

**MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE CITY OF WORCESTER**

**AUGUST 16, 2006**

**WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

**Planning Board Members Present:** John Shea, Chair  
Scott Cashman, Vice-Chair  
Anne O'Connor, Clerk  
Margaret Guzman  
Nicole Xifaras Parella

**Staff Present:** Joel Fontane, Division of Planning & Regulatory Services  
Robin Bartness, Division of Planning & Regulatory Services  
Ruth Gentile, Division of Planning & Regulatory Services  
Jody Kennedy-Valade, Division of Code Enforcement  
K. Russell Adams, Department of Public Works  
Kathleen Donovan, Department of Pubic Works

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Shea called the meeting to order at 5:45 PM.

**APPROVAL OF THE MINUTES**

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to approve the August 2, 2006 Planning Board minutes.

**REQUESTS FOR WITHDRAWALS OR CONTINUANCES**

1. **Zoning Ordinance Amendment – Article II Section 6(1) Application for a Special Permit under Article IX or Article X, the Planning Board shall be the SPGA under the Provisions of Article XIII, Section 5(3):** Ms. Bartness informed the Board that Samuel DeSimone, petitioner, submitted a letter requesting Leave to Withdraw. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to grant the petitioner's request for Leave to Withdraw.
2. **Zoning Ordinance Amendment – Article IV, Section 7(1) G:** The Board opened the hearing. Ms. Bartness informed the Board that the applicant had submitted a letter requesting a continuance until September 6, 2006. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to continue the item to September 6, 2006.

## UNFINISHED BUSINESS

3. **Arboretum, Phase III (Sarah Drive) (PB-06-53) – Definitive Subdivision Plan:** Mark Donohue, Hossein Hazhanizadeh and Seth Toch, representatives for the petitioner, presented the plan. Mr. Fontane clarified for the Board that this subdivision plan was advertised as 50 lots, but because the Division of Planning and Regulatory Services has requested that the applicant provide more definitive information regarding the actual build-out of this Phase, the applicant has now split those lots into duplex lots, as originally proposed, and the plan now has 98 lots. Mr. Donohue provided background information stating that Phase I and Phase II were approved and that Phase III included the three cul-de-sacs and one loop street off of Sarah Drive. He stated that revisions have been made and that the plan will comply with the Subdivision Regulations for 98 dwelling units with no waivers requested. The Division of Planning and Regulatory Services recommended that the lots labeled 66R, 66L, 67R and 67L be set aside for park or open areas suitable for playground or recreation purposes for the period of three years from the date of the final build-out of the Sarah Drive infrastructure. Mr. Donohue stated that the petitioner wants the option to relocate these open space lots as the phases move along. Councilor Paul Clancy requested a color coded map of the phasing of the project and also supported the Division of Planning and Regulatory Services open space recommendation. He said that even though the City does not allow speed bumps, the developer can create speed bumps, as a deterrent to cut through traffic. Pete Michaud was concerned that the Existing Conditions Plan had no date and inaccurate information regarding abutters. Deborah Chad stated that park or open space should be provided in this plan. Sean Reidy asked what the size of the proposed park area will be. Scott Cashman stated he would like to see a plan that showed all phases of the subdivision to determine if the open space/park proposed is sufficient for this subdivision. Margaret Guzman stated that this area needs a park or open space to help it become a neighborhood. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to close the hearing. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-1 (Scott Cashman voting against) to approve the Definitive Subdivision Plan with the following conditions:

- **Provide profiles for the proposed drainage easements.**
- **Provide a detail for the practicable access to the proposed detention ponds.**
- **Keep all utility structures centered within the utility easements.**
- **Revise the drainage calculations to include all areas including the paved roadway, sidewalk, grass, and woods in post development subcatchment #4.**
- **The outlet control structure for pond P3 must be consistent on both the plan view and in the drainage calculations.**
- **Provide a City of Worcester drop manhole detail.**
- **Provide ADA accessible ramps.**
- **Label Key Plan: “Definitive Subdivision, Arboretum, Phase III”.**
- **Label all revisions dates on all applicable pages of the plan. The revision dates should also reflect what the changes were for: Applicant request, Conservation Commission comments, Planning Board comments, etc.**

