

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**February 14, 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, Economic Development  
Diana Collins, Economic Development  
Stephen Parker, Economic Development  
Philip Niddrie, Economic Development

**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 – January 24, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Hilltop – Definitive Subdivision Approval:** Attorney Jonathan Finkelstein and Kevin Quinn, Engineer for the project, presented the plan. 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 Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the subdivision with the following conditions:
  - **No building permit to be issued until applicant receives site plan approval.**
  - **Scandinavia Avenue is to be paved with a 2” base along the traveled right of way from Fourth Street through the intersection with Wescott Street.**
  - **Approval is subject to City of Worcester and Subdivision Regulations standards.**
  - **Applicant provide screening from lights in front of the lot opposite the entrance to Fourth Street on Scandinavia Avenue.**
  - **At the time of conveyance, applicant must provide the City of Worcester with an easement for street and utility purposes.**

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to deny site plan approval.

**4. Fenton Estates – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone and Andrew Liston presented the plan. Catherine Floan, 15 Wrentham Road, had some questions. 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 waive the sidewalk requirement on the southerly side of the proposed road. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to allow a 1:1 rip rap slope and retaining wall on the southerly side of the proposed road. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to allow construction of the proposed road with the pavement in the right of way offset seven feet. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement for a 10' wide grass strip and allow a 7' wide grass strip. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to waive the requirement for 30' wide pavement and to allow 26 feet. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to reconsider the vote regarding the waiver of the 10' wide grass strip. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement of a 10' wide grass strip on the southerly side of the right of way and to allow a 3' grass strip. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the definitive subdivision with the waivers as voted and with the following conditions:

- **Applicant eliminate chimneys on sewer line.**
- **Applicant provide storm water management in conformance with DEP guidelines.**
- **Design engineer meet with Department of Public Works engineering staff to review off site details (sewer and drain on Wrentham Road).**
- **At the time of conveyance the applicant must provide the City of Worcester with an easement for street and utility purposes.**

**5. Fenton Estates – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the item to the February 28, 2001 meeting so the applicant can submit a plan which does not have cars backing out onto Wrentham Road and to show proposed lot lines.

**6. Franklin Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:

- **Applicant provide landscaping table showing species, size and caliper on the plan.**
- **Applicant use City of Worcester standard driveway.**
- **Applicant use 6 inch PVC for floor drain connection to street.**
- **Applicant provide elevations for wall.**
- **Applicant provide drainage system and supporting calculations for developed site.**
- **Applicant use ductile iron for fire service pipe (only 1 shutoff required at the main for the fire pipe).**
- **Domestic water can be tapped at the property line.**
- **Applicant show existing 8 inch service on the plan and it should be abandoned.**

- No vehicles are to be stored outside after business hours.
- Parking area should be 2 inch crushed stone, not gravel.
- Handicapped parking space should be striped and signage on the building designating said space.
- 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.
- Six copies of revised plan be submitted to Executive Office of Economic Development prior to release of the decision.

7. **21 Heywood 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 waive the interior landscaping requirement for the parking area. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to approve the site plan with the following conditions:

- Dumpster be screened with a 6 foot stockade fence and shown on the plan.
- No expansion of the additional four units is to occur without a Special Permit from the Zoning Board of Appeals.
- Landscaping table showing species, size and caliper be added to the plan.
- Snow storage area be shown on the plan.
- Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.

8. **Putnam Lane – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- Dumpster be screened with a 6 foot stockade fence and shown on the plan.
- Net heights be shown on the plan.
- Landscaping table showing species, size and caliper be added to the plan.
- Snow storage area be shown on the plan.
- Lighting point inward away from residential property.
- Two southerly trees be moved to the edge of the parking area.
- Parking area requires drainage system satisfactory to the Department of Public Works.
- Applicant provide hydraulic calculations for pre and post development conditions.
- Applicant show existing utilities on the plan.
- Applicant provide details on existing water system and how it will be modified, abandoned or re-used. (Permits required from Fire Department and Water Department for modifying or abandoning existing fire loop.)
- Applicant provide top and bottom elevations of proposed walls.

- Applicant extend tracking pad 30' and indicate proposed erosion control locations on the plan.
- 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.
- Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.

**9. Bullard Avenue – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement that plan have a Registered Engineer Stamp. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:

- Applicant provide system to collect water at the base of the driveway and connect to City stormwater system.
- 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.
- Six copies of revised plan be submitted to Executive Office of Economic Development prior to release of the decision.

**10. 7 Gates Road – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement that plan have a Registered Engineer 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:

- Erosion controls be put in place immediately.
- Plan show one car garage under with second parking space not within the front yard setback area.
- Notation on the plan that roof leader and perimeter drains be connected to surface sewer.
- Grading work to be completed within 14 days of this approval.
- 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.
- Six copies of revised plan be submitted to Executive Office of Economic Development prior to release of the decision.

**11. 546-548 Mill Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the parking plan with the following conditions:

- **Dumpster be shown on the plan.**
- **Lighting point down and inward away from abutting property.**
- **Plan show existing footprint and new footprint with addition.**
- **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.**
- **Six copies of revised plan be submitted to Executive Office of Economic Development prior to release of the decision.**

**12. 27-33 Waldo Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the parking plan with the following conditions:

- **Plan show that the pedestrian signal will provide a warning by both light and sound.**
- **Plan approved is dated February 8, 2001.**
- **Six copies of revised plan be submitted to Executive Office of Economic Development prior to release of the decision.**

**13. Amendment to the Union Station Urban Revitalization Plan (USURP):** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to delete the area behind Union Station described as Franklin Street from I-290 to Worcester Center Boulevard to Francis J. McGrath Boulevard to Quinsigamond Avenue (between the railroad tracks to Lamartine Street) from Lamartine Street to I-290 and from I-290 to Franklin Street.

**14. Brook Crossing Subdivision – Set Bond For Reardon Street:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to deny the request to set a bond since a separate agreement is required with the Department of Public Works.

**15. High Meadow Estates Subdivision (Phase II) – Set Bond:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to set a bond in the amount of \$50,000.00 with a work completion date of May 31, 2002 and a bond expiration date of July 1, 2002. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release Lots 14-20, 21R and 30-38 from the covenant upon execution of the bond.

**16. Proposed Zoning Amendment – Body Arts:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to forward a proposed amendment to the City Council for consideration designating BG zones as areas in which “body arts” establishments are permitted and prohibiting “body arts” uses as a home occupation.

**17. Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to ratify the following Approval Not Required plans:

#5216 Agate Avenue  
#5217 Onset Street  
#5218 Moreland Green Drive  
#5219 Bluebell Road  
#5220 Pleasant Street/Pleasant Terrace  
#5221 Benefit Street  
#5222 Baldwin Street  
#5223 Cheyenne Road  
#5224 West Boylston Street  
#5225 Heywood Street

**Other Business:**

The meeting was adjourned at 8:40 P.M.