of the Special Permit but recommended the restaurant not open until 4:00 P.M. Monday through Saturday and 2:00 P.M. on Sunday. This would make the parking adequate for the restaurant use in the evening hours and the office uses in the daytime hours. Samuel Rosario wanted to see a plan that shows what is planned for the east side of the building. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to continue the hearing to December 28, 2005 so the applicant can submit a revised plan.
- 10. 189 Dominion Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the site plan approval 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.**

11. 87 Florence Street/Maywood Street/Beaver Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to approve the site plan approval 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.**

12. Andrews Avenue – To Make Public: Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 2.

13. Good Harbor Heights Subdivision (Meola Drive) – Bond Reduction/Extend Work Completion Date: Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to release \$45,000.00 of the existing bond leaving a new bond amount of \$30,000.00 and to extend the work completion date to June 1, 2006 and bond expiration date to August 1, 2006.

21. Approval Not Required (ANR) Plans: Upon a motion by Margaret Guzman and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #6220 Trinity Avenue. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6221 Chicopee Street. Upon a motion by Margaret Guzman and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #6222 Mill Street. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6223 Aldena Road. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #6224 193 Highland Street/46 Roxbury

Street. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6225 Randall Street. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6226 Hastings Avenue. ANR Plan #6227 was held for a determination if the plan is on the private or public portion of Aster Place. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-1 to endorse ANR Plan #6228 Scandinavia Street. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6229 575 Grafton Street. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6230 38 Apthorp Street. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted to endorse ANR Plan #6232 Christine Street.

OTHER BUSINESS:

Delawanda Drive Subdivision: Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to release the \$10,000.00 bond because all work has been completed to the satisfaction of the Department of Public Works.

The meeting was adjourned at 7:30 PM.