

MINUTES
WORCESTER PLANNING BOARD
July 31, 2002

Planning Board Members Present: Joe Boynton
Samuel Rosario
Stephen Petro
John Shea
Anne O'Connor

Staff Present: Michael Pace, Health/Code Enforcement
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development
Jeff Head, Law Department
Paul Moosey, DPW

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – July 17, 2002 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the July 17, 2002 meeting.
3. **157-159 Shrewsbury Street – Special Permit:** Norton Remmer spoke in favor. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Joe Boynton voted no) to approve the Special Permit with 44.25 parking spaces to be waived based on 118 seats.
4. **Wigwam Hill Drive/Plantation Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Applicant shall upon completion of construction on all lots owned by the applicant, pave the existing 30' wide utility easement and right of way with a 1" top coat and so note on the plan. Last occupancy permit will not be issued until paving is completed.**
 - **Applicant must cut back vegetation along the most westerly border of lots 2A, 2B, 3A & 3B to improve site lines with Plantation Street.**
 - **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

- **Six copies of revised plan be submitted to the Executive Office of Economic Development prior to the release of decision.**
5. **1283 Main Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 5-0 to continue the site plan approval to August 14, 2002 at the request of the applicant.
 6. **Kettle Brook Trace – Rescind Subdivision Approval:** Notice of the hearing was read by the Clerk. Attorney Todd Rodman spoke in favor. Jim Scalley spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to rescind the subdivision
 7. **Zoning Ordinance and Map Amendment:** Notice of the hearing was read by the Clerk. Attorney Mark Donahue presented the proposed amendment. No one spoke in opposition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the hearing to August 28, 2002 and requested the Law Department, Executive Office of Economic Development and Code Enforcement review the amendment and provide comments relative to parking requirements.
 8. **Morningside Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Applicant install a construction fence around the area of the foundation and show said fence on 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 by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
 9. **Pilgrim Avenue – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:
 - **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

10. **225 Southwest Cutoff – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
- **Applicant must use City of Worcester standard catch basin and so note on 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
11. **397 Mill Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
- **“Hammerhead” driveways to be shown on both lots and approved by the Department of Code Enforcement.**
 - **Within two weeks after the installation of the foundation, applicant must hydroseed to stabilize the site.**
 - **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Six copies of revised plan be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**
12. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5438 Corrine Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5439 Nyland Street/Granite Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5447 Brooks Street/Mount Avenue. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5449 Foxmeadow Drive. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5450 Eustis Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5451 Nutmeg Drive/Ledgecrest Drive. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 (Joe Boynton recused himself) to endorse ANR Plan #5452 Grove Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5453 Chalmers Road. Upon a motion by

Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5453B Belmont Street/Skyline Drive.

Other Business:

Scenic Heights Subdivision – Default: Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-1 (Samuel Rosario voted no) to extend the work completion date to August 27, 2002.

Training Session: The Board, after some discussion, directed the Chairman to request the Law Department to conduct a training session devoted to the Subdivision Control Law and Approval Not Required Plans on October 30, 2002 (4:30 P.M. to 6:30 P.M.).

The meeting was adjourned at 8:00 P.M.