

MINUTES
WORCESTER PLANNING BOARD
September 25, 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.) – Room 409, City Hall

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – September 11, 2002 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the September 11, 2002 meeting.
3. **3 Quaker Road – Site Plan Approval:** John Shea and Joe Boynton recused themselves. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to continue the site plan to October 9, 2002 so the applicant can provide more detail on the plan, i.e. wall and fence material; specifications and detail of the rip rap; and certification of existing conditions.
4. **809 Grafton Street – Site Plan Approval:** John Shea and Joe Boynton recused themselves. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to continue the site plan to October 9, 2002 so the applicant can provide a revised plan showing lighting facing down and away from abutting property and an arbor vitae buffer for the Commonwealth Avenue abutters.
5. **Holden Street Subdivision – Amendment to Definitive Approval:** James Soffan and Bob Boulay presented the plan. No one spoke in opposition. 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 Stephen Petro, the Board voted 5-0 to waive the 3% maximum slope requirement for a minimum of 100' in a proposed city road (to be 50'), to waive the 3% maximum slope in a cul-de-sac (to be 5%) and to approve the amendment to the definitive subdivision plan with the following conditions:

- **Applicant connect the two grades with a short vertical curve at a minimum of 30’.**
- **Six copies of a revised plan be submitted to the Executive Office of Economic Development.**

The Board entered a finding that a failure to grant the requested waivers would require the removal of mature shade trees and other vegetation thus negatively affecting the abutting landowner and that public safety and the public good would not be adversely affected by said waivers.

6. **33 Canterbury Street – Parking Plan Approval:** Samuel Rosario recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to deny parking plan approval because proposed parking is more than 1,000 feet from the site, there is no parking at the site and no provision can be made for daytime parking.
7. **Redfield Road - Zoning Map Change:** Notice of the hearing was read by the Clerk. The petitioner was not present. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to close the hearing. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to recommend denial because no one appeared to present the petition and the Board was unable to locate the locus on its view. The Board therefore determined that it was unable to provide an informed opinion to the City Council.
8. **Shrewsbury Street - Zoning Map Change:** Samuel Rosario recused himself. Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone, Lincoln Spaulding and Steven Daley spoke in favor of the zone change. Philip Palmieri, City Councilor and Shrewsbury Street businessman, and Elaine Simon, Chair of the Shrewsbury Street Neighborhood Association, were opposed to the change without a plan for the entire area. Philip Niddrie, Chief Development Officer for the City, offered the Administration’s support for the condominium project proposed for the Sheperd Envelope property on Envelope Terrace. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-1 (Joe Boynton voted no because the petition as presented would render certain parcels nonconforming) to recommend approval of the zone change as petitioned.
9. **Oak Leaf Circle - Amendment to Definitive Subdivision:** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein, Cindy Wong (who presented a petition from residents in favor), Dave Schwartz, Ray Burnett, Gary Blanchette and Long Vo spoke in favor. Linda and John Cusson spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny approval of the amendment because public safety is best served by providing sidewalks on the public way.

10. **Nonquit Street – Remove Portion From Official Map:** Notice of the hearing was read by the Clerk. City Councilor Philip Palmieri and Donna Serunian spoke in favor of the zone change. Councilor Palmieri requested the portion to be removed be reduced from 200' to 100'. No one spoke in opposition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to remove a private portion 100' westerly from Coburn Avenue with the condition that the City retain any easements it may have for public utilities.
11. **580 Burncoat Street – Special Permit:** Attorney Samuel DeSimone requested Leave to Withdraw without prejudice. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the request.
12. **580 Burncoat Street – Site Plan Approval:** Attorney Samuel DeSimone requested Leave to Withdraw without prejudice. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the request.
13. **9 & 11 Roseville Lane – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to continue the site plan approval to October 9, 2002 to ascertain if the subdivision is in compliance with the definitive subdivision approval.
14. **274-276 Lincoln 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:
 - **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.**
15. **674 Main Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Applicant remove the 4' tree height notation from 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.**

16. **Dixfield Street – Request To Make Public:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 2.
17. **Trent Street – Request To Make Public:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 2.
18. **Ledgecrest Subdivision (Phase III) – Bond Reduction:** The Board took no action based on the opinion of the Department of Public Works.
19. **Pleasant Estates Subdivision – Extend Work Completion Date:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to extend the work completion date to June 1, 2003 and the bond expiration date to August 1, 2003.
20. **Plans To Be Endorsed:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5472 Hollis Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5473 Pelican Avenue. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5474 Valmor Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5475 Jennings Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5476 Anna Street/Lake Avenue.
21. **Zoning Ordinance Revision:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to send the Draft Zoning Ordinance prepared by Joe Boynton to the City Council through the City Manager.

Other Business:

Villages of Moreland Green (Phases VIII, IX&X) – Bond Reduction: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to release all surety because all work has been completed to the satisfaction of the Department of Public Works.

The meeting was adjourned at 9:15 P.M.