

MINUTES
WORCESTER PLANNING BOARD
September 15, 2004

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

Staff Present: Kathleen Donovan, Land Use
Russ Adams, Department of Public Works
Carrie Holtan, Law Department
Michael Traynor, Law Department
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office

Regular Meeting (5:30 PM) – City Council Chambers, City Hall.

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:35 PM.
2. **Approval of the Minutes – August 11, 2004 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the August 11, 2004 meeting.
3. **Prioulx Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to approve the site plan with the following conditions:
 - **Plan must show signage stating, “Snow to be Removed from Site”.**
 - **Plan must show drainage from entire project to Byron Street and be approved by the Department of Public Works.**
 - **Applicant must install an 8” water main and remove the 2” water main and show same on the plan.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 revised plan must be submitted to the Land Use Office prior to release of decision.**

- 4. Delawanda Drive – 81G Street Opening:** Definitive Subdivision Approval was taken collectively. Joe Boynton recused himself. Samuel Rosario assumed the Chair. Notice of the hearing was read by the Clerk. Arthur Bouley and Josh Renke presented the plan. Carlo Panarelli and Ronald Panarelli spoke in favor. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted no) to deny the street opening plan because of insufficient surface and drainage. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-1 to deny approval of the definitive subdivision plan because the engineering failed to adequately demonstrate compliance with the Subdivision Control Law and the Board was unwilling to approve waivers.
- 5. 169 Plantation Street – More Than One Building on a Lot:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 to extend the deadline for constructive grant to September 29, 2004 and to continue the item to September 29, 2004 at the request of the applicant.
- 6. Park Hill Road (Blackstone Woods) – Definitive Subdivision Approval:** Jed Manis and Christopher Ferguson presented the plan. Debra Carey spoke in favor. Dennis Bourassa and Earl Slocum, abutters, asked questions. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to approve a waiver of the street width pavement requirement to allow a width of 26 feet. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to approve a waiver of the sidewalk requirement to allow one sidewalk on the north side of Nyland Street running around the cul-de-sac and ending at Park Hill Drive. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to re-open the hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant to September 29, 2004 and to continue the hearing to September 29, 2004 and asked the developer to determine ownership in fee of Lot 11 and revise the plan accordingly.
- 7. 125 Olean Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 to extend the deadline for constructive grant to October 13, 2004 and to continue the item to October 13, 2004 at the request of the applicant.
- 8. Channing Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to approve the site plan with the following conditions:

- **Retaining walls not to exceed four feet.**
- **Applicant must install a 6' solid board fence along the entire southerly boundary of the property and show same on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **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 revised plan must be submitted to the Land Use Office prior to release of decision.**

9. **Ben Drive – Definitive Subdivision Approval:** Upon a motion by John Shea and seconded Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to continue the item to September 22, 2004.
10. **Zoning Map Amendment (Washington, Lamartine, Madison, Herman & Gold Streets):** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to continue the hearing to September 22, 2004.
11. **64-79 Beacon Street – More Than One Building on a Lot:** Special Permit and Site Plan Approval were taken collectively with this item. The hearings were not opened. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to extend the date for constructive grant to September 22, 2004 and continued the items to September 22, 2004.
12. **64-79 Beacon Street - Special Permit (Adaptive Re-use Overlay District):** See #11.
13. **64 – 79 Beacon Street – Site Plan Approval:** See #11.
14. **Shore Drive – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Applicant must use 12" reinforced concrete pipe from proposed DMH C to existing DMH in Shore Drive and use 8" DR-18 pvc for catch basin connections.**
 - **Applicant must provide SMH at the intersection of two sanitary connections and use 8" SDR 35 pvc between the proposed SMH and proposed SMH 2.**

- Applicant must use 8” SDR 35 pvc for sanitary main.
- Applicant must show a 10’ separation between water and sewer services on the plan.
- Snow storage locations must be shown on the plan.
- Applicant must connect to the existing 30” water main on the north side of Shore Drive and show the same on the plan.
- Applicant must provide a separate gate valve for each of the proposed domestic services and show the same on the plan.
- Applicant will, as agreed, provide crosswalk striping across the driveway to the proposed development.
- Applicant will, as agreed, add area lighting to the driveway area to better illuminate the driveway access and the crosswalk and show the same on the plan.
- Applicant will, as agreed, install stairs on the YMCA property approximately 80’ west of the stairs that exist on the property to be developed to aid pedestrian access to the existing YMCA facility and show the same on the plan.
- Applicant will add pedestrian signage, as agreed, to the right-of-way as necessary and as allowed by the City of Worcester Department of Public Works and Mass. Highway Department.
- Applicant will, as agreed, cut back and maintain the tree overhang to the west of the proposed driveway in front of the YMCA property to maximize visibility along the roadway.
- All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- 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 revised plan must be submitted to the Land Use Office prior to release of decision.

