

MINUTES
WORCESTER PLANNING BOARD
April 11, 2001

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

Staff Present: Paul Moosey, DPW Engineering
Michael Baer, Health/Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, Executive Office of Economic Development
Stephen Parker, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development

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 – March 28, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the minutes (John Shea and Stephen Petro abstained since they were not at the meeting).
- 3. Summit Park Subdivision – Rescind Subdivision:** Attorney Joseph Spillane submitted title information to the Board. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to close the hearing. A motion by Samuel Rosario and seconded by Joseph Sova, who stepped down from the Chair to second the motion, was subsequently withdrawn when Attorney Stephen Madaus advised the Board that the mortgage, which apparently is paid, should be discharged prior to the Board rescinding the subdivision approval. Upon a motion by Joe Boynton and seconded by Joseph Sova, who stepped down from the Chair to second the motion, the Board voted 2-1 (Samuel Rosario voted no) to continue the item to April 25, 2001 so the applicant can submit evidence of the mortgage discharge.
- 4. 52 Millbrook Street – Parking 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 submit a plan with a landscaping table showing species, caliper and size.**
 - **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.**
5. **Glennie Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the item to April 25, 2001 so the applicant can submit a plan moving one tree to shade the parking lot and provide hydraulic calculations.
6. **110 Shore Drive - 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 submit a plan that shows signage directing the flow of traffic as presented.**
 - **Tennis courts meet requirements for handicapped access.**
 - **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.**
7. **1173 West Boylston Street – Site Plan Approval:** It was determined that Joe Boynton did not have to recuse himself. Stephen Petro recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to continue the item to May 9, 2001 in order for the applicant to provide a traffic study and documentation that Abby Kelly Foster Charter School, a nonprofit entity, will be leasing the school and to submit a revised plan that shows the dumpster relocated away from abutting residential property.

Joseph Sova left the meeting and Joe Boynton assumed the Chair.

8. **356 Plantation Street/306 Belmont Street – Site Plan Approval:** 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 submit a plan that shows the southerly drive with a left turn lane and right turn lane to exit and one entrance lane.**
 - **Applicant devise a mitigating measure in the form of revised timing for improved traffic operation at the signalized intersection of Belmont and Plantation Streets.**
 - **Within two years of occupancy, if deemed necessary, applicant assume costs associated with the installation of any traffic control devices at the site driveway.**

- **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. 525-545 Lincoln Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted no) unanimously to approve the site plan with the following conditions:
- **Applicant's engineer certify to the Board that the billboard is not located within the sewer easement as located 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.**
- 10. Zoning Ordinance Amendment – Landscaping Requirements:** Notice of the hearing was read by the Clerk. There was no opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to recommend approval of the amendment to the City Council.
- 11. Zoning Ordinance Amendment - Body Arts Establishments:** Notice of the hearing was read by the Clerk. Donald Ringard spoke in opposition to the amendment. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to recommend Leave to Withdraw because the proposed amendment is too limiting and the risk to the city or the public is minimal.
- 12. Holden Street - Definitive Subdivision Approval:** This item was taken out of order prior to Joseph Sova's departure. Joe Boynton recused himself. Notice of the hearing was read by the Clerk. Matthew Brassard and James Soffan were recorded in favor. Jason Barrows submitted a letter from John Buell in opposition. City Councilor Stephen Patton asked questions regarding the reserve strip waiver request and what the impact would be. Stephen Parker stated the Board is not obligated to create frontage for an abutter. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to continue the hearing to April 25, 2001 for submission of a revised plan.

13. 525-555 Lincoln Street – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to continue the item to May 9, 2001 in order for the applicant to submit a revised plan.

14. Sunrise Avenue Extension (Lots 4-9) – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:

- **Plan show a two car garage on each lot.**
- **Catch basin be a City of Worcester standard with a standard connection.**
- **Roof leaders and perimeter drains be tied into surface sewer and noted on the plan.**
- **Lots 5, 6 & 7 be given drainage easements in the interceptor drain as shown on the plan with the owner of Lot 4 retaining the right to repair the pipes on said lots if adversely affected by the failure of the owners of the dominant estates to maintain them.**
- **Silt fence required with hay bales.**
- **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.**

15. 45 Oak Avenue – 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:

- **Dumpster be removed from the plan or moved to the northwest corner of the property.**
- **Applicant use 6" PVC for sewer connection.**
- **Applicant label pipe type and size on the plan.**
- **Applicant provide soil test to demonstrate leach pit is two feet above ground water to the satisfaction of the Department of Public Works.**
- **Applicant not to use double catch basins.**
- **Applicant use 8" DR 18 for detention tank outlet.**
- **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.**

- 16. Bond Release – Third Street:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to release the bond since the Director of Code Enforcement has determined the plantings were completed as required by the Board.
- 17. Plans To Be Ratified:** Upon a motion by John Shea and seconded by Stephen Petro voted unanimously to endorse ANR Plan #5241 Bothnia Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to endorse ANR Plan #5243 Illinois/Crystal Streets. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to endorse ANR Plan #5244 Orton Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to endorse ANR Plan #5245 Radcliff/West Mountain Streets.
- 18. Discussion – Signing of ANR Plans:** The Board was advised by Attorney Stephen Madaus that it should vote to approve and endorse each ANR Plan before it is signed by a Board member. This will be the policy of the Board henceforth.
- 19. Discussion – Meeting Dates:** The Board changed the June 13, 2001 meeting to June 6, 2001.
- 20. Discussion – Subdivision Approval Process:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously that all Subdivision Approval Letters be reviewed by the Board prior to sending to the City Clerk and applicant.
- 21. Discussion – Rezoning:** Since it was so late in the evening, the Board did not discuss this item at length. Stephen Parker informed the Board that the process is underway and a tentative schedule is in place.

Other Business: None

The meeting was adjourned at 9:30 P.M.