

**MINUTES
WORCESTER PLANNING BOARD
SEPTEMBER 22, 1999**

Planning Board Members Present: Joseph Sova
Samuel Rosario
Stephen Petro

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Michael Pace, Code Enforcement
Stephen Madaus, Law Department
Alan Gordon, OPCD
Judith Stolberg, 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 – August 25, 1999 Meeting:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the minutes.
3. **Zoning Map Amendment – Shore Drive (RS-7 to MG-1.0):** Notice of the hearing was read by the Clerk. Matthew Stepanski spoke in favor of the petition. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to recommend approval of the zone change.
4. **Layard Place – Private Street Removal:** Notice of the hearing was read by the Clerk. Philip Shwachman spoke in favor of the petition. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to remove Layard Place from the Official Map.
5. **340-370 Park Avenue (Stop & Shop) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to continue the item to October 13, 1999 at the request of the proponent.
6. **125 Goddard Memorial Drive – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- **All comments in Department of Public Works letter dated September 14, 1999 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 copies of a more legible revised plan stamped by Registered Engineer be submitted to Office of Planning and Community prior to release of decision.**
7. **Montclair Drive – Lots 35 & 36R (15% slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
- **All comments in Department of Public Works letter dated September 13, 1999 be addressed to the satisfaction of said department.**
 - **A berm be installed on the northerly side of the driveway of Lot 36R and driveway be pitched so that any runoff goes to dry well.**
 - **A berm be installed on the southerly side of the driveway of Lot 35 and driveway be pitched so that any runoff goes to dry well.**
 - **A five foot buffer (graded and seeded) be established northerly of Lot 36R with a notation on the plan.**
 - **Hay bales be installed prior to construction.**
 - **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 copies of revised plan stamped by Registered Engineer be submitted to Office of Planning and Community prior to release of decision.**
8. **Quaker Road - Lots 58-60 (15% Slope) – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted unanimously 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.

- **Three copies of revised plan stamped by Registered Engineer be submitted to Office of Planning and Community prior to release of decision.**

9. **33 Stoneham Road (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- **Hay bales and erosion controls be installed within one week or as soon as allowed by the release of the Cease and Desist Order issued by Code Enforcement.**
- **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.**

10. **Bowker Street – Lot B (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- **Roof drains be tied into sewer.**
- **All comments in Department of Public Works letter dated September 13, 1999 be addressed to the satisfaction of said department.**
- **Forty-five feet at rear of property not be disturbed.**
- **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 copies of revised plan stamped by Registered Engineer be submitted to Office of Planning and Community prior to release of decision.**

10. **Hapgood Road/Nelson Place (15% Slope) – Amendment to Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- Security fence be repaired around ditch immediately as soon as allowed by the release of the Cease and Desist Order issued by Code Enforcement.
- All comments in Department of Public Works letter dated September 13, 1999 be addressed to the satisfaction of said department.
- Repair or replace existing drain pipes from abutting property.
- All conditions of prior approval remain in effect unless amended by this approval.
- 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 copies of revised plan stamped by Registered Engineer be submitted to Office of Planning and Community prior to release of decision.

12. **310 Belmont Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan with the following conditions:

- All comments in Department of Public Works letter dated September 17, 1999, excluding #1, be addressed to the satisfaction of said department.
- Existing drive be used as an emergency exit only with signage stating same.
- Menu board be moved to Natick Street side of property.
- Continue the retaining wall on the easterly side of the plan to the property line.
- Lighting be directed away from abutting property.
- Snow be removed from site.
- A six foot stockade fence be installed on the southerly side of the property with arbor vitae, placement and size to be determined by the OPCD Landscape Architect.
- Three copies of revised plan stamped by Registered Engineer be submitted to Office of Planning and Community prior to release of decision.

13. **338 Plantation Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan with the following conditions:

- **All comments in Department of Public Works letter dated September 14, 1999 be addressed to the satisfaction of said department.**
 - **Lighting be directed away from abutting property.**
 - **Dumpster be placed at easterly side of the building with appropriate fencing and shown on plan.**
 - **A six foot stockade fence be installed on the northerly side of the property.**
 - **Three copies of revised plan be submitted to Office of Planning and Community prior to release of decision.**
14. **Barry Road Extension – Request To Make Public:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to recommend approval of the petitioner’s request for leave to withdraw without prejudice.
15. **Hidden Farm Estates (Phase I) – Bond Reduction:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to reduce the bond by \$99,000.00 leaving a new bond amount of \$70,000.00.
16. **Hidden Farm Estates (Phase I) – Extend Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to extend the work completion date to October 1, 2000 with a bond expiration date of December 1, 2000.
17. **Wildwood Estates (Section II) – Extend Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to extend the work completion date to March 30, 2000 with a bond expiration date of May 30, 2000.
18. **Camelot Village (Modred Court) – Extend Work Complete Date:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to extend the work completion date to December 31, 1999 with paving to be completed before November 1, 1999.
19. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to ratify the following plans:

#5061 Locust Avenue
#5062 West Boylston Street
#5063 Hunnewell Road
#5064 Blithewood Avenue

Other Business:

Brooks Crossing Subdivision: DPW updated the Board on this subdivision because of a request to release the bond. DPW does not recommend any release at this time and will update the Board at the next meeting.

Fourth Street: This is also a bond release request. DPW does not recommend any release at this time and will update the Board at the next meeting.

Meeting Dates: October 13, 1999
 October 27, 1999
 November 17, 1999
 December 15, 1999

The Chairman adjourned the meeting at 8:55 P.M.