

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**November 20, 2002**

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

**Staff Present:** Michael Pace, Code Enforcement  
Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Regulatory Services  
Jeff Head, Law Department  
Paul Moosey, DPW  
Russ Adams, DPW  
Joseph Borbone, Traffic Engineering, DPW  
Ali Khorasani, Traffic Engineering, DPW

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:45 P.M.
2. **Approval of Minutes – November 6, 2002 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the November 6, 2002 meeting.
3. **166-207 Grafton 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 must demonstrate that the existing sewer on Barbara Avenue at Franklin Street is adequate to service proposed use.**
  - **Applicant must use City of Worcester Standard manholes, catch basins and connections and show on the plan.**
  - **Applicant must add hay bales to silt fence detail.**
  - **All signalization to be in operation prior to issuance of occupancy permit.**
  - **This approval incorporates amendments shown on plans dated November 12, 2002.**
  - **Phasing and coordinated signal system must meet the standards of the Department of Public Works.**
  - **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.
  - Applicant is to provide, at its expense, a coordinated signal system between the new fully actuated traffic signal at Penn Street/Waverly Street and the I-290 ramp signal. The objective of this system is to optimize progressive flow along this section of Grafton Street, minimize vehicle delays and associated vehicle queuing and to effectively manage residual impacts of eastbound vehicle queues which periodically extend from the Cutler Street intersection. Specific design elements of the system will be identified in consultation with the City's Traffic Engineering Division of the Department of Public Works.
  - Applicant to make, at its expense the following phasing modifications for the Grafton Street/Franklin Street intersection:
    1. Removal of the existing northbound advance phase and replacing it with a protected southbound advance. The southbound advance would be followed by a permissive period where both northbound and southbound traffic moves concurrently.
    2. Phasing on the eastbound and westbound approaches would remain unchanged from existing condition, both approaches moving under permissive operation.
    3. Retain the existing fixed-time signal operation.
  - Four copies of revised plan must be submitted to the Regulatory Services Office prior to release of approval.
4. **225-333 Shrewsbury 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 extend the deadline for constructive grant and continued the item to December 4, 2002 with the consent of the applicant so the Board can receive an opinion on the two uses of the site from the Director of Code Enforcement.
5. **Zoning Ordinance Amendment – Special Permit for Food Service BG-2.0**  
**District:** Samuel Rosario recused himself. Notice of the hearing was read by John Shea. City Councilor Philip P. Palmieri spoke in favor. Attorney Samuel DeSimone and Paul Barber, owner of the Flying Rhino, spoke in opposition. 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 Stephen Petro, the Board voted unanimously to recommend denial of the amendment because it would be unfair to owners of existing businesses who may want to expand or make changes to their businesses and to prospective businesses that would be required to go through administrative review for a Special Permit and it would have a negative impact to such businesses located in a BG-2.0 district throughout the City.

6. **3 Quaker Road - Site Plan Approval:** John Shea and Joe Boynton recused themselves. Samuel Rosario assumed the Chair. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to extend the time for constructive grant and continue the item to December 4, 2002 at the request of the applicant and Attorney William Ritter.
7. **39 Shelby Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the item to December 4, 2002 at the request of the applicant.
8. **281 Shrewsbury Street – Special Permit For Overlay Parking:** Notice of the hearing was read by John Shea. Attorney Mark Donahue represented the applicant. Frank Miller and Paul Barber spoke in opposition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to close the hearing. A motion was made by Stephen Petro and seconded by Samuel Rosario, to deny the Special Permit for the following reasons: (1) There is too much building with too little parking; (2) There would be hazard created to pedestrians and vehicles; (3) Residents immediately abutting the site would be adversely affected. Attorney Donahue requested the Board reconsider and re-open the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to re-open the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to continue the hearing to December 4, 2002 at the request of the applicant.
9. **14-16 Merchant Street - Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to continue the item to December 4, 2002 so the applicant can submit a revised plan.
10. **257 Pleasant 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 move the dumpster to the parking space labeled #5.**
  - **Snow is to be removed from the site and so noted on the plan.**
  - **Applicant reduce the number of white pines to five and so note on the plan.**
  - **Applicant delineate on the plan what is existing and what is proposed.**
  - **Applicant provide dimensions for the parking area.**
  - **Applicant close unused driveway entrances.**
  - **Plan be stamped by a Registered Engineer.**
  - **Conditions of prior approval remain in effect except as amended by 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

**11. Julian Avenue - Site Plan Approval:** Upon a motion by Stephen Petro 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.**

**12. 31 Providence Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the item to December 4, 2002.

**13. 27 Wrentham Road - 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 provide recharge area for roof and perimeter drains and 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.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

**14. 133 Chandler Street - Site Plan Approval:** Joe Boynton recused himself. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted unanimously to waive the fee for submission. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:

- **Applicant close existing curb cut on Piedmont Street.**
- **Plan must be stamped by a Registered Engineer.**
- **Applicant place a sign on the fence facing Chandler Street that states “Resident Parking Only”.**
- **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.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

**15. Jennings Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the item to December 4, 2002 because the Board was unable to view the site due to time constraints and darkness.

**16. 334 Sunderland Road - Site Plan Approval:** John Shea and Joe Boynton recused themselves. Samuel Rosario assumed the Chair. Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 3-0 to approve the site plan with the following conditions:

- **Applicant provide specification for the boulder wall.**
- **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.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

**17. Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to deny endorsement of ANR Plan #5492 Massasoit Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5499 Svenson Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5500 Navajo Road/Mohave Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5501 Margin/Monteforte/Grafton Streets. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5502 Roda Lane. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5503 Dawson Road. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-1 (Joe Boynton voted no and Stephen Petro had left the room) to endorse ANR Plan #5504 Howe Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5505 Humes Avenue/Yukon Avenue.

**18. CMRPC Communication On ANR Plans:** No action taken.

**Other Business:**

**Parsons Hill Subdivision – Bond Reduction:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to release \$65,000.00 of the existing bond leaving a new bond amount of \$20,000.00.

**Parsons Hill Subdivision (Phase II) – Bond Reduction:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to release \$185,000.00 of the existing bond leaving a new bond amount of \$90,000.00.

The meeting was adjourned at 9:45 P.M.