

**MINUTES  
WORCESTER PLANNING BOARD  
OCTOBER 25, 2000**

**Planning Board Members Present:** Joseph Sova  
Joe Boynton  
Samuel Rosario  
Stephen Petro  
John Shea

**Staff Present:** Paul Moosey, DPW Engineering  
Doug Scott, Health/Code Enforcement  
Stephen Madaus, Law Department  
Pamela Harding, OPCD  
Judith Stolberg, OPCD

**Regular Meeting (5:30 p.m.) - City Council Chambers, City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – October 11, 2000 Meeting:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the minutes.
3. **101 Highland Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the deadline to November 15, 2000. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the item to November 15, 2000.
4. **27 Sever Street & 53 Cedar Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to waive the requirements of Article V, Section 4.2.6 regarding exterior materials and elevations of proposed and existing buildings; methods and locations of sedimentation controls; soil type and existing contours; and the requirement that the Site Plan be prepared by a Registered Engineer and to approve the site plan with the following conditions:
  - **Applicant provide drainage and utility information on the plan.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
5. **85 Prescott Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan presented at the time of the meeting with the following conditions:
  - **Plan must be stamped by a Registered Engineer.**
  - **Courtyard detail including drainage should be incorporated on the plan.**
  - **Landscaping table showing species, size and quantity must be added to the plan.**

- **Subject to 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 OPCD prior to release of decision.**
6. **89 Prescott Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the interior landscaping requirement except what is shown on the plan. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the parking plan with the following conditions:
- **Applicant submit a copy of a signed lease for the parking spaces at 32 Prescott Street, said lease to be in effect for at least five years from completion of the project.**
  - **Plan show driveway entrance with changed radius and elevation.**
  - **Plan show maintenance manhole to connection at box culvert.**
  - **Drainage system be revised to eliminate pressure drains with 25-year storm.**
  - **Snow is to be removed from the site.**
  - **Applicant add a parking table to the plan.**
  - **Three copies of revised plan be submitted to OPCD prior to release of the decision.**
7. **184 Prescott Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to extend the deadline and continued the item to November 15, 2000.
8. **Erie Avenue – To Make Public:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to recommend a Priority 2.
9. **Ely Street – To Make Public:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend Priority 1.
10. **Julien Avenue – To Make Public:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to recommend a Priority 1.
11. **Chino Avenue – To Make Public:** Upon a motion by John Shea and seconded by Joe Boynton, the Board unanimously to recommend a Priority 4.
12. **Derby Street – To Make Public:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to recommend a Priority 2.
13. **Camden Street – To Make Public:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to recommend a Priority 1.
14. **Nanita Street – To Make Public:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to recommend a Priority 1.

**15. Third Street (Lots 20, 21, 22, 23) – Release of Security For Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to release the security upon receipt of certification from the Building Inspector that the landscaping has been mulched

**16. Ratify Plans:** Joe Boynton abstained. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required plans:

**#5184 Benefit Street**

**#5188 Massasoit Road/Sprague Lane**

**#5189 Ernest Street**

**#5190 Fay Street**

**Other Business:**

**Flint Pond Village (Section II, Phases III) – Bond Release and Release of Covenant:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to release the covenant. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release the \$15,000.00 surety since all work has been completed to the satisfaction of the Department of Public Works.

The meeting was adjourned at 6:40 P.M.