

MINUTES
WORCESTER PLANNING BOARD
July 25, 2001

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

Staff Present: Paul Moosey, DPW Engineering
Joseph Borbone, DPW Traffic Engineering
Doug Scott, Health/Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, 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 – June 21, 2001 and July 11, 2001 Meetings:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to approve the minutes of the July 11, 2001 meeting. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to approve the minutes of the June 21, 2001 meeting.
3. **501-505 Mill Street East – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
 - **DPW Water Operations and Fire Department approve design plans for the fire suppression system for sprinklers and hydrants.**
 - **Applicant label vertical grade percentages for the site access road.**
 - **Applicant provide a detail of the temporary pond outlet device for the temporary sedimentation basin to be used during construction, said device to consist of a perforated riser pipe encased in crushed stone.**
 - **Applicant add a note to the plan stating "If material stockpiled for more than 30 days, it must be stabilized with temporary seeding or some other method of acceptable stabilization."**
 - **Applicant add a note to the stormwater management notes on the plan that specify silt baskets to be installed within the existing catch basins in Mill Street that will receive stormwater runoff tributary to the site.**
 - **Applicant add a note to the plan that requires street sweeping at the Mill Street entrance once visual sedimentation is observed.**
 - **All catch basin lateral pipes changed to 8" PVC SDR 26.**

- Applicant show additional silt fencing around the permanent detention ponds during construction and access to these ponds during construction must be specified.
 - Plan details of drain manhole, catch basin and sewer manhole covers must specify the use of City of Worcester Standards.
 - Applicant must add a temporary forebay at the outlet headwall during Phase One.
 - Applicant add a note to the plan that specifies a base coat of pavement and berm to be constructed up the temporary water bars in Phase One.
 - Applicant revise plan detail for the detention pond outlet structures to provide 100 cubic feet of sump.
 - Applicant add detail of wetland replication to the plan.
 - Design of the median opening be modified in such a way that it limits the traffic leaving the site to right turn only and the median should provide for a left turn lane in the northerly direction at a point 200 feet north of an existing median opening, said opening to replace the existing one located 200 feet south of this proposed site drive.
 - 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.
 - Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.
4. **330 Tacoma Street – Special Permit:** Notice of the hearing was read by the Clerk. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to extend the deadline to August 8, 2001. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to continue the hearing to August 8, 2001 so the applicant can address the items listed in Section 7 of Article XII of the Zoning Ordinance. The Board also requested a letter from the owner stating certain things will not be used at the site.
 5. **81 Lafayette Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted no) to continue the site plan approval to August 8, 2001.
 6. **1 & 3 Pelham Street – Extension of Time For Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to approve a six month extension of time.
 7. **West Mountain Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline and continued the parking plan approval to September 19, 2001 so the applicant can file a Special Permit application with the Zoning Board of Appeals.

8. **185 Madison Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the parking 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Dumpster be enclosed with a stockade fence and shown on the plan.**
 - **Locus be shown on the plan.**
 - **Applicant show details of the proposed grading of the drive-through lane on the plan.**
 - **Applicant provide signage at menu board stating drive-through not be blocked.**
 - **Applicant provide signage along the southerly pumps on an extended pump island facing vehicles stating "Do Not Block Aisle".**
 - **Westerly entrance drive and aisle should be signed and striped to show one lane for vehicles going to the car wash, one lane for those vehicles going to or waiting to go to the proposed drive-thru window and one lane for vehicles intending to purchase gasoline at the southerly pumps.**
 - **Driveways and drive aisles should be marked with pavement marking arrows to delineate the one-way traffic pattern.**
 - **Both driveways on Madison Street should be posted with appropriate "Do Not Enter", "One Way", "Enter" or "Exit" signs.**
 - **Stacking lane should be straightened out and realigned by shifting the southerly section of the stacking lane westerly for a distance of approximately 20 feet.**
 - **All regulator signs and pavement markings must be to City of Worcester standards and plan shall include details of all signs and markings.**
 - **Six copies of revised plan to be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**
9. **1454 Grafton Street – Parking Plan Approval:** Upon a motion by Stephen Petro and seconded by Joe Boynton, the Board voted 4-0 to extend the deadline and continued the parking plan approval to August 22, 2001 because the plan submitted by the applicant does not conform to the Zoning Ordinance.
10. **57 North Ashland Street – Parking Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to extend the deadline and continued the parking plan approval to September 19, 2001 because the plan does not conform to the Zoning Ordinance.
11. **Jeremiah's Lane/Pleasant Estates – Set Bond:** This item was held again at the request of DPW.
12. **High Meadow Estates (Ridgewood Road Extension) – Request To Set Bond:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to release the

covenant for Lots 24-29 inclusive and Lot 23R and to set a bond in the amount of \$15,000.00 with a work completion date of May 1, 2002 and a bond expiration date of July 1, 2002.

- 13. Indian Hills Estates (Phase III) – Request To Set Bond:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to set a bond in the amount of \$275,000.00 with a work completion date of September 1, 2002 and a bond expiration date of November 1, 2002.
- 14. Frongillo Farm Road (Phase II) – Bond Reduction:** Joe Boynton recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to release \$40,000.00 of the existing bond leaving a new bond amount of \$50,000.00.
- 15. Plans To Be Ratified:** None
- 16. Election of Officers:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to elect Joseph Sova as Chairman. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to elect Joe Boynton as Vice Chairman. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to elect Samuel Rosario as Clerk.

Other Business: None

The meeting was adjourned at 8:00 P.M.