

MINUTES
WORCESTER PLANNING BOARD
January 24, 2001

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

Staff Present: Paul Moosey, DPW Engineering
Michael Pace, Health/Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Diana Collins, OPCD

Regular Meeting (5:30 P.M.) – Room 409, City Hall

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – January 10, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the minutes.
3. **Anchor Street – Definitive Subdivision Approval:** John Shea recused himself. Anthony Vigliotti and Robert O’Neil spoke in favor. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted to approve the waiver of the 100’ diameter of the cul-de-sac (shall be 80’) and the waiver of the sidewalk requirement within the subdivision. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the subdivision with the following conditions:
 - **Applicant provide an erosion control plan.**
 - **Applicant keep water 10’ from sewer.**
 - **Applicant connect water to Lake Avenue with a 12’x8’ tapping sleeve and 8” gate.**
4. **Hilltop – Definitive Subdivision Approval:** At the request of the applicant and upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the hearing to February 14, 2001.
5. **Anchor Street – Site Plan Approval:** John Shea recused himself. Upon a motion by Joe Boynton and seconded by Stephen Petro, 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.**
- 6. 7 West Boylston Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
- **Applicant meet the interior landscaping requirement (6 trees – one at each end of the 3 islands).**
 - **Dumpster be enclosed with a stockade fence and shown on the plan.**
 - **Applicant provide pipe sizing for existing drainage lines.**
 - **Applicant provide calculations for leaching manholes (leaching area must be 2' above ground water elevation).**
 - **Applicant provide additional catch basins to intercept water from crossing the sidewalk.**
 - **Applicant show water service on the plan.**
 - **Six copies of revised plan be submitted to OPCD prior to release of the decision.**
- 7. Winter Heights Subdivision (Lots 17-24 and 39-51) – Release From Covenant:** John Shea recused himself. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to release Lots 17-24 and 39-51 from the covenant.
- 8. Winter Heights Subdivision (Lots 17-24 and 39-51) – Set Bond:** John Shea recused himself. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to set a bond in the amount of \$200,000.00 with a work completion date of May 31, 2002 and a bond expiration date of August 31, 2002.
- 9. Approval of Corrected Minutes From December 13, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the corrected minutes.
- 10. Discussion Regarding Tattoo Parlors & Zoning:** After a lengthy discussion and upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to request that Stephen Parker prepare a draft amendment to the Zoning Ordinance defining body arts (as defined in MGL) and limiting it to BG zoning districts with language to prohibit the use as a home occupation in the residential zoning districts and reasons (e.g. blood borne pathogens, disposal of needles, etc.) A motion by Samuel Rosario to have the Board petition the City Council for a moratorium on building permits and occupancy permits for tattoo parlors did not get a second and was withdrawn.
- 11. Discussion - Training Sessions:** After discussion, Stephen Madaus opted to prepare some material for the Board on different subjects so the Board could choose a topic or topics for the first training session.

12. Plans To Be Ratified: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to ratify the following Approval Not Required plans:

#5212 Fairbanks Street
#5213 West Boylston Street
#5214 Tory Fort Lane and Caton Road
#5215 Forest Hill Drive

Other Business:

Hidden Farm Estates: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to release Lots 16, 18, 19, 20, 21, 22,24, 64, 65 and 66 from the existing covenant and to enter into covenant for the said lots with the new owner at the time of release.

Parking Lot Landscaping Requirements: The Board discussed amending the interior landscaping requirement for parking lots. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to propose the following ordinance amendment to the City Council for consideration:

**AN ORDINANCE AMENDING THE WORCESTER
ZONING ORDINANCE, ADOPTED APRIL 2, 1991,
RELATIVE TO LANDSCAPING REQUIREMENTS FOR PARKING LOTS**

Be it ordained by the City Council of the City of Worcester as follows:

The Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by deleting Note No. 6, as set forth in Article IV, Table 4.4 “Off-Street Accessory Parking Requirements” and inserting in lieu thereof the following:

6. Interior Landscaping – Parking lots with more than sixteen (16) parking spaces shall have landscaping in the interior of the parking lot in addition to landscaping along the edges of the lot. No interior landscaping is required, however, for parking lots where all spaces abut a landscaped setback area as described in Note 5, above, and the parking lot is in compliance with Article V, § 5 (3) of this Ordinance. At least one (1) tree shall be planted within the parking lot (interior) for every ten (10) proposed and existing spaces. Such interior trees shall be in addition to trees required along the edges of the lot. Interior trees shall be planted in planting beds no smaller than five feet by five feet (5’ x 5’). Parking spaces abutting a landscaped setback area (as described in Note 5, above) and in compliance with Article V, § 5 (3) of this Ordinance, however, shall not be counted in the calculation when determining the number of interior trees required. Trees shall be located in such a manner as to provide shade over the greatest number of parking spaces practicable. Notwithstanding any of the foregoing to the contrary, the Planning Board may waive or modify these interior landscaping requirements upon a specific

finding, in writing, that a substantial hardship would result or would otherwise cause the parking area to be in noncompliance with this Ordinance.

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