

**MINUTES
WORCESTER PLANNING BOARD
June 19, 2003**

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

Staff Present: Judith Stolberg, Executive Office of Economic Development
Katie Donovan, Regulatory Services
David Holden, Code Enforcement
Jeffrey Head, Law Department
Paul Moosey, DPW
Joel Fontane, EONS
Edgar Luna, EONS
Scott Haymen, EONS

Meeting (4:00 P.M.) – Room 409, City Hall

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 4:00 P.M.
2. **Zoning Ordinance Revisions Meeting:** Joe Boynton made introductions.

Joel Fontane continued his Power Point presentation that provided an overview of changes to the Zoning Ordinance.

Discussion focused on the following issues:

Lots that were split-zoned were a concern. Joel Fontane informed the Board that many of these were errors when the paper map was digitized and they would be corrected as much as possible during the review of the map. He stated that ideally zone lines would be the centerlines of roads. He also stated that it would be almost impossible to correct all errors, but the effort will be made to do so in order to minimize one lot zone changes.

There was some discussion as to why nursing homes would not be allowed in residential zones.

There was discussion relative to the use of manufacturing property for housing and retail uses. It was offered that we were giving up too much of the City's manufacturing properties for these other uses. Samuel Rosario expressed his opinion that a crematorium should be allowed in a manufacturing zone.

Regarding signage in BL zones, the Board wanted to see where the zones are located in the City before making a determination.

The Board and staff discussed accessory parking within 1,000 feet. Enforcement was thought to be a big problem. Also, how the 1,000 feet is measured was in question.

The Board felt that reviewing the Ordinance in total will be too cumbersome and the sixty-five day period to report back to the City Council would not give ample time for a thorough review without huge demands on everyone's time. It was thought that the Board and staff should come up with an approach and series of petitions to phase the changes. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to work with the Planning Director to devise a strategy for phasing the review to provide maximum thoroughness without freezing development in the City.

3. **Adjournment:** The meeting adjourned at 5:45 P.M.