

MINUTES
Worcester Planning Board
December 10, 1997

Planning Board Members Present: George Russell
Joan Bagley
Joe Boynton
Samuel Rosario

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Joseph Mikielian, Code Enforcement
Alan Gordon, OPCD
Judith Stolberg, OPCD
Diana Collins, OPCD
Stephen Madaus, Law Department
Michael Traynor, Law Department

Regular Meeting (5:30 P.M.) - City Council Chambers, City Hall

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - November 12, 1997:** Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted to approve the minutes.
3. **7-9 Woodland Street - Reconsideration Hearing:** Notice of the hearing was read by the Clerk. George Najamey explained how the new proposal differed from the original proposal which had been denied by the Zoning Board of Appeals. Barbara Haller spoke in opposition. Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted unanimously to close the hearing. Joan Bagley made a motion to deny consent but there was no second. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to concur with the finding of the Zoning Board of Appeals that the re-submittal differs specifically and materially from the original submittal thereby allowing the ZBA to schedule a public hearing to consider the merits of the proposal in accordance with the Variance/Special Permit requirements of the City of Worcester Zoning Ordinance.
4. **501 Plantation Street - Zone Change:** Notice of the hearing was read by the Vice Chairman. Attorney Robert Longdon, Colin Novick, Deb Cary, Gary Dusoe, Gene Tivnan and William Purcell, representing the Worcester Business Development Corporation, expressed support for the change from ML-0.5 to RG-5. Mara Pentlarge and Ed Raddick spoke in opposition. Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted to deny) to recommend approval of the zone change.

5. **Personal Wireless Service Facilities - Zoning Ordinance Amendment:** Notice of the hearing was read by the Vice Chairman. Alan Gordon spoke in favor of the amendment. Jeffrey Cramer, representing Sprint, and William J. Mulford, representing Omni Point Communications, submitted letters from their respective companies. Upon a motion by Joe Boynton and seconded by Joan Bagley, the hearing was continued to January 28, 1998.
6. **111 Shrewsbury Street (Chophouse) - Special Permit:** The hearing was not opened because of a quorum problem. The hearing will be held on January 14, 1998.
7. **Southwest Cutoff (Chabot Motors) - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to extend the deadline to January 30, 1998. The item was continued to January 14, 1998.
8. **44 Ellsworth Street (Floodplain) - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted to approve the site plan with the following conditions:
 - * **FEMA elevation certificate be filed by the applicant with OPCD and the Department of Public Health and Code Enforcement.**
 - * **All comments in the letter from the Department of Public Works dated December 3, 1997 be addressed in the definitive plan.**
 - * **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.**
9. **1215 Pleasant Street (15% Slope) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted to grant the request for leave to withdraw without prejudice and to waive all fees except for cost of advertising and mailing notices to abutters when proponent re-submits.
10. **1050 Pleasant Street (Christ the King Church) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to approve the site plan with the following conditions:
 - * **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.
 - * All comments in the letter from the Department of Public Works dated December 3, 1997 be addressed in the definitive plan.
11. **45-99 Crescent Street - Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted to approve the parking plan with the following conditions:
- * Change tree species to shade trees.
 - * Eliminate right side snow storage area.
 - * Move truck spaces in back of lot forward for five foot buffer distance from property line.
 - * Add notation that landscaping bed will have three inches depth of mulch.
 - * Move two trees from sideline to front and add an additional two trees to the front.
 - * Move all junipers to be clustered around driveway entranceway.
 - * Three copies of revised plan be submitted to OPCD prior to release of decision to proponent.
12. **111 Shrewsbury Street - Parking Plan Approval:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted 3-0 (Joe Boynton recused himself from this item) to extend the deadline for action by the Board to January 15, 1998 and continued the item to January 14, 1998.
13. **35 Portland Street - Parking Plan Approval:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted unanimously to extend the deadline for action by the Board to January 15, 1998 and continued the item to January 14, 1998.
14. **Brook Crossing Subdivision - Bond Reduction:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to release \$56,500.00 of the existing performance bond thereby setting a new bond amount of \$41,500.00.
15. **Oak Grove Estates Subdivision (Phases II and III) - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set a work completion date of March 1, 1998 with a bond expiration date of May 1, 1998.

16. **Wildwood Estates Subdivision (Lots 8R & 9R) - Set Bond:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set a bond in the amount of \$5,000.00 for each of the lots.