- **Calculations must be provided for the total area of suitable recreation areas for the entire Arboretum Definitive Subdivision and for each of the phases. These can be provided in a table on the cover sheet.**
- **Please provide a legend for all symbols on the cover sheet.**
- **Show wetlands and their delineations on the existing conditions plans.**
- **Lots 66L, 66R, 67L, 67R, which total 16,427 square feet, be set aside for park or open areas suitable for playground or recreation purposes for the period of 3 years from the date of the final build-out of the Sarah Drive infrastructure.**
- **As a note, for future phases, staff will be recommending additional lots that are contiguous to these four lots be dedicated for the same purpose.**
- **Add the same note for landscaping (Proposed tree of 5" minimum caliper, type to be chosen from the approved Worcester Subdivision Regulations list) to pages 24-27.**
- **Correct typo on page 27 in title block (lanscaping).**
- **The zoning table indicates zoning information for both Single-Family Detached and Semi-Detached. The lots shown on the plan do not have enough frontage for Single-Family Detached so please remove all reference to this information on the plan.**
- **Correct the total number of lots and units, which is 98 lots and 98 semi-detached dwelling units.**
- **Please provide an overall phasing plan for the Arboretum Definitive Subdivision.**
- **Properly executed easements to the City of Worcester in all ways shown on the Definitive Plan for all purposes for which ways are commonly used in the City and properly executed easements to the City of Worcester in and over all lands not included within the ways which are shown on the plan to be devoted to drainage or other common use. Wherever a drainage easement is shown, there shall also be an easement to discharge and dispose of said drainage whether within or without the subdivision. A sum of money sufficient to pay recording fees shall accompany the easements. Said easements to be duly recorded prior to start of construction.**
- **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 the 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.**
- **Six copies of the revised plan and a mylar must be submitted to the Planning and Regulatory Services Office.**

4. **155 Ararat Street (PB-06-58) – Parking Plan:** Gary Brackett and Wayne Salo, representatives for the applicants, presented the plan. Mr. Brackett stated that he and Mr. Salo had met with Timothy McGee and the Division of Planning and Regulatory Services staff to discuss the latest plan. Mr. Salo stated: 1) that the doorways of the building will remain lit; 2) the 1000-watt wall pack will be focused down and set on a timer to go on at dusk and off at 11 PM; 3) that PVC pipes will be replaced with the 6-foot curb stops; 4) access from Ararat Street will be widened; 5) and the dumpster will be relocated away from the residential neighbors, closer to the park, which was close to its original location. Mr. Brackett addressed Ms. Bartness' memo of August 16, 2006 by stating that: 1) the applicant will remove the nine spaces west of the dumpster and replace them with a landscape buffer along both park boundaries; and 2) paving is not required by the 1991 Zoning Ordinance and the cost of such paving is prohibitive. Chair Shea asked if there was a written price quote for the paving of the lot. Mr. Brackett stated that they did not have a written quote. Chair Shea also stated that he believed the Planning Board has the authority to require paving and the lot should be paved and striped for enforcement, safety and traffic circulation purposes. Timothy McGee spoke on behalf of the neighborhood and stated: 1) that the plan does not alleviate the traffic problems or congestion in the area; 2) that the Board should require paving and striping of the parking lot; 3) that significant dust and dirt is created by the existing lot which adversely affects the neighborhood; 4) he did not believe that the \$1 million cost estimate for paving given by the applicant at the last meeting was accurate because he was quoted one third that cost; 5) the neighborhood has been destroyed by this use; 6) the Planning Board should not give any concessions; and 7) the denial of the past parking plan was based on similar recommendations (paving) by the Board. Faith Woods voiced concerns about lighting, dumpster location and asked if there could be a sidewalk installed where the jersey barriers are currently located. Fred Moriarty asked that the lights be shut off by 10 PM. instead of 11 PM. Ms. Guzman stated that the plan, as presented, was improved over previous plans and that she thinks it resolves issues related to parking. She also stated she did not think paving the lot should be a requirement.

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 1-4 (John Shea, Scott Cashman, Anne O'Connor and Nicole Xifaras Parella voting against) to approve the parking plan with the following conditions: 1) The conditions in Ms. Bartness' memo of August 16, 2006 excluding item # 2, which states that the Division of Planning and Regulatory Services staff and the Board have concerns regarding the unpaved portion of the lot and item #3, which states the staff is recommending that this parking plan should conform to the paved areas shown on the 1987 parking license plan; and 2) the applicant must also submit a lighting plan, demonstrating that light from the applicant's property does not spill over onto adjacent properties. The motion failed.

Upon a motion by Scott Cashman to approve the parking plan with the following conditions: 1) Ms. Bartness' memo of August 16, 2006; and 2) the applicant must also submit a lighting plan, demonstrating that light from the applicant's property does not spill over onto adjacent properties. The motion failed for lack of second.

Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 4-1 (Margaret Guzman voting against) to deny the parking plan based on: 1) the inadequacy of lot circulation without paving or striping; 2) the inadequacy of pedestrian and vehicle safety and 3) that the issues from the last denial of the parking plan were not completely addressed.

5. **Lot 1A New York Street (PB-06-79) – Definitive Site Plan:** The applicant was not present. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to deny the Definitive Site Plan because it did not meet the minimum requirements for parking.

6. **Lot 1A Eden Street (PB-06-87) - Definitive Site Plan:** Scott Charpentier, representative for the applicant, presented the plan. Mr. Charpentier stated that he had received and addressed the comments of Ms. Bartness' memos of August 2, 2006 and August 8, 2006. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **One street tree is required in the parking buffer along Eden Street between the retaining wall and the curb cut.**
- **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 the 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.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

7. **75 Shore Drive (PB-06-81) – Definitive Site Plan:** Mark Donohue and Mr. Murray, representatives for the applicant, presented the plan. Mr. Donohue stated that the revised plan would eliminate the proposed child care center and expand the existing wellness center while adding 85 parking spaces. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **Label the title sheet "Definitive Site Plan".**
- **Label trees in excess of nine (9) inches in diameter, noting which ones the applicant seeks to remove.**
- **Label the height of the existing and proposed structures (in feet and stories) in the zoning summary table.**
- **Label total floor area of existing buildings.**

- **Label the total ground coverage area showing both green, impervious and building areas.**
- **Label dimensions for entrance and exit of the site.**
- **Provide additional information in the parking table including total number of proposed, total number of existing, dimensions of existing parking spaces, dimensions of proposed parking spaces, and a breakdown of compact vs. regular spaces.**
- **Label existing signage, if any.**
- **Label height of fence along Shore Drive and west side of the property.**
- **Any retaining walls 4 feet and over require a fence.**
- **Additional landscaping, including a combination of trees, shrubs and plantings along all parking buffers, is required along new parking areas.**
- **Five interior parking trees are required, 3 are shown.**
- **Label areas for snow storage.**
- **Provide a note stating that a Special Permit for Expansion or Change of a Pre-existing, Nonconforming Use/Structure was granted by the Zoning Board of Appeals on July 10, 2006.**
- **Label dumpster for site. Dumpster must be enclosed.**
- **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 the 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.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

8. **Lots 25-31 Sarah Drive (PB-06-92) – Definitive Site Plan:** Seth Toch, Ben Clark and Hossein Hazhanizadeh, representatives for the applicant, presented the plan. Mr. Toch stated that these lots are part of Phase II of the Arboretum Subdivision. Carolyn Halloran was concerned that the Auburn Planning Board was questioning the location of Sarah Drive and whether or not it was entirely in Worcester. Pete Michaud said that the Town of Auburn was requiring a survey to be sure where the town line is. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-1 (Scott Cashman voting against) to approve the Definitive Site Plan with the following conditions:

- **Label parking space for Lot 27-R**
- **The parking space for 25-L needs about 2 more feet of pavement to create a 9 x18' parking space that is not in the front yard setback.**
- **Correct typo in landscaping note (subdivision).**

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

## NEW BUSINESS

### PUBLIC HEARINGS

9. **Zoning Map Amendment – 24-30 Lewis Street:** Parul Patel, the petitioner, presented the petition. Councilor Haller stated that Mr. Fontane had explained that the South Worcester Neighborhood Plan had recommended a zone change for this area to be a BL-1 zone. Mr. Patel requested Leave to Withdraw. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to approve the petitioner's request for Leave to Withdraw.
  
10. **Zoning Map Amendment – 1367 -1369 Grafton Street:** Sam Rosario, representative for the petitioner, TGL Inc., presented the petition. Mr. Rosario asked that the petition be amended to reduce the area by 150 feet from the rear parcel line. He stated that this would allow the area to be used for storage or more than one building on a lot and that the residential uses on the front of the parcels would be blocked from noise that would come from the railroad tracks. Mr. Fontane stated that more information on the proposed amendment would be needed. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 (John Shea abstained) to recommend approval of the zone change petition, to the City Council, as petitioned.
  
11. **Zoning Ordinance Amendment – Flexible Parking Overlay District:** Mr. Fontane stated that the Flexible Parking Overlay District Zoning Ordinance Amendment had been presented to the Shrewsbury Street Neighborhood Association's President, Gary Vecchio, and each member of the Shrewsbury Street Merchant Association Subcommittee. No comments were received. Mr. Cashman asked if a parking analysis was still in the amendment. Mr. Fontane stated that the amendment would require a parking study, which is more informal than a parking analysis and that parking studies that were already done could be used. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to recommend approval of the Zoning Ordinance Amendment to the City Council.

