

MINUTES
WORCESTER PLANNING BOARD
March 9, 2005

Planning Board Members Present: Joe Boynton
Samuel Rosario
John Shea
Anne O'Connor
Scott Cashman

Staff Present: Michael Traynor, Law Department
Jody Kennedy-Valade, Code Enforcement
Judith Stolberg, Planning
Joel Fontane, Planning
Edgar Luna, Planning
Russell Adams, DPW

Regular Meeting (5:30 PM) – Saxe Room, Worcester Public Library

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – February 24, 2005 Meeting:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 (John Shea and Samuel Rosario recused themselves) to approve the minutes of the February 24, 2005 meeting.
3. **Hatfield Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 (Joe Boynton recused himself) to approve the site plan with the following conditions:
 - **Conditions from prior approval dated May 28, 2003 remain in effect:**
 1. **Aisle widths must be shown on the plan.**
 2. **Road profiles and cross sections must reflect 50' measurements.**
 3. **Parking spaces must be 9' wide.**
 4. **Dumpster fence must have arbor vitae plantings around it.**
 5. **A stockade fence beginning at the northeast corner of the lot at the street and running along the entire parking area must be installed and maintained by the applicant.**
 6. **Snow must be removed from the site with signage so stating shown on the plan.**
 - **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 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.**
- **Four copies of revised plan must be submitted to the Land Use Office prior to release of decision.**

4. **344 Pleasant Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 2-3 (Anne O'Connor, John Shea and Joe Boynton voted no) to approve the site plan. Motion did not carry. Upon a motion John Shea and seconded by Anne O'Connor, the Board voted 5-0 to extend the deadline for constructive grant to April 13, 2005 and continued the site plan approval to April 13, 2005 so the applicant can revise the plan.
5. **Rice Lane/Shannon Street – Special Permit:** Items 5-8 were taken collectively. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Scott Cashman voted no) to continue the special permit approval, two site plan approvals and more than one building on a lot approval to March 23, 2005 at the request of the applicant and advised the applicant to renotify abutters.
6. **Winthrop Street/Rice Lane – Site Plan Approval:** See #5.
7. **Winthrop Street/Shannon Street – Special Permit:** See #5.
8. **Rice Lane – More Than One Building on a Lot:** See #5.
9. **64 Catherine Street – Special Permit:** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein and Kevin Quinn, Quinn Engineering, presented the plan. No one spoke in opposition. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to approve the Special Permit with the following findings:
 - **The proposed use is allowed by right.**
 - **The specific site is appropriate for the proposed use because the site is zoned for multi-family dwellings and the project will be in character with the neighborhood.**

- **The proposed use will not adversely affect the neighborhood because the common driveway to service three lots will allow for one access to the lot rather than multiple curb cuts.**
- **There will be no nuisance or serious hazard to vehicles or pedestrians because having a common driveway will make the project safer than three separate driveways.**
- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use because guardrails and 6-foot stockade fences will be installed to protect adjoining property.**

- 10. 727 Salisbury Street – Amendment to Special Permit:** Item #11 was taken collectively. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to continue the special permit amendment and the site plan approval to March 23, 2005 at the request of the applicant.
- 11. 727 Salisbury Street – Site Plan Approval:** See Item #10.
- 12. Tattan Farm Road – To Make Public:** Anne O'Connor recused herself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to recommend a Priority 1.
- 13. Silver Spruce Circle – To Make Public:** Anne O'Connor recused herself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to recommend a Priority 1.
- 14. Chestnut Hill Drive – To Make Public:** Anne O'Connor recused herself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to recommend a Priority 1.
- 15. Blackthorne Drive – To Make Public:** Anne O'Connor recused herself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to recommend a Priority 1.
- 16. Hidden Farm Road – To Make Public:** Anne O'Connor recused herself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to recommend a Priority 1.
- 17. Approval Not Required (ANR) Plans:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to deny endorsement of ANR Plan #5985 Swan Avenue because the plan appears to create a lot without frontage on a way. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5986 Cadorna Road. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5993

East Mountain Street. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6001 Salisbury Street & Butternut Hill. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6002 Franklin Street/Plantation Street. ANR Plan #6003 James Street/Ludlow Street was held for clarification (Anne O'Connor recused herself). Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to deny endorsement of ANR Plan #6004 Bullard Avenue because the way does not have sufficient width, suitable grades and adequate construction for the proposed use.

The meeting was adjourned at 6:30 PM.