15. **19-321 Cambridge Street/2 Hacker Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to approve the request of the applicant for Leave to Withdraw.

16. **3 Wilbur & Darrow Streets – Definitive Subdivision Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to continue the item to September 29, 2004 at the request of the applicant.

17. **Zoning Map Amendment – 40-180 Ballard Street:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to continue the item to September 29, 2004 at the request of the applicant.
18. **Delawanda Drive – Definitive Subdivision Approval:** See #4.
19. **51 Morgan & 149 Malden Streets – Preliminary Subdivision Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to extend the deadline for constructive grant to September 29, 2004 and continued the item to September 29, 2004 because the Board did not view the site.
20. **Grove, Crestwood & Holden Streets – Preliminary Subdivision Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to approve the Preliminary Subdivision Plan.
21. **39 Queen Street – 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:
 - **Plan must show snow storage area.**
 - **Plan must show a catch basin at the base of the drive on the westerly side.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 revised plan must be submitted to the Land Use Office prior to release of decision.**
22. **24-26 Sunrise Avenue – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Plan must show separate water connections.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**

- **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 revised plan must be submitted to the Land Use Office prior to release of decision.**

23. 49 Channing Street - Site Plan Approval: Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to continue the item to September 29, 2004 and advised the applicant to submit a revised plan which shows the surveyor’s calculation of the area of the lot on the plan.

24. 94-96 Brantwood Road – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:

- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **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.**

25. Lots 22 & 23 Plantation Street – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 2-3 (Joe Boynton, Samuel Rosario and Anne O’Connor voted no) to deny approval of the site plan. Since three affirmative votes are required, the motion did not carry. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-2 (John Shea and Stephen Petro voted no) to continue the item to September 29, 2004 and advised the applicant that a plan be submitted that reflects the existing conditions of the site.

26. Willvail Street – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to approve the request of the applicant for Leave to Withdraw.

27. Howe Avenue – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:

- **Applicant must provide a description of 20' wide roadway and utility easement and remove notes implying the widening of Howe Avenue.**
- **Water service for Lot #7A must be relocated so that it is not on Lot #6A and must be shown on the plan.**
- **Roof water must be drained to the recharge area and must be shown on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **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 revised plan must be submitted to the Land Use Office prior to release of decision.**

28. 91 Stafford Street: Stephen Petro recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to deny site plan approval because the information contained on the plan was so deficient as to make the plan not approvable.

29. 503 Plantation Street – Site Plan Approval: Anne O'Connor recused herself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:

- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **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.**

30. 115 Stafford Street – Site Plan Approval: Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:

- **Plan approved is dated September 2, 2004.**

- Applicant must cut and cap all existing water services on Stafford Street and Heard Street and show the same on the plan.
- Delta island must be redesigned so as to prevent left-hand turns onto the site from Heard Street and from the site onto Heard Street and such design is to be approved by the Department of Public Works.
- Signage indicating that left-hand turns onto the site are prohibited is to be installed on the northerly side of the driveway facing traffic on the side of Heard Street opposite the site.
- All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- 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 revised plan be submitted to Land Use Office prior to release of decision.

31. 48 Vernon Street – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:

- Dumpster is to be located between the new development and the parish hall and shown on the plan.
- Gate at Jerome Street to be closed off and shown on the plan.
- Plan must show the entire parcel.
- New signage stating “Do Not Enter” be installed at the southeasterly entrance and shown on the plan.
- Snow storage area must be shown on the plan.
- Radius of the island in front of the church building must be widened and shown on the plan.
- Proposed water pipe sizes must be shown on the plan and approved by the Department of Public Works.
- Applicant must keep a 3’ separation between the proposed water services and a 10’ separation between proposed water services and proposed sewer service and show the same on the plan.
- Applicant must provide a shut-off valve for the domestic service located at the back of the existing sidewalk.

- A utility easement for proposed water services must be shown on the plan.
- Proposed services must be connected to existing 16' water main and shown on the plan.
- Proposed hydrant layout must meet Department of Public Works water standards.
- Applicant must provide drainage calculations to the Department of Public Works.
- All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- 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 revised plan must be submitted to the Land Use Office prior to release of the decision.