12. **150 Eastern Avenue (PB-06-97) – Definitive Subdivision Plan:** Fred Koza, the applicant, presented the plan. He said that this was a frontage subdivision and requested waivers from the subdivision requirements, excluding those for ANR plans and a fee waiver of \$1,065.00. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to close the public hearing. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to waive the fee of \$1,065.00. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to waive the subdivision requirements, excluding those for ANR plans. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to approve the Definitive Subdivision Plan with the follow conditions:

- **Zoning classification summary should state that it is for a “single-family, semi-detached” dwelling.**
- **Zoning classification summary should include minimum height in stories and feet and floor to area ratio and what will be provided.**
- **Correct spelling for “Variances” and “dimensional”.**
- **Plan should also include the following language:**

**I certify that 20 days have elapsed since Planning Board approval and that no appeal has been filed in this office.**

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**City Clerk Worcester, MA**

- **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 the 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.**
- **Six copies of the revised plan and a mylar must be submitted to the Planning and Regulatory Services Office.**

13. **Burncoat Street Estates (PB-06-102) – Definitive Subdivision Plan:** Ben Clark and Seth Toch, representatives for the applicant, presented the plan. Mr. Clark stated that the ownership issues had been resolved and that a no disturb buffer to the south of the subdivision would be provided. The Department of Public Works requested drainage calculations, detail of detention pond and drainage easements must be provided. Ms. Bartness stated that the Division of Planning and Regulatory Services had not fully reviewed the plan. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to continue the Definitive Subdivision Plan to September 6, 2006 to allow the applicant time to address staff comments.



## **PUBLIC MEETINGS**

14. **2-4-6-16 Southbridge Street (PB-06-95) – Definitive Site Plan:** Mark Donohue and Michael Pagano, representatives for the applicant, presented the plan. Bruce Goral stated that the closure of Southbridge Street for a period of up to one year will have a negative impact on the retail tenants. Chair Shea indicated that Mr. Goral should speak to the Department of Public Works regarding that matter. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **Reduce scale.**
- **In addition to the “Topographic Plan” page, page 1.1 should be stamped.**
- **Label page 1.1 “Definitive Site Plan” in the title block information.**
- **The sheet with the current “site plan” label should be labeled “Layout Plan”.**
- **Provide location and dimensions of proposed glass atrium.**
- **Architect should sign plan on page 1.1 and the third page.**
- **Pages should be labeled 1 of 3, 2 of 3, and 3 of 3, respectively.**
- **Address on second page labeled “Topographic Plan” should read 2-4-6-16 Southbridge Street.**
- **Site plan is signed by a land surveyor, not a registered engineer.**
- **Remove extraneous information that is not needed for site plan review. Please refer to attached site plan checklist.**
- **Clearly delineate boundary lines of the subject property with a heavier solid line weight.**
- **Provide a Locus Plan showing the site of the proposed development in relation to the immediate and general street network.**
- **Provide a zoning summary (table) indicating the zoning district as well as the zoning requirements and what will be provided.**
- **Provide square footage of the proposed additions and of the entire structure.**
- **Provide floor to area ratio of the structure.**
- **Provide height in feet and stories of the existing structure and proposed additions.**
- **Label exterior materials and elevations for any proposed additions including the green room and proposed atrium.**
- **Provide dimensions for the sidewalk and walkway.**
- **Label existing drainage facilities.**
- **Provide location, size, and arrangement of all signs and lighting.**
- **Label height of proposed chain link fence.**
- **Provide location and screening of any dumpsters.**
- **Provide note stating that snow will be removed off-site.**
- **Provide information regarding emergency vehicular access to the rear of the structure.**
- **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 the 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.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

15. **290 West Boylston Street (PB-06-98) – Definitive Site Plan:** William Hannigan, representative for the applicant, presented the plan. He stated that the building would be 14,400 sq. ft. He said that the memo of August 15, 2006 by Ms. Bartness had been addressed. Ed Sutherland said that traffic, parking and safety were his concerns. John Oslund was concerned with the location of the dumpster, parking, landscaping and lighting. Mr. Hannigan said that the landscaping requirements would be met and the lighting would be directed so as to not affect the neighborhood. Mr. Cashman stated that he would like the dumpster relocated. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Site Plan to September 6, 2006 to allow the applicant time to address staff and Board comments.

