MINUTES
WORCESTER PLANNING BOARD
AUGUST 25, 1999

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

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Doug Scott, Code Enforcement
Stephen Madaus, Law Department
Alan Gordon, OPCD
Judith Stolberg, 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. Approval of Minutes – August 11, 1999 Meeting: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the minutes as amended.

3. Zoning Ordinance Amendment – Arts District Overlay: Alan Gordon presented some changes and modifications. Jeff Boris, Gerald Joseph, Barbara Haller, Eva Robbins and Jonathan Finkelstein spoke in favor. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to recommend approval of the Zoning Ordinance Amendment with the following modifications:

   • Amend the proposed Arts Overlay District ordinance per the following OPCD recommendations:

      • Add “gallery and exhibit spaces” as activity uses in proposed Commercial Artist Loft definition.
      • Add the proposed Section 3-b, addressing Dimensions, Nonconforming Structures and Change of Use.
      • Add the proposed Section 3-c prohibiting Adult Entertainment Establishments.
      • Add the proposed Section 5 addressing parking requirements.
Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to amend the proposed Arts Overlay District map boundaries as follows:

- Adding the remainder of the Burwick Building property.
- Adding the Boy’s Club property.
- Amending the southern boundary of the district to be located along the centerline of May Street and Hammond Street.

4. **Monticello Drive – Private Street Removal:** Notice of the hearing was read by the Clerk. Alan Gordon presented a letter from the petitioner requesting leave to withdraw. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the request for leave to withdraw.

5. **501 Plantation Street (Plantation Towers) – Special Permit:** Notice of the hearing was read by the Clerk. Attorney Shields represented the proponent. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to approve the Special Permit. Since four votes are necessary for approval of a Special Permit, the Special Permit was denied. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to reconsider the Special Permit. After some discussion the proponent asked for leave to withdraw without prejudice. 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 Stephen Petro, the Board voted unanimously to approve the request for leave to withdraw without prejudice.

6. **340 Grove Street (Motiva Enterprises, LLC) – 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 the Department of Public Works letter dated August 20, 1999 be addressed to the satisfaction of said department.
- Lighting be directed inward.
- Two signs stating no left turn be installed at site exits.
- Traffic island shape be modified per Department of Public Works recommendation.
- Signage be installed designating snow storage areas.
- No left turn signs be installed at both site exits.
- Three copies of revised plan be submitted to Office of Planning and Community prior to release of decision.
7. **140 Norfolk Street (15% slope) – Site Plan Approval:** Joe Boynton recused himself from this item. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- All comments in Department of Public Works letter dated August 18, 1999 be addressed to the satisfaction of said department.
- Drains be connected to surface sewers.
- No disturbance of land within 50’ of rear lot line.
- Two car garages under each home.
- Utilities be shown on plan.
- Subject to the 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 Office of Planning and Community prior to release of decision.

8. **112 Woodland Street (Clark University) – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:

- No parking in driveway signs be posted at various locations along the driveway.
- Signs delineating each parking space be installed.

9. **83, 83 ½ & 85 Florence Street (Clark University) – Site Plan Approval:** Upon a motion by Stephen Petro 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 August 19, 1999 be addressed to the satisfaction of said department.
- A landscaping buffer be installed along the parking lot periphery consisting of 4’-6’ high arborvitae planted 4’ off center.
- Snow be removed from site.
- Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.
- “No Exit” sign be installed at driveway entrance.

10. **993 Grafton Street (Commerce Bank & Trust – Site Plan Approval):** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
• Trees be 4” caliper and yews be 24” in height.
• Hydraulic calculations be provided.
• Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.

11. **25 Park Avenue (Commerce Bank & Trust) – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:

- Remove the two parking spaces in front of the building loading doors.
- Install the one tree missing and replace the existing trees with trees of proper caliper.
- Install sign requiring snow to be removed from the site.
- Eighteen parking spaces to be designated for bank parking.
- All other conditions of the original site plan approval remain in effect.

12. **9 Newport Street (Butch & Annie’s Plaza) – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to allow the applicant leave to withdraw without prejudice.

13. **Discussion – 926 West Boylston Street:** No action was taken on this item.

14. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to ratify the following plans:

   #5056 Nathaniel Street
   #5057 Hyannis Place
   #5058 Moreland Green Drive
   #5059 Nelson Place/Hapgood Road
   #5060 Joppa Road

**Other Business:** None

The Chairman adjourned the meeting at 9:20 P.M.