32. 349 Bridle Path – Site Plan Approval: Joe Boynton and Samuel Rosario recused themselves. Stephen Petro assumed the Chair. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 to approve the site plan with the following conditions:

- A 4' wrought iron fence be installed atop of any retaining wall over 4' in height.
- Plan must note if retaining walls will be less than 4'.
- Existing water services must be cut and capped if not used.
- All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.
- 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 revised plan must be submitted to the Land Use Office prior to release of the decision.

33. **222 Burncoat Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario was not present) to continue the item to September 29, 2004 because the Board did not view the site.
34. **184-186 Lovell Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
- **Applicant should move the house back from the street as far as possible while still meeting the setback requirements of the Zoning Ordinance and move the “hammerhead” portion of the driveways as close to Lovell Street as possible for the purpose of providing the greatest possible turning radius for vehicles on the site.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 revised plan must be submitted to the Land Use Office prior to release of the decision.**
35. **15 Putnam Lane – Time Extension:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to extend the time for commencing construction for one year.
36. **365 Main Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-0 to extend the deadline for constructive grant to September 22, 2004 and continued the parking plan approval to September 22, 2004.
37. **70 Winter Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-0 to extend the deadline for constructive grant to October 13, 2004 and continued the parking plan approval to October 13, 2004.
38. **24 Cambridge Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the parking plan with the following conditions:

- **Snow is to be removed from the site and signage stating it is to be installed at the southeast corner of the parking area by the utility pole and shown on the plan.**
- **No trash is to be stored outside and so noted on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **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 revised plan must be submitted to the Land Use Office prior to release of the decision.**

- 39. Zoning Ordinance Petition – Dimensional Table Correction:** Item was held at the request of the Land Use Office.
- 40. Airport Environs Zoning Petition – Dimensional Table Correction:** John Shea recused himself. Board members signed a petition to be forwarded to the City Council.
- 41. Green Island Zoning Alternatives:** No action was taken.
- 42. Private Street Conversions - Winter Heights Subdivision (Oriental Street, Azalea Drive, Nizam Drive, Rainbow Drive, Snowy Owl Lane, Jasmine Drive, Taj Drive, Hibiscus Drive, Russell Calvin Drive):** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted to recommend a Priority 1 based on information provided by the Department of Public Works.
- 43. Private Street Conversion (Saffron Drive):** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted to recommend a Priority 1 based on information provided by the Department of Public Works.
- 44. Extend Work Completion Dates: Chase Estates –** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to extend the work completion date to December 15, 2004 and the bond expiration date to February 15, 2005. **Good Harbor Heights (Meola Drive – Phase I) –** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (John Shea recused himself) to extend the work completion date to June 1, 2005 and the bond expiration date to August 1, 2005. **Upland Estates –** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the work completion date to June 15, 2005 and the bond expiration date to August 15, 2005.

45. **Bond Release – Winter Heights and Northcrest Subdivision:** The item was held at the request of the Department of Public Works.
46. **Bond Reduction – Fenton Estates:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny the request for a bond reduction at the request of the Department of Public Works.
47. **Approval Not Required (ANR) Plans:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5857 Sherer Trail. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5858 Chrome Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5862 Orono 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 John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5863 Chequesett Street/Dominion Road/Pocono Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5864 Crompton/Chelsea Streets. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5865 Willard Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5866 Fenton Drive (Lots 7L & 7R). Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5867 Waterman 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 John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5868 Corrine Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5869 Flower Hill Drive because the plan failed to show the required frontage on the way as constructed. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5870 Olean/Cataract Streets. ANR Plan #5871 Humes Avenue was held for a view. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5872 Prospect Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5873 Penn Avenue. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5874 Malvern Road with the notation that Parcel B is not to be buildable without definitive subdivision approval. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5875 Rudolph Street. Upon a motion by Anne O'Connor, the Board voted 4-0 (Joe Boynton recused himself) to endorse ANR Plan #5876 Beacon/Ripley Streets. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5877 St. Louis Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5878 June/Chandler Streets. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5879 Christine Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5880 Tihonet/Firglade Streets. ANR Plan #5881 Woodcliff/Dupuis/Julian Streets was held by the Land Use Office. ANR #5882 Barrett

Avenue was held by the Land Use Office. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #5883 Meola Drive (Lots 8a & 8b). ANR Plan #5884 Pine Hill Road/Ockway Street was held by the Land Use Office. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5886 Miscoc Road/Sandra Drive. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5887 Vassar Street. ANR Plan #5889 Orient Street was held by the Land Use Office.

Other Business:

Papagni Estates Subdivision: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to accept a Declaration of Restrictive Covenants relative to Papagni Estates Phase II.

The meeting was adjourned at 10:30 PM.