

**MINUTES  
WORCESTER PLANNING BOARD  
AUGUST 11, 1999**

**Planning Board Members Present:** Joseph Sova  
Joe Boynton  
Stephen Petro

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
Michael Pace, Code Enforcement  
Stephen Madaus, Law Department  
Alan Gordon, OPCD  
Diana Collins, OPCD

**Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – July 14, 1999 Meeting and July 28, 1999 Meeting:**  
Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the minutes as amended.
3. **Zoning Ordinance Amendment – Arts District Overlay:** Notice of the hearing was read by Stephen Petro. Alan Gordon requested the hearing be continued to August 25, 1999. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the hearing to the August 25<sup>th</sup> meeting.
4. **Zoning Map Amendment – 17-27 Abbott Street (RG-5 to BG-3.0):** Notice of the hearing was read by Stephen Petro. Attorney Demetrious Moschos and David Fahlstrom spoke in favor of the petition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to close the hearing. A motion was made by Joe Boynton to recommend denial but there was no second. Joseph Sova stepped down from the Chair and Joe Boynton took the Chair. Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted 2-1 (Joe Boynton voted no) to recommend approval of the zone change.
5. **Zoning Map Amendment – 70 & 74 West Mountain Street (RS-7 to ML-0.5):**  
Notice of the hearing was read by Stephen Petro. Attorney Stacey Forget, Joseph Nozzolilo, Kevin Kelly, Janet Tivnan, Peter Mancuso and Maurice St. Germain spoke in favor of the petition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend denial stating West Mountain Street should remain as the buffer between the residential and commercial zones and that bringing the line across the street is equivalent to spot zoning.

6. **44 Hammond Street (Warehouse Distribution Facility) – Parking Plan Approval Reconsideration:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 2-1 (Joseph Sova voted no) to reaffirm its decision of July 14, 1999 with the amendment that granite curbing be installed per the recommendation of the Traffic Engineer’s letter dated August 4, 1999 and the loading dock be approved.
7. **177 Southwest Cutoff (O’Connell Oil) – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to deny parking plan approval because of concerns raised by the Department of Public Works.
8. **224 Southwest Cutoff (AK Media) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
  - Fill be removed to a point level with the signpost.
  - Landscaping be done in accordance with a plan approved by the OPCD landscape architect.
  - Three copies of revised plan be submitted to Office of Planning and Community prior to release of decision.
9. **Cataline Street – Lot 406 C (15% slope) – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Joe Boynton, the Board voted unanimously to deny site plan approval.
10. **Hidden Farm Estates Subdivision Phase III (Lot 52) – Request to Release From Covenant:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to release Lot 52 from the covenant dated July 11, 1998 to allow for the conveyance of the aforementioned lot to a third party developer, said release to be conditioned as follows:
  - **Concurrent with the recording of the deed of the subdivision property, the third party developer/grantee shall record at the Worcester District Registry of Deeds a replacement covenant, of the same terms and conditions listed in the original covenant, affecting the subdivision property conveyed.**
  - **All necessary documents are to be reviewed and approved as to legal form by the City Law Department.**
11. **Hidden Farm Estates Subdivision Phase II (Lots 6 & 39-55) – Set Bond:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to release the covenant and set a bond in the amount of \$225,000.00 with a work completion date of July 1, 2000 and a bond expiration date of September 1, 2000 for the above referenced lots.

12. **Upland Street – Sewer Petition:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend a Priority 1.
13. **Discussion – 926 West Boylston Street and 288 Main Street:** The 926 West Boylston Street discussion was continued to the August 25, 1999 meeting. Relative to 288 Main Street, the Board requested that Code Enforcement review the site for parking plan approval compliance and report back to the Planning Board.
14. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to ratify the following plans:
  - #5048 Ellen Street, Margin Street, Short Street
  - #5049 Tory Fort Lane
  - #5050 Iroquois Street
  - #5051 Wildwood Avenue
  - #5052 Plantation Street
  - #5053 Nanita Street
  - #5054 Glezen Street
  - #5055 Hyannis Place

**Other Business:** None

The Chairman adjourned the meeting at 7:55 P.M.