

**MINUTES
WORCESTER PLANNING BOARD
JULY 28, 1999**

Planning Board Members Present: Joseph Sova
Joe Boynton
Samuel Rosario

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 Joseph Sova called the meeting to order at 5:30 P.M.
2. **Zoning Ordinance Amendment – Accessory Apartments In Residential Districts:** Alan Gordon presented the formal recommendation of OPCD which was to recommend denial of the petition because of the enforcement difficulties and the possible changes to the character of single family neighborhoods. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to recommend denial of the petition because of enforcement issues.
3. **Winifred Circle – Preliminary Subdivision Plan:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to deny approval of the preliminary subdivision plan application since the Board found that the proposed plan exceeds the 500 foot dead end road limitation and recommends redesign of the proposed subdivision road as a through street connected from Winifred Avenue to Ellis Drive. The Board also noted that any future definitive subdivision plan application for this parcel should be submitted as a revision application to the approved definitive subdivision plan entitled “Ellis Estates” approved by the Board on July 1, 1987.
4. **Lincoln Street (Lincoln Plaza) – Site Plan Approval:** Upon a motion by Joe Boynton 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 July 23, 1999 be addressed to the satisfaction of said department.**
 - **Snow storage area be labeled on plan with signage.**

- **Quantity column be added to landscaping table.**
 - **Planting beds be curbed with note on plan denoting how they are to be curbed.**
 - **Elm tree species be changed.**
 - **Developer assume landtaking costs for widening at Goldwaithe Road.**
 - **Dumpster locations be shown on plan where lacking.**
 - **Dumpsters be screened.**
 - **Fencing be extended at the southeast corner northerly beyond pastoral housing which abuts property.**
 - **Exterior signage will require amendment to site plan approval.**
 - **Approximately one year after build out of all three phases, developer's traffic engineering firm, at developer's expense, review LOS to determine if adjustments are necessary.**
 - **All traffic signalization to be recalibrated per Traffic Engineer's recommendation.**
 - **Three copies of revised plan be submitted to Office of Planning and Community prior to release of decision.**
5. **177 Southwest Cutoff (O'Connell Oil) – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the item to August 11, 1999 at the request of the proponent.
 6. **44 Hammond Street (Warehouse Distribution Facility) – Parking Plan Approval Reconsideration:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to reconsider the approval. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the item to August 11, 1999.
 7. **Wildwood Estates Subdivision (Lot A – Oak Leaf Circle) – Request to Release From Covenant To Construct Model Home:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release Lot A from the covenant for the purpose of constructing a model home with the provision that the home cannot be conveyed.
 8. **Brooks Crossing Subdivision:** No action was necessary.
 9. **Discussion – 926 West Boylston Street and 25 Park Avenue:** The 926 West Boylston Street discussion was continued to the August 11, 1999 meeting. Relative to 25 Park Avenue, the Board requested OPCD prepare a letter to Code expressing the Board's concern and requesting a submittal from the owner.
 10. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to ratify the following plans:

#5034 Onset Street
#5035 Sarah Drive
#5036 Morgan Street/Anson Street
#5038 Oak Leaf Circle
#5039 Cataline Street
#5040 Chester Street
#5041 Lincoln Street/Knight Street
#5042 Webster Street, Mill Street, Main Street
#5043 Franklin Street
#5044 Santoro Road
#5045 Shrewsbury Street
#5046 Brookline Street
#5047 Stoneham Road

Other Business:

Arboretum Subdivision: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to extend the work completion date to October 15, 1999 with a bond expiration date of December 15, 1999.

The Chairman adjourned the meeting at 7:25 P.M.