

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**December 18, 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

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – December 4, 2002 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the December 4, 2002 meeting.
3. **225-233 Shrewsbury Street – Request To View Parking Plan For Compliance With Conditions:** Samuel Rosario recused himself. City Councilor Michael Perotto, Gary Vechio, Philip Palmieri and Representative Vincent Pedone urged the Board to reconsider its approval. No motions were made by the Board, therefore, the approval granted at the December 4, 2002 meeting stands.
4. **1 Envelope Terrace - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the item to January 15, 2002 at the request of the applicant.
5. **Trahan Street – Private Street Removal:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the hearing to January 15, 2003.

6. **Chase Estates – Amendment To Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Robert O’Neil presented the plan. Benedict Savage informed the Board that his attorney had filed for adverse possession. Steven Tetrault asked questions about the development. Upon a motion by Stephen Petro and seconded by John Shea, 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 approve the amendment with the following conditions:

- **Conditions of approval dated September 18, 1998 to remain in effect with the exception of the waiver of grading in the cul-de-sac.**
- **All work must be completed in the subdivision by December 18, 2005 or approval expires.**

7. **Chase Estates - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, 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.**
- **A four-foot fence be installed around the retention pond.**
- **An association be created (to be reflected in the deed) to own and maintain the landscaping along the street.**
- **Applicant must use 16’x8” tapping sleeve and 8” tapping gate to connect water main in Massasoit Road.**
- **Applicant must keep proposed pipe through easement a minimum of ten feet from building.**
- **Applicant plant four evergreen trees along the western boundary of Parcel B for screening purposes.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

8. **380 Coburn Avenue - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, 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.**
- **A pole with light facing down and away from abutting property be placed next to the snow storage area (Space # 17).**
- **A six foot solid wood fence be installed along the boundary of abutting property.**
- **All trash is to be stored inside.**
- **The paved area of Coburn Avenue be expanded in the form of a cul-de-sac.**
- **Applicant provide a sewer manhole at sanitary main.**
- **Applicant use 8" DR-18 PVC pipe for catch basin connections.**
- **Applicant provide detail for recharge system.**
- **Drain manhole be located out of Coburn Avenue right-of-way.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of the decision.**

9. **One College Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, 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.**
- **Applicant use City of Worcester standard catch basin.**
- **Sewer and drain mains require minimum slope of 0.005.**
- **Applicant keep sanitary and surface mains ten feet from the building.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

10. **38 Arctic 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:

- **Site Plan Approval is subject to applicant receiving a Special Permit from the Zoning Board of Appeals.**
- **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.**

11. **225 Grafton Street - Parking Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to approve the parking plan with the following conditions:

- **Applicant must use City of Worcester standard catch basin and connection.**
- **Dumpster be enclosed with a six foot solid board fence and be located on the east side of the building.**
- **No outside storage of parts.**
- **Plan must show three bays and doors.**
- **An access on Grafton Street with a Delta Island be shown on the plan with signage facing outward toward eastbound traffic to read "Do Not Enter". Design of the Delta Island is to be approved by the Department of Public Works Traffic Engineering Division.**
- **No auto sales to be allowed.**
- **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.**

12. **Clarissa Street – Request To Make Public:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1.

13. **Brooks Crossing – Bond Reduction:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to release \$40,000.00 of the existing bond leaving a new bond amount of \$50,000.00 with a work completion date of June 15, 2003 and a bond expiration date of August 15, 2003.

14. **Plans To Be Endorsed:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 (John Shea and Samuel Rosario recused themselves) to endorse ANR Plan #5512 Jeremiah's Lane. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5515 Gates Road. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5516 Balis Avenue. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5517 Dupuis Avenue. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5518 Woodhaven Lane. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5519 Gold/Sargent/Lamartine Streets. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5520 Whitla Avenue. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5521 Wilber Street/Darrow Street because the plan shows a subdivision. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5522 Parkhill Road/Marcus Road. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5523 Coburn Avenue.
15. **CMRPC Communication:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to have the Chairman contact CMRPC to decline participation in its Approval Not Required initiative because it would not be worthwhile for the City.

**Other Business:**

**Roda Estates – Set Bond & Release Covenant:** John Shea recused himself. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to set a bond in the amount of \$190,000.00 with a work completion date of October 1, 2003 and a bond expiration date of December 1, 2003 and to release Lots 2-5 inclusive and 6A & B through 16A & B inclusive from the restrictive covenant.

**Winter Heights – Reduce Bond (Phase IV):** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to release \$70,000.00 of the existing bond leaving a new bond amount of \$140,000.00 and to extend the work completion date to June 15, 2003 and the bond expiration date to August 15, 2003.

**Winter Heights – Extend Work Completion Date and Bond Expiration Date (Phases I, II & III):** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the work completion date to June 15, 2003 and bond expiration date to August 15, 2003 for Phases I, II & III.

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