

**MINUTES  
WORCESTER PLANNING BOARD  
NOVEMBER 15, 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 Enforcement  
Stephen Madaus, Law Department  
Pamela Harding, OPCD  
Judith Stolberg, OPCD  
Diana Collins, OPCD

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

- 1. Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
- 2. Approval of Minutes – October 25, 2000 Meeting:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the minutes.
- 3. 252-280 Main Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the item to December 13, 2000 to give the applicant an opportunity to prepare a revised plan showing landscaping, 5' setbacks, drainage, lighting, snow removal and dumpster enclosed or removed.
- 4. Winter Heights II – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Andrew Liston presented the plan. Reid Blute gave the Board a letter with some concerns and Mr. Liston agreed to meet with him to resolve the issues. James May spoke about traffic and safety. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the subdivision with the following conditions:
  - **Name of the subdivision be changed.**
  - **A sewer easement be provided on the sideline of Lots 65 & 67.**
  - **Approval to expire in five years from today's date.**
  - **Easement be conveyed to the City for street purposes at time of release of covenant.**
  - **Applicant provide sumped outlet structures.**
  - **Applicant connect to the 12 inch water main on Chester Street with an 8x12 tapping sleeve and 8 inch tapping gate valve.**
  - **Six copies of revised plan be submitted to OPCD prior to release of decision.**

5. **Oriental Street – 81G Street Opening:** Notice of the hearing was read by the Clerk. Robert O’Neil and Satyendra Agarwal spoke in favor. Robert Haddon and Lucille Shays asked questions regarding the location and length of the opening. Robert Bouchet asked what recourse he would have if damage from the work should occur. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the street opening with the following conditions:
- **Applicant shall provide on the plan a revised stormwater infiltration system in accordance with comments of the Department of Public Works letter dated November 8, 2000.**
  - **Applicant shall extend the proposed 8 inch water main an additional 150 feet southerly to connect to the existing 8 inch main in the section of Oriental Street that is in the Winter Heights Subdivision.**
  - **Applicant shall keep sewer and drain lines 1.5 feet apart vertically.**
  - **Applicant shall construct a sidewalk on the easterly side of the way and revise the plan to include the sidewalk.**
  - **Six copies of revised plan to be submitted to OPCD prior to release of decision.**
6. **Amendment to Subdivision Regulations:** Notice of the hearing was read by the Clerk. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to amend the Subdivision Regulations and approve the amendment as presented with the exception that the word “recession” be changed throughout to “rescission”.
7. **101 Highland Street – Parking Plan Approval:** Joseph Sova recused himself and Joe Boynton took the Chair. Joe Boynton announced he had a possible conflict but the City Manager could possibly allow him to participate if the item was continued to November 29, 2000. He asked Attorney Mark Donahue, representing the applicant, if he wanted a continuance or wished to proceed with three members. Mr. Donahue chose to proceed. Joe Boynton stepped down and Samuel Rosario took the Chair. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan with the following conditions:
- **Plan approved is dated November 8, 2000.**
  - **Lighting be pointed inward and down.**
  - **Applicant use 8 inch PVC DR for catch basin connections.**
  - **Applicant use reinforced concrete pipe for main lines.**
  - **Applicant provide details for proposed structures.**
  - **Six copies of revised plan be submitted to OPCD prior to release of the decision.**
8. **184 Prescott Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the request of the applicant for Leave to Withdraw without prejudice.

- 9. Winter Heights II – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan for 24 lots with the following conditions:
- **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, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
- 10. 257 Pleasant Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
- **Dumpster be screened with solid fencing or vegetation and shown on the plan.**
  - **Snow to be removed from the site and stated on the plan.**
  - **Landscaping table with species, size and caliper be shown on the plan.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
- 11. Prioulx Street (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
- **Applicant provide proposed utilities on the plan.**
  - **Applicant provide detail and design of proposed drywell(s) to the satisfaction of the Department of Public Works.**
  - **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, 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.**
- 12. Hidden Farm Estates Subdivision (Lots 53 & 6) – Release From Covenant:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to release the covenant for Lots 53 & 6.
- 13. Burncoat Meadows Subdivision (Phase III) – Extension of Work Completion Date:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to extend the work completion date to December 15, 2000 and the bond expiration date to February 15, 2001.
- 14. Erie Avenue – Request To Pave:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend a Priority 2.

**15. Ratify Plans:** Joe Boynton abstained. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to ratify the following Approval Not Required plans:

**#5187 Steele Street**  
**#5191 Orono Street**  
**#5192 Valmar Street**  
**#5193 Second/Third Streets**  
**#5194 Penn Avenue/Harrison Street**  
**#5195 Atlas Street**  
**#5196 Victoria Avenue**

**Other Business:**

**Official Map:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to request the Law Department draft language and research steps necessary to eliminate the Official Map.

**Pamela Harding:** The Board thanked Pamela Harding for her assistance and wished her well in her new position with the Town of Holden.

The meeting was adjourned at 8:00 P.M.