

**MINUTES  
WORCESTER PLANNING BOARD  
JULY 26, 2000**

**Planning Board Members Present:** Joseph Sova  
Joe Boynton  
Samuel Rosario  
Stephen Petro  
John Shea

**Staff Present:** Paul Moosey, DPW Engineering  
Doug Scott, Health/Code Department  
Pamela Harding, OPCD

**Regular Meeting (5:30 p.m.) - Room 409 City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – July 12, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the minutes, John Shea abstained due to his absence at the July 12, 2000 meeting.
3. **1 & 3 Pelham Street – Site Plan Approval:** Robert O’Neil gave a presentation of a revised plan which had four dwelling units instead of the previously submitted five dwelling units. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement of an engineer’s stamp. Upon a motion by Joe Boynton and seconded by John Shea, 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.**
4. **1279-1281 Pleasant Street – Site Plan Approval (15% slope):** Samuel Rosario and Joe Boynton recused themselves. Dan Rosario expressed concern regarding the height of the retaining wall. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
  - **The dumpster and stockade fencing be marked on the plan.**
  - **Create a path for handicap access along the eastern side of the building through the marked shrubbery bed.**

- All comments in the Department of Public Works Letter dated July 7, 2000 be addressed to the satisfaction of said department.
- Indicate snow storage area on the plan or signage that snow will be removed from the site.
- Lighting should be shown on the plan and faced inward away from abutting property.
- Provide a landscaping table on the plan indicating species, quantity and size.
- Waiver of interior landscaping requirements.
- Parking space labeled #17 be removed from the 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.
- Three copies of revised plan be submitted to OPCD prior to release of decision.

5. **74 West Mountain Street – Parking Plan Approval:** Robert O'Neil gave a presentation to the Board. Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the parking plan application with the following conditions:

- All comments in the Department of Public Works Letter dated July 7, 2000 be addressed to the satisfaction of said department.
- Revised plan show six foot stockade fence around the dumpster
- Plan show ten yews and one sycamore maple as indicated in the landscaping table.
- Rear lot line area to be landscaped in accordance with the provisions of the Zoning Ordinance with number, species and location to be approved by OPCD landscape architect.
- 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 be submitted to OPCD prior to release of decision.

6. **10 New Bond Street – Site Plan Application (Floodplain):** Attorney Samuel DeSimone gave a presentation. John Landloro, representing Norton Co., expressed concern over flooding of its property. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the site plan application with the following conditions:

- **All comments in the Department of Public Works Letter dated July 20, 2000 be addressed to the satisfaction of said department.**
- **A six foot stockade fence be shown around dumpster.**
- **Two trees be relocated to shade parking area.**
- **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 be submitted to OPCD prior to release of decision.**

**7. 10 Minerva Street – Site Plan Approval (15% slope):** Robert O'Neil represented the applicant. Mark Gabriella was concerned with surface runoff onto his property. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan application with the following conditions:

- **Utilities be shown on plan.**
- **The plan show drywell leaching basin and roof leaders connected to same.**
- **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 be submitted to OPCD prior to release of decision.**

**8. Main and Merchant Street – Site Plan Approval (15% slope):** Robert O'Neil represented the applicant. Michelle Trzcinski, Al Sinkas and Joe Johnson expressed concern about additional runoff from the proposed homes located on Merchant Street flooding their property. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted to continue the Main Street lots to August 23, 2000 to provide the surveyor with sufficient time to consult with the applicant on the possibility of constructing a common driveway to service the four lots. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to allow the applicant to withdraw without prejudice an Approval Not Required plan for the lots on Main Street. Upon a motion by Stephen Petro and seconded by Joe Boynton, the Board voted unanimously to waive the requirement of a certified engineer's stamp. Upon a motion by Samuel Rosario and seconded by John Shea the Board voted unanimously to approve lots labeled one and two on Merchant Street with the following conditions:

- **All comments in the Department of Public Works Letter dated July 20, 2000 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 revised plan be submitted to OPCD prior to release of decision.**
- 9. Norfolk Street – Site Plan Approval (15% Slope):** Robert O’Neil represented the applicant. A list of opposed abutters was presented to the Board. John Spazatto, Chis McGinley, Robert Adler, Stan Pianka and Stephanie Zena spoke in opposition to the plan due to existing sewer and drainage problems in the area. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to continue the item to the August 9, 2000 meeting so that DPW may investigate any existing sewer problems.
- 10. 31 & 33 Firglade Street – Site Plan Approval (15% slope):** The applicant presented revised plans to the board at the meeting. Chairman Joseph Sova asked that OPCD contact the Fire Department to see if they have a problem with the plan due to conditions of the existing road. Upon a motion by Joe Boynton and seconded by John Shea the board voted unanimously to continue the item to August 9, 2000.
- 11. Brooks Crossing – Set Bond:** Applicant was not present. Upon a motion by Joe Boynton and seconded by Samuel Rosario the board voted unanimously not to take any action.
- 12. Papagni Circle – Set Bond:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to set a bond amount of \$80,000 with a work completion date of October 15, 2001 and bond expiration date of December 15, 2001 and to release Lots 1 through 7 inclusive from the covenant.
- 13. Burncoat Meadows Phase III– Extension of Time and Bond:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to extend the work completion date to October 15, 2000 with a surety expiration date of December 15, 2000.
- 14. Wildwood Estates Section II (Shady Brook Lane) – Release of Bond:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to authorize a full release of the \$22,000 surety and final release of covenant.
- 15. Ratify Plans:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to ratify the following ANR plans:

**#5159 Kenwood Avenue**  
**#5160 16 Middlesex Avenue**

- 16. Election of Officers:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to elect Joseph Sova as Planning Board Chair. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to elect Joe Boynton as Planning Board Vice-Chair. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to elect Samuel Rosario as Planning Board Clerk.
- 17. Appointment of Planning Board Delegates to CMRPC:** The Board voted to re-elect Planning Board Chair Joseph Sova and Planning Board Clerk Samuel Rosario as delegates to the Central Massachusetts Regional Planning Commission.

The Chairman adjourned the meeting at 8:30 P.M.