

MINUTES
WORCESTER PLANNING BOARD
February 12, 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 29, 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 29, 2003 meeting.
3. **Woodcliffe Avenue – Request to Put Right of Way Back On Official Map:** Attorney Jonathan Finkelstein, representing the petitioner, requested a continuance to allow him to research the matter. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the hearing to February 26, 2003.
4. **39 Shelby Street - 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:
 - **Water line must be ten feet away from sanitary line and noted on the plan.**
 - **A six-foot solid board fence be placed along the northern property line and the westerly property line 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 the decision.**

5. **809 Grafton Street – More Than One Building On a Lot:** John Shea recused himself. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw.
6. **West View Heights – Preliminary Subdivision Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny preliminary subdivision approval and advised the applicant as follows:
 - **Waivers will need to be requested including leveling area, road width, 25’ distance of detention pond from boundary.**
 - **Applicant must petition the City Council to remove portions of Buckley Road and Quisset Street from the new road to Wamsutta Avenue.**
 - **Applicant must choose a different name for the proposed Ann Road since it is too similar to an existing name.**
7. **48 Fenwood Road - Site Plan Approval:** Samuel Rosario recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted to 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. **33, 35 & 39 Cataract 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:
 - **Applicant must label the garage as a two-car under.**
 - **Applicant must put erosion control and soil stabilization plans 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 the decision.**
9. **Navajo Road (Lots 61-63 and 65N-R) - 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:

- **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.**
10. **5 & 10 Maywood Street and 57 Florence 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:
- **Handicapped spaces be moved to the east side of the new biophysics building to be closer to the entrance and be shown on the plan.**
 - **Proposed drainage system must be designed for a 25-Year Storm.**
 - **Applicant must provide existing and proposed drainage plan for the entire parking lot.**
 - **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. **298 Grafton Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the site plan to March 12, 2003 at the request of the applicant.
12. **Shannon Street – Sewer Petition:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 5 based on advice from the Department of Public Works.
13. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5540 Groton Place. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5542 Friedel Street/Lovell Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Joe Boynton recused himself) to endorse ANR Plan #5543 Ward Street. Upon a motion by Stephen Petro and seconded Samuel Rosario, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #5544 Grafton Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 (Joe Boynton and John Shea recused themselves) to endorse ANR Plan #5545 West Boylston Street/Jersey Drive.

Other Business:

Worcester Corporate Park Subdivision – Release From Covenant: Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to release the entirety of the subdivision from the restrictive covenant.

The meeting was adjourned at 7:30 P.M.