

MINUTES
WORCESTER PLANNING BOARD
February 26, 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 – February 10, 2003 Meeting:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the February 10, 2003 meeting.
3. **Woodcliffe Avenue – Request to Put Right of Way Back On Official Map:** Attorney Jonathan Finkelstein represented the petitioner. Arthur Cassie spoke in favor. Upon a motion by Samuel Rosario 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 3-2 (Joe Boynton and Stephen Petro voted no) to recommend that a total of 195 feet of frontage be opened from the northern property line subtracting the footage that is presently open.
4. **El Caney Road - Site Plan Approval:** Samuel Rosario recused himself. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to approve the site plan with the following conditions:
 - **Houses on Lots 1, 2 & 3 are to be set eighteen feet back from the front yard setback and show one car garage on each lot.**
 - **Applicant must increase the driveway width for Lot 4 to eighteen feet and set five feet from the sideline and the size of the house must be modified accordingly.**
 - **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. **84 Fremont Street - Site Plan Approval:** Anne O'Connor recused herself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the site plan to March 12, 2003.
6. **Valmor 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:
- **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.**

Samuel Rosario left the meeting.

7. **31 Ballard Street - Site Plan Approval:** 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:
- **Red maple trees be alternated with the locust trees.**
 - **Signage be installed at the manhole on the easterly side of the lot to read, "No snow to be stored from here to driveway." Signage to have an arrow pointing southwesterly.**
 - **Applicant must use City of Worcester standard catch basin connections.**
 - **Applicant must use 6" SDR 35 for sanitary connections.**
 - **Applicant must keep pipe velocities under ten feet per second.**
 - **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 Office of Regulatory Services prior to release of decision.**

8. **Fenton Estates – Bond Request:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to set a bond in the amount of \$175,000.00 and a work completion date of June 1, 2004 and bond expiration date of September 1, 2004.
9. **Papagni Circle – Bond Reduction:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to release \$21,000.00 of the existing bond leaving a new bond amount of \$14,000.00.
10. **Plans To Be Endorsed:** Upon a motion by Anne O'Connor and seconded by John Shea, the Board voted 3-0 (Joe Boynton recused himself) to hold ANR Plan #5546 Circuit Avenue West for a view. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5547 Millbury Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5548 West Boylston Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5549 Acton Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5550 Milton Street and then upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to revoke the original vote and denied endorsement due to insufficient frontage. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5551 Grafton Street. ANR Plan #5552 Mill Street/Airport Drive had to be held because John Shea and Stephen Petro had to recuse themselves and there was no quorum.

Other Business: None

The meeting was adjourned at 7:20 P.M.