

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**October 8, 2003**

**Planning Board Members Present:** Joe Boynton  
Anne O'Connor  
Stephen Petro  
Samuel Rosario

**Staff Present:** Diana Collins, Regulatory Services  
Michael Pace, Department of Code Enforcement  
Paul Moosey, Department of Public Works  
Russ Adams, Department of Public Works  
Jeffrey Head, Law Department  
Joel Fontane, EONS Planning Division  
Edgar Luna, EONS Planning Division

**Regular Meeting (5:30 PM) - City Council Chamber, City Hall.**

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – September 24, 2003:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to approve the minutes of the September 24, 2003 meeting.
3. **Lake Avenue (Parcel A) – Site Plan Approval:** Upon a motion by Anne O'Connor and seconded by Stephen Petro, the Board vote 4-0 to approve the request of the applicant for leave to withdraw his petition.
4. **64-79 Beacon Street – Zoning Map Amendments:** Attorney Robert Longden and Vaios Theodorakas spoke in favor of the petition. Joel Fontane, Planning Director, made a presentation. Councilor Barbara Haller and Nadia Beard of Arts Worcester, spoke in favor of an Adaptive Reuse Overlay for this area. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to recommend that the City Council deny the applicant's petition for a zone change because the existing infrastructure in the area does not support the intensity of uses allowed in a BG-6.0 zone. The Board further reported that an Adaptive Reuse Overlay for the applicant's parcel would allow for the applicant's proposed use while avoiding the burdens that would be created by a change to a BG-6.0 zone.

5. **Parsons Hill/Ledgecrest – Amendment to Definitive Subdivision:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue this hearing to October 22, 2003.
6. **Ledgecrest Drive – Site Plan:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue this item to October 22, 2003.
7. **922 Grafton Street – Parking Plan:** Upon a motion by Anne O'Connor and seconded by Stephen Petro, the Board voted 4-0 to continue this item to October 22, 2003.
8. **Attleboro Street – 81G Street Opening:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue this item to October 22, 2003.
9. **Vinton Street – Site Plan:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
10. **60-62 St. Louis Street – Site Plan:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
  - **Water line shall be set back from septic system as required by Massachusetts State Law, Title 5.**
  - **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
  - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
  - **Four copies of the revised plan to be submitted to the Regulatory Services Office prior to release of decision.**
11. **11 Montvale Street – Site Plan:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:

- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

**12. 15 Upsala Street – Site Plan:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to continue this item to October 22, 2003.

**13. 22 Boyden Street – Site Plan:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to approve the site plan with the following conditions:

- **Plan must show a parking space in rear of the lot to be eighteen feet in length beyond the side yard setback line.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Four copies of the revised plan to be submitted to the Regulatory Services Office prior to release of decision.**

**14. 503 Plantation Street – Zoning Map Amendment:** Upon a motion by Steve Petro and seconded by Anne O'Connor, the Board voted 4-0 to continue this item to October 22, 2003.

**15. 128 Piedmont Street – Zoning Map Amendment:** Notice of the hearing was read by the Clerk. Attorney Elaine Baltas, spoke in favor. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton vote no) to recommend approval of the Zoning Map Amendment.

**16. Flower Hill Drive:** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 4-0 to continue this item to October 22, 2003.

**17. 41 North Ashland Street:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

**18. 88 Stafford Street:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue this item to October 22, 2003.

**19. 8 Ludlow Street:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:

- **Connect roof drainage to recharge system and show on the plan.**
- **Install a 4-foot fence on top of the retaining walls and show on the plan.**
- **Amend the plan to show turn arounds or “hammerhead” driveways on each of the lots.**
- **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Four copies of the revised plan to be submitted to the Regulatory Services Office prior to release of decision.**

**20. Malvern Road:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue this item to October 22, 2003 so that the applicant can make revisions to the plan as suggested by the Board.

**21. Crest Avenue – Lot 10:** Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 4-0 to approve the site plan with the following conditions:

- **Roof drain must be connected to recharge system and shown on 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, shall be installed and maintained**

**throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

- **Four copies of the revised plan to be submitted to the Regulatory Services Office prior to release of decision.**

**22. Endorsements of ANR Plans:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5664 Chandler Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5665 Rena Street/Frank Street. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to deny endorsement of ANR Plan #5666 Maurice Street because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-1 (Joe Boynton voted no) to endorse ANR Plan #5568 Woodcliff Avenue. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to deny endorsement of ANR Plan #5569 Rural Street because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to hold ANR Plan #5570 Navaho Road/Mohave Road/Cheyenne Road (2 sheets) for revisions. Upon a motion by Anne O'Connor and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5571 Heywood Street/Kenberma Road. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 endorse ANR Plan #5572 Kelsey Drive. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5573 Sherburne Ave. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-1 (Joe Boynton voted no) to endorse ANR Plan #5574 Merchant Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5575 Harrison Street.

**Other Business:** None

The meeting was adjourned at 8:53 PM.