

**MINUTES  
WORCESTER PLANNING BOARD  
AUGUST 27, 2003**

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

**Staff Present:** Judith Stolberg, Development Office  
Diana Collins, Division of Regulatory Services  
Michael Pace, Department of Code Enforcement  
Paul Moosey, Department of Public Works  
Joseph Borbone, Department of Public Works, Traffic Engineering Div.  
Joel Fontane, EONS  
Edgar Luna, EONS  
Jeffrey Head, Law Department

**Regular meeting (5:30 PM) – Council Chambers, Worcester City Hall**

1. **Call to order:** Chairman Joe Boynton called the meeting to order at 5:45 PM.
2. **Approval of Minutes – August 13, 2003:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 (Stephen Petro was not present at that meeting) to approve the minutes of the August 13, 2003 meeting.
3. **15-23 Eastern Avenue – 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:
  - **Dumpster must be screened with a six-foot high solid board fence.**
  - **Gage Street exit/entrance is to be removed from the plan.**
  - **Lighting not to spill from 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.**
  - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**
4. **51 Goldstar Boulevard/4 West Boylston Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-2 (Joe

Boynnton and Anne O'Connor voted no) to approve the site plan with the following conditions:

- **Snow is not to be stored in the paved areas.**
  - **A fence, not closer than ten feet to the public right of way and no higher than four feet, be placed around the parcel containing the Ciao Bella Restaurant.**
  - **Conceptual access plan dated August 23, 2003 be incorporated in the revised plan.**
  - **Signalization at West Boylston Street and Grove Street is to be done at the expense of the applicant.**
  - **Applicant must use City of Worcester Standard catch basins, manholes and connections.**
  - **Applicant must use reinforced concrete pipe in City of Worcester easements.**
  - **Applicant must provide drainage plan for bank parking area and obtain approval for such plan from the Department of Public Works.**
  - **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.**
  - **Four copies of revised plan must be submitted to the Regulatory Services Office prior to release of decision.**
5. **Parsons Hill/Ledgecrest Subdivision – Amendment to Definitive Subdivision Approval:** Samuel Rosario recused himself. Site plan approval was taken collectively. Hossein Haghanizadeh and Robert Gallo spoke in favor. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to continue the hearing and the site plan approval to September 24, 2003 so staff can determine if Ledgecrest Road can be safely connected to Swan Avenue.
6. **922 Grafton Street - Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the parking plan to September 24, 2003 and advised the applicant that the revised plan must be submitted by September 17, 2003.
7. **64-79 Beacon Street – Zoning Map Amendment:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the item to September 10, 2003 at the request of the applicant.
8. **271 East Mountain Street – More Than One Building On A Lot:** Special Permit and Site Plan Approval were taken collectively. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the three items to September 10, 2003 at the request of the applicant.

- 9. 271 East Mountain Street – Special Permit:** See #9.
- 10. Livermore Street – 81-G Street Opening:** Joe Boynton recused himself and Samuel Rosario assumed the Chair. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to approve the street opening with the following condition:
- **Applicant must provide drainage for the proposed street opening.**
  - **Guardrail be in place five feet in front of the pump station.**
- 11. Attleboro Street – 81-G Street Opening:** Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted to continue the item to September 24, 2003 so it can be determined where the public street ends and the private way begins.
- 12. Cadorna Road – 81-G Street Opening: Site Plan Approval was taken collectively.** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to continue the items to September 24, 2003.
- 13. 271 East Mountain Street – Site Plan Approval:** See #8.
- 14. Ledgecrest Drive – Site Plan Approval:** See #5.
- 15. Cadorna Road – Site Plan Approval:** See #12.
- 16. Vinton Street – Site Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the date for constructive grant to October 9, 2003 and to continue the site plan approval to October 8, 2003 at the request of the applicant.
- 17. 60-62 St. Louis 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 September 10, 2003 because the Board had not been able to view the site.
- 18. Edgeworth Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the site plan approval to September 10, 2003 because the Board had not been able to view the site.
- 19. Pleasant Street (Lot B) – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the site plan approval to September 10, 2003 because the Board had not been able to view the site.

- 20. 1180 Millbury 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 September 10, 2003 because the Board had not been able to view the site.
- 21. Beeching 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 September 10, 2003 because the Board had not been able to view the site.
- 22. 31 Ballard Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the site plan approval to September 10, 2003 because the Board had not been able to view the site.
- 23. 46 Edgeworth Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the request of the applicant for leave to withdraw.
- 24. Brooks Crossing Subdivision – Phase II – Bond Reduction:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 (John Shea recused himself from voting) to release \$20,000.00 of the existing bond leaving a new bond amount of \$30,000.00.
- 16- Endorsement of ANR plans:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5631 Castine/Aroostook/Dixfield Streets. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to hold ANR Plan #5651 St. Louis/Ballard Streets for a view. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 (Joe Boynton and John Shea recused themselves) to endorse ANR Plan #5640 Jersey Drive/Oakmont Road. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 (Joe Boynton and John Shea recused themselves) to endorse ANR Plan #5641 Jersey Drive/West Boylston Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 (Joe Boynton and John Shea recused themselves) to endorse ANR Plan #5642 Jersey Drive. Upon a motion by Anne O'Connor and seconded by John Shea, the Board voted 3-0 (Stephen Petro and Samuel Rosario recused themselves) to endorse ANR Plan #5644 Salisbury Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5645 Niles Street with the notation that Lots 3 & 4 are to be combined with adjoining lots. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5648 Whippoorwill Drive/Malden Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5649 Union Place. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5650 404 Cambridge Street/1 Woodward Street.

**Other Business:**

**Winter Heights Subdivision – Bond Reduction:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to reduce the bond leaving a new bond in the amount of \$85,000.00 for all phases.

**Edgewater Estates Subdivision – Bond Reduction:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to release \$105,000.00 of the existing bond leaving a new bond amount of \$85,000.00.

**Re-zoning – St. Vincent’s Hospital Area:** The Board discussed rezoning of those parcels included in the IN-H zone on Winthrop and Providence Streets. The City Planner asked the Board’s opinion on some parcels in the area and whether they should be included. The Board concluded that a special meeting would be held on October 15, 2003, so the hearing for this important zone change can be discussed at length.

The meeting was adjourned at 9:15 PM.