

**MINUTES  
WORCESTER PLANNING BOARD  
MAY 26, 1999**

Planning Board Members Present: Joan Bagley  
Joseph Sova  
Joe Boynton  
Samuel Rosario  
Stephen Petro

Staff Present: Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
Michael Pace, Code Enforcement  
Stephen Madaus, Law Department  
Judith Stolberg, OPCD  
Alan Gordon, OPCD  
Diana Collins, OPCD

**Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall**

1. **Call to Order:** Chairman Joan Bagley called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – May 12, 1999:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to approve the minutes of the May 12, 1999 meeting.
3. **Zoning Map Amendment – 530-574 Pleasant Street (RG-5 Zone to BL-1.0 Zone):** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein, Josue Rosa, Arthur Ordway, Patricia Angelis, Mike Burke and Jacqueline Matthews spoke in favor of the petition. Frank Lapriore, Deb Martin, Mrs. Atamian, Nancy Lapriore, Joseph Crotty, City Councilor John Finnegan and City Councilor Konstantina Lukes spoke in opposition to the petition. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted 4-1 (Samuel Rosario voted no) to recommend denial of the petition since the zone change has the potential to drastically change the character of the neighborhood.
4. **Zoning Ordinance Amendment – Accessory Apartments In Residential Districts:** Alan Gordon and Michael Pace stated the Administration is not in favor of the amendment in its present form. City Councilor Konstatina Lukes spoke in opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to continue the hearing to June 23, 1999 so that OPCD and Code Enforcement could adjust the content to better fit the needs of the City.

5. **436-440 Lake Avenue – Special Permit:** Notice of the hearing was read by the Clerk. John Riel explained the plan. Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to approve the Special Permit. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to reconsider the vote. Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to approve the Special Permit.
  
6. **Nelson Place – (Lot 2/Hapgood Road Lots 3 & 4) 15% Slope - Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
  - **All comments in Department of Public Works letter dated April 21, 1999 be addressed to the satisfaction of said department.**
  - **Additional line of temporary erosion controls (siltation fence and hay bales) be added to plan.**
  - **Subject to the 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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
  - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of written decision to proponent.**
  
7. **7 Neponset Street (Greendale Mall) – Amendment To Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to approve the amendment to site plan with the following conditions:
  - **Proponent meet with OPCD landscape architect to determine the locations for the twelve (12) additional trees and said tree locations be shown on plan.**
  - **Caliper of trees is to be 3-3.5”.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision to proponent.**
  
8. **100 Research Drive (BASF Bioresearch Corp.) – Parking Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the parking plan with the following conditions:
  - **All comments in the Department of Public Works letter dated May 26, 1999 be addressed to the satisfaction of said department.**

- **Landscaping table showing number, species and size be added to plan.**
- **Three copies of revised plan be submitted to OPCD prior to release of decision to proponent.**

9. **Camelot Village – Extension of Work Completion Date and Bond Expiration**

**Date:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to extend the work completion date to September 1, 1999 with a bond expiration date of November 1, 1999.

10. **Plans To Be Ratified:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to ratify the following Approval Not Required Plans:

- #5014 Adams Street
- #5015 Orient Street
- #5016 Phoebe Way
- #5017 Jennings Street
- #5018 Nome Street
- #5019 Lake Avenue

**Other Business:** None

The Chairman adjourned the meeting at 7:10 P.M.