17. **Riedl Place - Request To Make Public:** Upon a motion by Samuel Rosario and seconded by Joan Bagley, the Board voted to recommend a Priority 1.

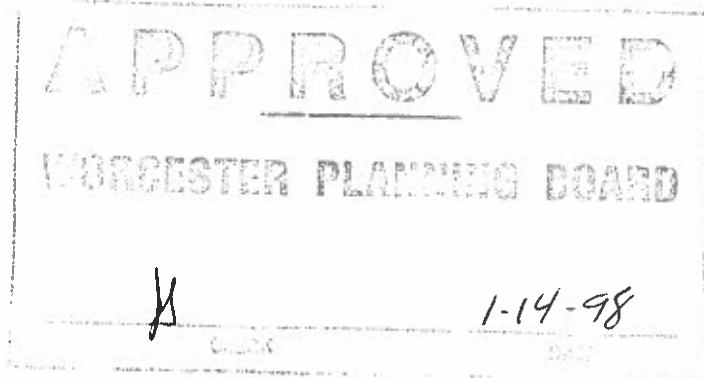
18. **Plans To Be Ratified:**

- #4874 Denver Terrace
- #4875 Stoneham Road/Arbutus Road
- #4876 New Street
- #4877 New Street, Vinton Street, Harlow Street
- #4878 Crescent Street

Other Business:

Beale Street - Sewer Priority: Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted unanimously to recommend a Priority 1 for Beale Street based upon the recommendation of the Department of Public Health and Code Enforcement.

The Chairman adjourned the meeting at 7:30 P.M.



**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: January 5, 1998

At a meeting held on December 10, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Mark Szafarowicz.

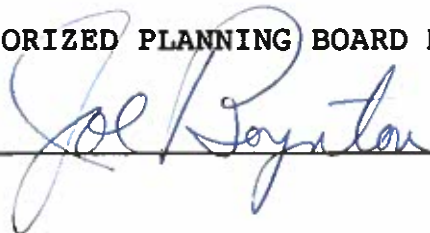
The petition involves the construction of a single family residence with garage beneath and a five space parking area on a lot located in a floodplain on a parcel located at 44 Ellsworth Street, Worcester, Massachusetts.

Proper notice on November 26, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following condition:

- * All comments in the December 3, 1997 letter from the Department of Public Works be addressed to satisfaction of said department.
- * FEMA elevation certificate be filed by the applicant with OPCD as well as the Department of Health and Code Enforcement.
- * Subject to the 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 should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

1-6-98

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: January 5, 1998

At a meeting held on December 10, 1997 the Worcester Planning Board voted unanimously to approve the request of the applicant for Leave to Withdraw Without Prejudice and waive fees for resubmittal (excepting cost of advertising and abuttor notification) the Definitive Site Plan Approval application filed by Raymond J. Sansoucy.

The petition involves the construction of four single family dwellings on four separate lots all having 15% or more slope on a parcel located at 1215 Pleasant Street, Worcester, Massachusetts.

AUTHORIZED PLANNING BOARD MEMBER,

Joe Boynton

DATE: 1-6-98

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: January 5, 1998

At a meeting held on December 10, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Daniel P. Reilly, Roman Catholic Bishop for the Worcester Diocese.

The petition involves the construction of an addition to the existing church structure to provide additional space to include restrooms, a small meeting room and a small, flexible assembly area for religious education for Christ the King Church on a parcel located at 1050 Pleasant Street, Worcester, Massachusetts.

Proper notice on November 26, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following condition:

- * All comments in the December 3, 1997 letter from the Department of Public Works be addressed to satisfaction of said department.
- * Subject to the 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 should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

Joe Boynton

DATE:

1-6-98

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: January 5, 1998

At a meeting held on December 10, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Marane Oil Heat, Inc.

The petition involves the construction of office space and a petroleum distribution center with fifty-nine parking spaces on a parcel located at 45-99 Crescent Street, Worcester, Massachusetts.

Proper notice on November 26, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Change tree species to shade trees.
- * Eliminate right side snow storage area.
- * Move truck spaces in back of lot forward for five foot buffer distance from property line.
- * Add notation that landscaping bed will have three inches depth of mulch.
- * Move two trees from sideline to front and add an additional two trees to the front.
- * Move all junipers to be clustered around driveway entranceway.
- * Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE: 1-6-98