

**MINUTES  
WORCESTER PLANNING BOARD  
AUGUST 9, 2000**

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

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
Doug Scott, Health/Code Department  
Pamela Harding, OPCD  
Judith Stolberg, OPCD  
Stephen Parker, OPCD  
Stephen Madaus, Law Department

**Regular Meeting (5:30 p.m.) – City Council Chambers, City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – July 26, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Norfolk Street – Site Plan Approval (15% Slope):** Joe Boynton recused himself from this item. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to waive the requirement of an engineer's stamp. 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 July 20, 2000 be addressed to the satisfaction of said department.**
  - **Hydroseeding be done within two weeks after the foundation is in place.**
  - **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 to the satisfaction of the Director of Code Enforcement.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
4. **31 & 33 Firglade Street – Site Plan Approval (15% slope):** The Fire Department had no problem with a truck being able to access the site. The Board requested that OPCD obtain a written response to be placed in the file. Upon a motion by Joe

Boynton and seconded by John Shea the board voted unanimously to approve the site plan with the following conditions:

- **All comments in Department of Public Works letter dated July 20, 2000 be addressed to the satisfaction of said department.**
- **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 to the satisfaction of the Director of Code Enforcement.**

- 5. Zoning Map Amendment – New York Street & Delaware Street – MG-2.0 to RG-5:** Notice of the hearing was read by the Clerk. Thomas O'Connell, Peter Ankstitus, Thomas Kelleher and Tammy O'Connell spoke in favor. Attorney Robert Longden, representing Valkyrie, stated the company did not want their property included. Antoinette Donovan spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend approval of the zone change, exclusive of 15 Delaware Street, to RG-5 with the westerly boundary to be 1' east of 14 Fremont Street because the proposed zone change would be consistent with the current use of the affected parcels and the petition as amended by the Board would not adversely affect abutting parcels.
- 6. Zoning Map Amendment – Main & Ludlow Streets – RS-7 to RG-5:** Notice of the hearing was read by the Clerk. Martin Israel spoke in favor. Frank Petrozzi and a resident from 31 Bauer Street 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 John Shea, the Board voted unanimously to recommend denial because the road network and infrastructure are inadequate for the intensive uses allowed in an RG-5 zone.
- 7. Zoning Map Amendment – North Ashland Street & Ormond Street – RG-5 to BL-1.0:** The hearing was continued to August 23, 2000 at the request of the petitioner.
- 8. Zoning Map Amendment – 110 McKeon Road – RL-7 to BL-1.0:** Notice of the hearing was read by the Clerk. Attorney Philip Feinzig, representing Thomas Breeds, Boris Gantzars and Representative John Fresolo spoke in favor. No one spoke in opposition. Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously 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 recommend approval of the zone change.

**9. Devonshire Street (Lot 13) – 15% Slope – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to waive the requirement of an engineer’s stamp. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously 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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**

**10. 274 Lincoln Street – Amendment to Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to approve the amendment to site plan approval with the following conditions:

- **Applicant must obtain a Variance from the Zoning Board of Appeals for parking relief.**
- **All conditions from prior approval still apply.**

**11. 560 Park Avenue/2 Coes Square – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan application with the following conditions:

- **Applicant replace the crab apple tree with a shade tree.**
- **All comments in the Department of Public Works letter dated August 3, 2000 be addressed to the satisfaction of said department.**
- **All comments in the Department of Public Works, Traffic Engineering Division, letter dated August 8, 2000 be addressed to the satisfaction of said department.**
- **Shade trees be placed in the lot and shown on the plan.**
- **Snow to be removed from the site with signage stating same.**
- **Rhododendrons be replaced by another species.**
- **Three copies of revised plan with engineer’s stamp be submitted to OPCD prior to release of decision.**

**12. Tacoma Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan application with the following conditions:

- **All comments in the Department of Public Works Letter dated August 3, 2000 be addressed to the satisfaction of said department.**
- **Signage stating “Employee Only Parking” be placed on site.**
- **Snow to be removed from the site with signage stating same.**
- **Interior landscaping requirement is waived.**

- **Caliper, species and quantity of buffer landscaping be shown on the plan.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
- 13. Angela Rose Lane – Bond Reduction:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release \$60,000.00 of the bond leaving a new bond amount of \$50,000.00 with a work completion date of May 1, 2001 and a bond expiration date of July 1, 2001.
  - 14. High Meadows Subdivision (Phase I) – Set Bond:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to set a bond amount of \$40,000.00 with a work completion date of August 1, 2001 and bond expiration date of October 1, 2001 and to release Lots 1 through 13 inclusive from the covenant.
  - 15. High Meadows Subdivision (Ridgewood Road Extension) – Set Partial Bond:** John Shea recused himself from this item. The Board took no action on this item upon advice of the Law Department.
  - 16. Brook Crossing Subdivision – Set Bond:** This item was taken collectively with #17. John Shea recused himself from these items. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve a request for Leave to Withdraw.
  - 17. Brook Crossing Subdivision – Release Lots From Covenant:** See Item #16.
  - 18. Ratify Plans:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to ratify the following ANR plans:
    - #5162 Lamartine Street/Sargent Street/Gold Street**
    - #5163 Oak Leaf Circle**
    - #5164 Westcott Street/Scandinavia Avenue**
    - #5165 West Boylston Street/Jersey Drive**
    - #5166 Phoenix Street**
    - #5167 Joseph Street**
    - #5169 Elizabeth Street**

The Chairman adjourned the meeting at 8:25 P.M.