

MINUTES
WORCESTER PLANNING BOARD
January 29, 2003

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.) – 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 – January 15, 2003 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the January 15, 2003 meeting.
3. **Woodcliffe Avenue – Request to Put Right of Way Back On Official Map:** Peter Dauderis and Fred Sheflum were in favor. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the hearing to February 12, 2003 to allow the petitioner more time to research the matter.
4. **8 & 10 Homestead Avenue - 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.**
5. **130-134 Austin Street – Site Plan Approval:** Joe Boynton recused himself. 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:

- **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.**
6. **30 Bancroft Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to waive the site plan regulations. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 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.**
7. **22 Bluff Street - Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted to waive site plan regulations. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 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.**
8. **Zoning Ordinance Change – Flood Plain (FEMA):** Notice of the hearing was read by the Clerk. Katie Donovan, from the Regulatory Services Office, explained the change. No one 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 recommend approval to the City Council.

9. **Zoning Map Change – 35 State Road (a.k.a. 1200 West Boylston Street):** Notice of the hearing was read by the Clerk. Attorney James Burgoyne explained the reason for the change. No one spoke in opposition. Upon a motion by John Shea and seconded by Stephen Petro, 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 recommend approval to the City Council because the change would allow for more intensive residential development than that which is currently allowed and the proposed zone change is consistent with the abutting zone.
10. **149-151 Canterbury Street – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. John Grenier and Joseph Goodman spoke in favor. No one 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 4-1 (Joe Boynton voted no) to waive construction standards and frontage requirement for Definitive Subdivision Approval. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to approve the Definitive Subdivision. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to waive the filing fee for Definitive Subdivision Approval (except for advertising costs).
11. **149-151 Canterbury 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.**
12. **244-256 Mountain Street East – More Than One Building On A Lot:** John Shea recused himself. Notice of the hearing was read by the Clerk. After a recess requested by Attorney Samuel DeSimone, the hearing resumed. Attorney DeSimone requested Leave to Withdraw. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to approve the request for Leave to Withdraw.

13. **244-256 Mountain Street East - Site Plan Approval:** John Shea recused himself. 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:

- **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 six-foot high white vinyl privacy fence, to match existing fence, be installed to serve as a barrier for abutting property.**
- **A six-foot solid board fence be installed around the dumpster and noted on the plan.**
- **Drainage details be shown on the plan.**
- **A 12-inch berm be installed perpendicular to Mountain Street East along the entire northwesterly side of the property and shown on the plan.**
- **Lighting plan be submitted showing box lighting pointing down and away from abutting property, said plan to be approved by the Department of Public Works.**
- **Temporary barriers be in place during drop off and pick up times to direct traffic to the rear of the building.**
- **Occupancy of worship area is restricted to 56 persons during hours school is in session.**
- **Plan approved is dated January 23, 2003.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

14. **28 Westwood Drive – Site Plan Approval:** John Shea recused himself. A motion to waive the filing fee made by Samuel Rosario and seconded by Stephen Petro was defeated with a 2-2 (Joe Boynton and Anne O’Connor voted no) vote. 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:

- **Driveway must be shown on the plan.**
- **Parking area must be shown on the plan.**
- **Staircase must be shown on the plan.**
- **Evergreen shrubs be planted 4-foot on center along the front of the retaining wall and shown 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.**

15. **Malvern Road - 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:

- **Plan must show two-car garage under.**
- **A drywell with overflow to City surface system be shown 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.**

16. **573 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:

- **No vegetation five feet beyond the retaining wall is to be disturbed and so noted on the plan.**
- **Notes on the plan should reflect 8-foot height of fence.**
- **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. **119 Providence Street - Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the parking plan with the following conditions:

- **Applicant must use City of Worcester standard catch basins.**
- **Applicant must use species of shade trees from the list in the Zoning Ordinance for the proposed parking area 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.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

18. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5533 Aroostook Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5534 Grafton Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5535 Orient Street/Division Street with a note that property is to be conveyed with existing house. Upon a motion by John Shea and seconded Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5536 Navajo Road. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5537 June Street/Weetamoe Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5538 Wigwam Hill Drive. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5539 Wigwam Hill Drive. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5540 Groton Place because the note does not match the plan.

Other Business:

Northcrest Subdivision – Extension of Work Completion Date: John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the work completion date to July 15, 2003.

The meeting was adjourned at 7:40 P.M.