

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**September 11, 2002**

**Planning Board Members Present:** Joe Boynton  
Samuel Rosario  
Stephen Petro  
John Shea  
Anne O'Connor

**Staff Present:** Michael Pace, Health/Code Enforcement  
Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Executive Office of Economic Development  
Jeff Head, Law Department  
Paul Moosey, DPW

**Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall**

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M. A moment of silence was observed in memory of the victims of the September 11, 2001 tragedy.
2. **Approval of Minutes – August 28, 2002 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0-1 (Samuel Rosario abstained) to approve the minutes of the August 28, 2002 meeting.
3. **3 Quaker Road – Site Plan Approval:** John Shea recused himself. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0-1 (Joe Boynton abstained) to approve the request of the applicant to continue the site plan to September 25, 2002.
4. **72 Garrison Avenue – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
5. **Marissa Estates - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:

- Applicant show two-car garages 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, shall be installed and maintained throughout construction by the applicant 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 the decision.
6. **581 Grove Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
- Applicant install a fence along the property boundary on the northerly side to extend to the 590 top of slope mark and so note on the plan.
  - Applicant to replace hay bales at the end of each work day and so note 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, 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 prior to the release of decision.
7. **33 Canterbury Street – Parking Plan Approval:** Samuel Rosario recused himself. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 to continue the parking plan to September 25, 2002 and advised the applicant to revise the plan by eliminating 69 Canterbury Street, showing the number of parking spaces required by the lessors for their use and how many will be leased to the church and put the number of spaces to be leased and the days and hours leased on the lease agreements.
8. **Angela Rose Garden (Phases I&II) – Bond Reduction:** The Board took no action based on the opinion of the Department of Public Works.
9. **Villages of Moreland Green (Phases IX&X) – Bond Reduction:** The Board took no action based on the opinion of the Department of Public Works.
10. **Indian Hill (Phase 3) – Set Bond:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to set a bond in the amount of \$300,000.00 with a work completion date of July 1, 2003 and a bond expiration date of September 1, 2003 and to release Lots 93N through 98N inclusive, 83N through 88N inclusive and 59N through 63N inclusive from the restrictive covenant upon receipt of the surety.

11. **Plans To Be Endorsed:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 to deny endorsement (Samuel Rosario voted no) of ANR Plan #5461 Margin Street/Monteforte Street/Grafton Street because the width, grade and construction of Margin Street are all inadequate. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to deny endorsement of ANR Plan #5462 McClintock Avenue because the width, grade and construction are all inadequate. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5467 Humes Avenue. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5468 Denmark Street (35 & 37). Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5469 Southwest Cutoff. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5470 Salisbury Street/Barrows Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5471 Boston Avenue.

**Other Business:**

**Brooks Crossing Subdivision – Extend Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to find the developer in default and, if the default is not cured by November 15, 2002, to authorize the City Law Department to draw down the surety so that the Department of Public Works can complete the work.

**Zoning Ordinance Revision:** Joe Boynton advised the Board that he has been drafting another version of the Zoning Ordinance that he will get to the Board before the next meeting so it can consider voting to petition the Council to consider it with the version already submitted to the Council and prepared by the Zoning Ordinance Review Committee.

The meeting was adjourned at 7:15 P.M.