

MINUTES
WORCESTER PLANNING BOARD
December 3, 2003

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

Staff Present: Katie Donovan, 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
Judith Stolberg, Economic Development Office

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 – November 12, 2003 and November 19, 2003 Meetings:** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the November 12, 2003 meeting. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the November 19, 2003 meeting.
3. **922 Grafton Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board vote 5-0 to approve the request of the applicant for leave to withdraw.
4. **7 Harrison Street – Site Plan Approval:** Stephen Petro recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, 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.**

5. **54 Brooks Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 5-0 to continue the site plan review to December 17, 2003.
6. **Cadorna Road – 81G Street Opening:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 5-0 to approve the request of the applicant for leave to withdraw.
7. **Locust Avenue – Put Right of Way Back On Official Map:** Notice of the hearing was read by the Clerk. Samuel DeSimone and Norman Vokes spoke in favor. Pat Palermo and William Bilotta were opposed. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to recommend denial because the applicant failed to demonstrate the way was open for more than two uses for separately owned parcels at the time of the adoption of the official map and an aerial photo presented by the applicant showed the way was not open beyond the area that is currently paved at the time of the adoption of the official map.
8. **Mohave Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the item to December 17, 2003 so the applicant can revise the plan and asked that Code Enforcement and the Department of Public Works check the siltation controls to see if they are properly in place and maintained.
9. **Ansonia Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Applicant must use City of Worcester standard low-pressure sewer lateral house connection and valve and so note on the plan.**
 - **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 must be submitted to the Regulatory Services Office prior to release of the decision.**
10. **85 Orient Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:

- **Dimensions for Lots 6A & 6B to be corrected 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 must be submitted to the Regulatory Services Office prior to release of the decision.**

11. 395 & 397 Mill Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 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.**

12. 380 Coburn Avenue – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:

- **Recharge system should be removed from the plan.**
- **Lighting is to be pointed down and away from abutting property and be no greater than one candlepower at the property lines.**
- **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 must be submitted to the Regulatory Services Office prior to release of the decision.**

13. 1 Envelope Terrace – Site Plan Approval: John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, 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.**

- 14. Anchor Street Subdivision – Extend Work Completion Date:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the work completion date to May 1, 2004 with a bond expiration date of July 1, 2004.
- 15. Holden Street Subdivision – Extend Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to extend the work completion date to April 1, 2004 with a bond expiration date of June 1, 2004.
- 16. Ansonia Road – To Make Public:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted to recommend a Priority 3 based on information from the Department of Public Works.
- 17. Cataline Street – To Make Public:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted to recommend a Priority 2 based on information from the Department of Public Works.
- 18. Benson Avenue – To Make Public:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted to recommend a Priority 1 based on information from the Department of Public Works.
- 19. Billow Street – To Make Public:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted to recommend a Priority 1 based on information from the Department of Public Works.
- 20. Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5699 Heywood Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 (John Shea voted no) to deny endorsement of ANR Plan #5700 Pioneer Road/Pineland 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 John Shea, the Board voted 5-0 to hold ANR Plan #5701 Endicott Street so the applicant can provide evidence of the age of the structure. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 endorse ANR Plan #5702 Palace Gardens Road with the notation on the plan that Lot 5A is not considered buildable until such time as Definitive Subdivision Approval is granted. Upon a

motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5703 Arrowsic Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #5704 Haviland Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5705 Moreland Street.

Other Business:

21. Comprehensive Planning Discussion: The Board set January 21, 2004 at 5:00 P.M. for the public hearing on the Zoning Ordinance amendments referred by the City Council.

The meeting was adjourned at 7:45 PM.