16. **CitySquare (PB-06-99) – Definitive Site Plan – Extension of Time:** Robert Longden, representative for the applicant, presented the plan. Mr. Longden stated that the project has received approvals from the Economic Assistance Coordination Committee and the Inspector General and that the developer is in negotiations for leases. He also stated demolition will occur in the first quarter of 2007. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Extension of Time for the Definitive Site Plan to August 24, 2007.

17. **Upland Street (PB-06-100) – Definitive Site Plan:** Seth Toch and Ben Clark, representatives for the applicant, presented the plan. Barbara White was concerned with traffic and sidewalks. She stated that she was concerned about the way Upland Gardens Drive lines up with these lots. Derek Wallace asked if there were sidewalks, and if not how could the neighborhood get sidewalks. Chair Shea stated that backing out of these driveways would be a safety risk and that turnaround areas were needed. Upon a motion by Scott Cashman, and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Site Plan to September 20, 2006, to allow the applicant time to address the issues in Mr. Luna's memo of August 11, 2006 and to provide turnarounds in the driveways.

18. **14 Iroquois Street (PB-06-101) – Definitive Site Plan:** Ben Clark, representative for the applicant, presented the plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- Label plan “Definitive Site Plan”.
- The owner of the property must either sign the application or fill out the authorization section of the application.
- The deed reference on the plan and application is incorrect. The correct deed reference is 38555/160.
- Label the required zoning dimensions and what the proposed dimensions are for the site plan.
- Indicate the height in stories and feet of the building on the Site Plan.
- Indicate total square footage of the building on the Site Plan.
- Label the proposed dwelling’s exterior materials on the Site Plan.
- Demonstrate how site will accommodate 2 parking spaces by indicating exact location of the garage and show its dimensions.
- 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 the 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.
- Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.

## **OTHER BUSINESS**

19. **Mink Circle Subdivision – Bond Reduction:** The Department of Public Works requested that no action be taken. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to continue the item to September 6, 2006.
20. **Rustic Drive Extension Subdivision:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 (Nicole Xifaras Parella abstained) to set the bond in the amount of \$50,000 with a work completion date of July 1, 2007 and a bond expiration date of September 1, 2007 based on the recommendation of the Department of Public Works.
21. **High Meadow Estates Subdivision, Phase III, (Ridgewood Extension Station 6+80 to 8+51) – Release of Performance Bond:** Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to release the \$5,000 cash deposit.
22. **High Meadow Estates Subdivision, Phase II, (Ridgewood Extension Station 0+00 to 6+80) – Extend Work Completion Date:** Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to extend the work completion date to June 1, 2007 with a bond expiration date of August 1, 2007.

23. **Arboretum II Subdivision (Phase I) – Performance Bond:** Upon a motion by Anne O'Connor and seconded Margaret Guzman, the Board voted 5-0 to set a bond in the amount of \$550,000 with a work completion date of July 1, 2007 and bond expiration date of August 1, 2007 based on the recommendation of the Department of Public Works.

**APPROVAL NOT REQUIRED (ANR) PLANS:**

1. **ANR-6359:** Upon a motion by Anne O'Connor and seconded Margaret Guzman, the Board voted 5-0 to deny endorsement of the ANR Plan #6359, Viele Avenue/Tylee Avenue because there is insufficient frontage for all of the proposed lots.
2. **ANR-6364:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to accept Leave to Withdraw of the ANR Plan #6364, Sarah Drive.
3. **ANR-6366:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6366, Moreland Street.
4. **ANR-6368:** Upon a motion by Anne O'Connor and seconded Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6368, P&W Railroad.
5. **ANR-6369:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6369, Totem Trail.
6. **ANR-6370:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6370, 16 Kennebec Street.
7. **ANR-6371:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6371, Heath Street.
8. **ANR-6372:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6372, Swan Avenue.
9. **ANR-6373:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6373, Gaylord Street.
10. **ANR-6374:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6374, Sarah Drive.
11. **ANR-6375:** Upon a motion by Margaret Guzman, and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6375, Belcourt Road.
12. **ANR-6376:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6376, 36 & 38 Heath Street.
13. **ANR-6377:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6377, 40 & 42 Heath Street.

14. **ANR-6378:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, , the Board voted 5-0 to endorse ANR Plan #6378, 44 & 46 Heath Street.
15. **ANR-6379:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6379, 21 Anderson Street.
16. **ANR-6380:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6380, Lorenzo Street.
17. **ANR-6381:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6381, 31 Caroline Street.
18. **ANR-6382:** The Board held ANR Plan #6382, Townsend Street.

### **ADJOURNMENT**

Chair Shea adjourned the meeting at 10:00 PM.