

**MINUTES
WORCESTER PLANNING BOARD
AUGUST 23, 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
Stephen Madaus, Law Department
Pamela Harding, OPCD

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 – August 9, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Zoning Map Amendment North Ashland & Ormond Streets (from RG-5 to BL-1.0):** This item was continued from the July 26, 2000 meeting. Attorney Michael Sowyrda represented applicant Irene John. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to recommend approval of the zone change on the basis that a change of the proposed lots to a BL-1.0 zone allows uses which are harmonious with the surrounding area.
4. **Main Street/Merchant Street-Site Plan Approval (15% slope):** The lots on Main Street were continued from the July 12, 2000 meeting to provide the applicant with ample time to redesign the driveways on Main Street. The two lots on Merchant Street received conditional approval at the July 12, 2000 meeting. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted to approve the site plan with the following conditions:
 - **A waiver be granted for the requirement of an engineer stamp.**
 - **A six foot stockade fence be installed along the common property line of 3 Armondale Place and lots labeled Lot 7A and Lot 6A.**
 - **One common utility easement for all three lots be marked on the plan.**
 - **Proper erosion control be place on southern property lines and along the eastern property line of Lot 5L.**
 - **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.**
5. **345 Greenwood Street - Special Permit:** Notice of the hearing was read by the Clerk. Attorney Lawrence Brodeur represented applicant RDG Realty Trust for a special permit for a driveway to service three lots. 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 John Shea, the Board voted unanimously to approve the Special Permit with the following conditions:
- **The parking areas of all three lots receive a finish coat of paving.**
 - **Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
6. **Anchor Street-Hearing 81G Street Opening:** Notice of the hearing was read by the Clerk. John Shea recused himself. Applicant Anthony Vigliotti and Land Surveyor Robert O'Neil were present. Mary Jane Hamilton of 532 Lake Avenue submitted a letter of concerns. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to close the public hearing. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to approve the opening of a way for public use, 200 feet east from the intersection of Lake Avenue and Anchor Street with the following conditions:
- **Applicant provide two catch basins at intersection of Lake Avenue (approximate station 0+00) and show them on the plan.**
 - **Applicant redesign sewer and drain to have a maximum velocity of ten feet per second.**
 - **Street to have a paved width of twenty-six feet.**
 - **A sidewalk be constructed on the southerly side of Anchor Street.**
 - **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.**
7. **Anchor Street- Preliminary Subdivision:** John Shea recused himself. Applicant Anthony Vigliotti and Land Surveyor Robert O'Neil were present. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to approve the preliminary subdivision with the following conditions:
- **All comments in the Department of Public Works Letter dated August 17, 2000 be addressed to the satisfaction of said department**
 - **A 10' waiver be granted from the required 50' radius of a cul-de-sac allowing a 40' radius.**
 - **A waiver be granted for a grade of greater than 3% in the cul-de-sac.**

- A waiver be granted for the installation of sidewalks on the northern side of the cul-de-sac
 - 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.
8. **15 Haviland Street – Site Plan Approval (15% slope):** Upon a motion John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the 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.
9. **501 Plantation Street – 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 site plan application with the following conditions:
- All comments in Department of Public Works letter dated June 18, 1999 be addressed to the satisfaction of said department.
 - All comments in Department of Public Works, Division of Traffic Engineering, letter dated June 21, 1999 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.
10. **10 New Bond Street (2nd Building) - Site Plan Approval (Floodplain):** The item was continued to the September 13, 2000 meeting date at the request of the applicant.
11. **40 Belmont Street - Parking Plan:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the item to September 13, 2000 so the applicant can meet with Code to determine if they have a front yard setback violation.
12. **477 Park Avenue – Parking Plan Approval (Amendment):** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the plan with the following conditions:
- Move parking space #13 so it is adjacent to parking space #12 and move handicapped ramp to sidewalk side of space #13.

- **Applicant close the unused driveway entrance on Shirley Street to Department of Public Works specifications.**
- **The plan state that snow be removed from site.**
- **Lighting be directed inward.**
- **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 measure, 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.**

13. Ratify Plans: Upon a motion by Samuel Rosario and seconded by John Shea the board voted unanimously ratify the following Approval Not Required plans:

#5168 Dixfield Street
#5170 Sunrise Extension
#5171 Broughton Road

The meeting was adjourned at 7:00 P.M.