



5. **Hidden Farm Estates - Phase III - Preliminary Subdivision Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to grant preliminary subdivision approval with the following conditions:
  1. Inclusion in the definitive plan application of a detailed, definitive traffic impact analysis including the traffic count/analysis requirements outlined in the letter from Joseph Borbone, Director of Traffic Engineering, dated July 10, 1997.
  2. Inclusion in the definitive plan application of a designed vegetative buffer strip between Phase III and the Barry Road abutters and between Phase III and the Salisbury West condominium development. Discussion at the Planning Board meeting on July 16, 1997 included the idea of a 25 foot wide vegetative buffer between Phase III and Salisbury West.
  3. Consideration in the definitive subdivision plan application redesigning the proposed section of Road "B" from lots 27 to 15 to a more northerly station thereby providing more of a development buffer for the Barry Road abutters.
  4. The Planning Board recommends that the applicant utilize the Hidden Farm Estates - Phase III preliminary plan "Option C" as the roadway configuration design basis for the definitive subdivision plan application.
  5. A stone wall restoration/repair plan as requested by the Barry Road abutters is to be included in the definitive subdivision plan.
  6. The Planning Board recommends that the definitive subdivision plan application include cul-de-sac emergency road access design options for Planning Board review.
6. **4 Linden Street (First Parking Corp.) - Site Plan Approval:** This item was continued to September 10, 1997.
7. **395 Chandler Street (Chandler Wonder Trust) - Parking Plan Approval:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to approve the parking plan with the following conditions:
  - \* A ten foot high wood stockade fence be installed along the entire length of the back of the property.
  - \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

8. 290 West Boylston Street (Speedy Muffler) - Special Permit Reconsideration From Zoning Board of Appeals: George Russell recused himself from this item and Joan Bagley took the Chair. Notice of the hearing was read by the Clerk. Steven Madaus, Assistant City Solicitor, explained the process noting the Board must determine if there is specific and material change to the original Zoning Board of Appeals submittal. Attorney Samuel DeSimone, representing the proponent, requested a continuance since he was not aware one of the Board members would be recused. Attorney Jonathan Finkelstein, representing abutters, argued that a continuance should not be granted since at the next meeting there would still be only four voting members. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to continue the item to the September 10, 1997 meeting.
9. 81 Hope Avenue (Seven Hills Foundation) - Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to approve the site plan with the following conditions:
- \* Fence be installed to screen dumpster.
  - \* Quantity column be added to landscaping plan which should also include tree and shrub profiles and standard landscaping notes.
  - \* Lighting be shown on plan.
  - \* All comments in Department of Public Works letter dated August 20, 1997 be addressed to the satisfaction of said department.
  - \* Consult with OPCD regarding island landscaping.
  - \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
10. 55 Mill Street (Pep Boys Autocenter) - Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to approve the site plan with the following conditions:
- \* Snow storage area be labeled on plan.
  - \* Eight (8) handicapped spaces be shown on plan.
  - \* Four (4) trees be planted at bay lanes.
  - \* All comments in Department of Public Works letter dated August 12, 1997 be addressed to the satisfaction of said department.

- \* Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
  - \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
11. 28 Water Street (Murray Outdoor Sign) - Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board continued the item to the September 10, 1997 meeting.
12. 2 Rice Street (Worcester Country Club) - Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to approve the site plan with the following conditions:
- \* Plan be updated to show existing spaces not shown on present plan.
  - \* All comments in Department of Public Works letter dated August 18, 1997 be addressed to the satisfaction of said department.
  - \* Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
  - \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
13. 135 Brooks Street (Showcase Cinemas North) - Amendment to Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Joan Bagley, the Board voted to approve the amendment to the site plan with the following conditions:
- \* All comments in Department of Public Works letter dated August 21, 1997 be addressed to the satisfaction of said department.
  - \* All comments in letter from Director of Traffic Engineering dated August 27, 1997 be addressed to the

satisfaction of said department.

- \* Conditions of prior approval remain in effect unless modified by this amendment.
- \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

14. 648 Chandler Street (Dunkin' Donut) - Extension of Time For Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to approve the request for a twelve month extension of time with the following conditions:

- \* Fence and landscaping conditioned in original approval at the back of the property be put in place within one month with the tips of the shrubbery to be no more than 1 foot apart.

15. 500 Salisbury Street (Assumption College) - Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Joan Bagley, the Board voted to approve the parking plan with the following conditions:

- \* Snow storage area be labeled on plan.
- \* Label two (2) handicapped spaces on plan.
- \* All comments in Department of Public Works letter dated August 18, 1997 be addressed to the satisfaction of said department.
- \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

16. 1222 Pleasant Street (Tatnuck Country Club) - Parking Plan Approval: Joan Bagley recused herself from this item. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to approve the parking plan with the following conditions:

- \* Plan be updated to show four (4) handicapped parking spaces close to entrance.
- \* Dumpster be screened with stockade fence.
- \* Modify and quantify the landscaping legend and identify the species.
- \* Lighting be shown on plan.

- \* Entrance sign be installed with name of club and address visible on both sides to enable emergency vehicles to easily find the club, said sign subject to the approval of the Department of Public Health and Code Enforcement.
- \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

17. 2 Granite Street (Y.O.U., Inc.) - Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to continue the item to the September 10, 1997 meeting.
18. Landscape Design Standards: The Board will discuss this item at the September 10, 1997 meeting.
19. Sewer Petitions (Rockwell Street, Monteforte Street, Ballard Street, St. Anthony Street, St. Louis Street, Millbury Street, Winnepeg Street): Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to recommend a Priority 1 based on the recommendation of DPW, Health & Code Enforcement and OPCD.  
  
Sewer Petitions (Drexel Street, Passway Six, Beale Street, Brigham Road, Farm Street, Sunnyside Avenue): Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to recommend a Priority 5 based on the recommendation of DPW and OPCD.
20. Scenic Heights (Phase IV) - Partial Release of Covenant: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted a partial release of covenant.
21. Westmont Subdivison (Lot 8 Moreland Green Drive) - Set Bond: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to set a bond in the amount of \$5,000.00.
22. Keen Street - Request To Make Private Section Public: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to recommend a Priority 1.
23. Oak Grove Estates - Work Schedule Phases II & III: The Board received a definitive schedule outlining the remaining work to complete Phases II & III. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board approved the schedule with a work completion date of November 24, 1997.
24. Plans To Be Ratified: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required plans:

#4844 - Prescott Street  
 #4845 - Webster Place Extension

- #4846 - Apricot Street
- #4847 - Brewer Street
- #4848 - Admiral Avenue & Fourth Street
- #4849 - Winfield Street
- #4850 - West Street & Dayton Street
- #4851 - Passway Five
- #4852 - Bjorklund Street
- #4853 - Porter Street
- #4855 - Passway Three
- #4856 - Canterbury Street

**Other Business:**

**Seven Hills Charter School - Gage Street/Eastern Avenue - Parking Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to approve the request of the petitioner for Leave to Withdraw without prejudice.

**ANR Plan - Devonshire Road - Leave to Withdraw:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the request for Leave to Withdraw without prejudice.

**Flint Pond Village - Set Bond:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to release the bond for Lot 69 in the Flint Pond Subdivision, Section II since all work has been completed to the satisfaction of the Department of Public Works.

The Chairman adjourned the meeting at 9:05 P.M.

