

MINUTES
WORCESTER PLANNING BOARD
May 25, 2005

Planning Board Members Present: Samuel Rosario
John Shea
Anne O'Connor
Scott Cashman

Staff Present: Michael Traynor, Law Department
Carrie Holtan, Law Department
Judith Stolberg, Planning
Joel Fontane, Planning
Edgar Luna, Planning
Russell Adams, DPW
Chris Gagne, DPW
Joanne Valade, Code Enforcement

Regular Meeting (5:30 PM) – Saxe Room, Worcester Public Library

1. **Call to Order:** Vice Chairman Samuel Rosario called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – May 11, 2005 Meeting:** Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 4-0 to approve the minutes of the May 11, 2005 meeting.
3. **15 Lachapelle Street – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Josh Reinke represented the applicant. Upon a motion by John Shea and seconded by Anne O'Connor 4-0 to continue the hearing to June 8, 2005 at the request of the applicant.
4. **68 Laurel Street – Special Permit:** Notice of the hearing was read by the Clerk. Kevin Quinn represented the applicant. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to approve the Special Permit with the following findings:
 - **The Proposed use is in harmony with the general purpose and intent of the Zoning Ordinance and meets the review criteria of the Zoning Ordinance.**
 - **The specific site is an appropriate location for the proposed use because it is in an area that consists of residential uses and the new construction will have a positive impact on the neighborhood.**

- **The proposed use as developed will not adversely affect the neighborhood because the proposed use will create additional housing opportunities in the multi-family neighborhood.**
- **There will be no nuisance or serious hazard to vehicles or pedestrians because the proposed use would have adequate off street parking.**
- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use because there is adequate parking and internal traffic circulation for the common driveway.**

5. 60-68 Prescott Street – Site Plan Approval: Upon a motion by John Shea and seconded by Scott Cashman, 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.**

6. 28 Shannon Street – Site Plan Approval: Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to approve the site plan with the following conditions:

- **Plan must note two-car garages under each unit.**
- **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 the revised plan must be submitted to the Land Use Office prior to release of the decision.**

7. **23 Dominion Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Scott Cashman, 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.**
8. **15 Teddy Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to continue the site plan approval to June 8, 2005 to determine if the address of the property is 15 Teddy Road because abutters informed the Board that the street number for their house is 15 Teddy Road.
9. **20 Frothingham Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 4-0 to continue the site plan approval to June 8, 2005 and asked the applicant to reconsider the orientation of the house on Lot 2 by making it face Oran Street directly.
10. **68 Laurel Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, 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.**
11. **281 Clark Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to continue the site plan approval to June 8, 2005 because the applicant was not present and requested that the applicant be instructed to renotify abutters.

12. **Proposed Zoning Ordinance:** Joel Fontane informed the Board that there were still some issues to be resolved and he and Michael Traynor will complete the proposed ordinance as soon as possible.
13. **3 & 9 Belcourt Road – Sewer Petition:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 1.
14. **Marissa Estates Subdivision (Phases II and III) – Extension Work Completion Date:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to extend the work completion date to September 30, 2005 and the bond expiration date to November 30, 2005.
15. **1300 Grafton Street (Beverly Cove) – Set Bond/Release Covenant:** Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 4-0 to set a bond in the amount of \$175,000.00 with a work completion date of June 1, 2006 and bond expiration date of August 1, 2006 and to release Lot 1-4 inclusive from the restrictive covenant upon receipt of surety.
16. **1393 Grafton Street Subdivision – Accept Covenant:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to accept a covenant as the form of security.
17. **Edgewater Estates (Meena Drive) Subdivision – Bond Release:** Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 4-0 to release \$30,000.00 of the existing bond leaving a new bond amount of \$10,000 with a work completion date of August 1, 2005 and a bond expiration date of October 1, 2005.
18. **Approval Not Required (ANR) Plans:** Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6056 Svenson Avenue. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 (John Shea recused himself) to endorse ANR Plan #6059 Queen Street. ANR Plan # 6060 Onset Street was held until June 8, 2005 because the applicant has not been able to finish paving due to weather conditions. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #6061 Orient Street. Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 4-0 to deny endorsement of ANR Plan #6062 Ockway Street/Pocasset Avenue because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #6063 New York Street. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #6064 Orient Street. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #6065 Sherburne Avenue. ANR Plan #6066 Pocasset Avenue was held for a view. Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 3-0 (Samuel Rosario recused himself) to endorse ANR Plan #6067 Ledgecrest Drive. Upon a

motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6068 Nome Street.

- 19. Election of Officers:** Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 4-0 to elect Anne O'Connor as Clerk. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-1 (Samuel Rosario voted no) to elect Samuel Rosario as Vice Chairman. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-1 (Samuel Rosario voted no) to elect John Shea as Chairman.

OTHER BUSINESS:

23 Oxford Street – Site Plan Approval: Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to June 22, 2005 and continued the site plan approval to June 22, 2005.

The meeting was adjourned at 7:15 PM.