

MINUTES
WORCESTER PLANNING BOARD
August 24, 2005

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

Staff Present: Carrie Holtan, Law Department
Michael Traynor, Law Department
Joel Fontane, Planning Division
Edgar Luna, Planning Division
Judith Stolberg, Planning Division
Lara Bold, Planning Division
K. Russell Adams, DPW

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

1. **Call to Order:** Chairman John Shea called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – August 10, 2005 Meeting:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to approve the minutes of the August 10, 2005 meeting.
3. **Macwaboc Street – Remove From Official Map:** Ellen Gardner stated she had met with the abutters who had objected and they were no longer objecting to the removal. Philip Leary, another abutter, stated he had no objection. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to remove Macwaboc Street from the Official Map.
4. **101 Barry Road – Site Plan Approval:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-1 (Samuel Rosario voted no) to extend the deadline for constructive grant to September 28, 2005 and continued the site plan approval to September 28, 2005.
5. **Harrington Estates – Definitive Subdivision Approval:** Site plan approval was taken collectively. Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein and James Tetreault, Project Engineer, presented the plan. Jim Whalen, Pat Naple, Angelena Larose, Brian Nelson and Alice Riley expressed concerns relative to wetlands, traffic and frontage. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario

and seconded by Anne O'Connor, the Board voted 5-0 to approve the Definitive Subdivision with the following conditions:

- **Plan approved is dated August 12, 2005.**
- **Applicant must use a minimum of 15" RCP for proposed drainage mains.**
- **Applicant must keep all pipe velocities under 10 feet per second.**
- **Endorsement of the Definitive Plan is contingent upon the following:**
 1. **Notice from the City Clerk of "No Appeal" from the action of the Board in approving this subdivision or if an appeal is taken, notice of the court either sustaining the approval or dismissing the appeal.**
 2. **Applicant must guarantee the construction of ways, the installation of municipal services and the successful performance of all other conditions to the approval of the subdivision in the manner provided in the Subdivision Regulations, Section VII, as authorized by MGL, Chapter 41, Section 81U.**

6. **127 Harrington Way – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the site plan with the following conditions:

- **Applicant must keep the 1:1 riprap slope out of the public right of way and so note on the plan.**
- **All construction vehicles must access the site via Harrington Way for all phases of construction and so noted on the plan.**
- **A 10 foot separation must be maintained between sanitary and sewer lines.**
- **Plan must show two-car under garages for each dwelling.**
- **Four-foot high fences must be installed atop all retaining walls over 4 feet in height and noted on the plan.**
- **Arbor vitae planted 3' on center as a buffer for the Larose property to the northwest and 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.**

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

7. **110 West Mountain Street - Zoning Map Amendment:** Notice of the hearing was read by the Clerk. Leo Bernard, the petitioner, said the area is no longer a residential neighborhood. David Holden agreed the area had changed. Joel Fontane recommended denial because it would be just be extending the business uses further into the residential area. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to recommend denial of the petition because of the further encroachment of business uses into a residential area.
8. **120 Lincoln Street - Zoning Map Amendment:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to recommend approval of the petitioner's request for leave to withdraw.
9. **8 Hatfield Street – Amendment To Site Plan Approval:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to continue the site plan approval to September 28, 2005 and the applicant was advised to submit a new plan with an engineer's stamp.
10. **937-945 West Boylston Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the site plan with the following conditions:
 - **A four-foot solid vinyl stockade fence be installed along the property line of the Hemingway property and noted on the plan.**
 - **Landscaping be changed from junipers to arbor vitae and noted on the plan.**
 - **Mature trees be maintained at property lines.**
 - **Three trees be added along the Saco property line and noted on the plan.**
 - **Any improvements in the right of way are to be approved by the Department of Public Works, i.e. painted arrows, signage, etc.**
 - **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.

- **Five copies of the revised plan must be submitted to the Planning & Regulatory Services Office prior to release of the decision.**

11. 100-102 Front Street (City Square Project) – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the site plan with the following conditions:

- **No Occupancy Permit to be issued until drainage calculations, lighting plan and landscaping plan are submitted and approved by the Board.**
- **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.**

12. 1 West Boylston Terrace – Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the parking plan with the following conditions:

- **Dumpster must be enclosed with a six-foot stockade fence and 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.**
- **Five copies of the revised plan be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

- 13. 70 Southbridge Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the parking plan with the following conditions:
- **A landscaping table showing existing and proposed landscaping from Myrtle Street to Southbridge Street be shown on the plan with all species to be from the approved list in the Zoning Ordinance.**
 - **Continue the line of the existing plantings in the remaining plantable area with spacing to be the same and noted on the plan.**
 - **Remove the note “bituminous concrete” from 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.**
 - **Five copies of the revised plan be submitted to the Planning and Regulatory Services Office prior to release of the decision.**
- 14. Planning Board Petition – 651-653 Plantation Street – Zoning Map Amendment:** No action was taken on this item.
- 15. Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #6131 Taconic Road/Belcourt Road. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6132 Shrewsbury Street. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6133 155 Chandler Street. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6135 Dana Avenue. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6136 4-12 Saybrook Road. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 2-2 (John Shea abstained not having viewed the site) to deny endorsement of ANR Plan #6137 Wayne Street because the way 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 5-0 to endorse ANR Plan #6138 30 Apricot Street. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6139 1413 Grafton Street.

OTHER BUSINESS: None

The meeting was adjourned at 8:45 PM.