

MINUTES
WORCESTER PLANNING BOARD
September 24, 2003

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

Staff Present: Judith Stolberg, Development Office
Diana Collins, Division of Regulatory Services
Michael Pace, Department of Code Enforcement
Paul Moosey, Department of Public Works
Russ Adams, Department of Public Works
Joel Fontane, EONS
Edgar Luna, EONS
Jeffrey Head, Law Department

Regular meeting (5:30 PM) – City Council Chamber, City Hall

1. **Call to order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of Minutes – September 10, 2003:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the September 10, 2003 meeting.
3. **Parsons Hill/Ledgecrest Subdivision – Amendment to Definitive Subdivision Approval:** Samuel Rosario recused himself. Site plan approval was taken collectively. Hossein Haghanizadeh represented the developer. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to reopen the hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the hearing to October 8, 2003 to determine if the portion of Ledgecrest Drive in question is on the Official Map. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant to October 8, 2003 and continued the site plan approval to October 8, 2003.
4. **Ledgecrest Drive – Site Plan Approval:** See #3.
5. **922 Grafton Street - Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant to October 8, 2003 and to continue the parking plan approval to October 8, 2003 at the request of the applicant.

6. **Attleboro Street – 81-G Street Opening:** A motion by Samuel Rosario and seconded by John Shea to deny the street opening was withdrawn. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to continue the item to October 8, 2003 in order to allow the applicant to revise the plan.
7. **Cadorna Road – 81-G Street Opening:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to deny approval of the street opening because it is unclear how the public can access the way.
8. **Cadorna Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny site plan approval because the way is not open to the public.
9. **1180 Millbury Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:
 - **The plan approved is dated September 3, 2003 and the drainage plan dated August 7, 2002 must be incorporated on the plan and approved by the Department of Public Works.**
 - **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.**
10. **Grafton Street – Zoning Map Amendment:** Notice of the hearing was read by the Clerk. Stephen Ripsz, Christine Bruso, Karen Ripsz, Joe Beriau, Anthony D'Ascanio, James Bruso and Anthony Gragaliunos spoke in favor. Amelia Thomas, Stephen Manna, Antonio Diroda, Michael Grabauskas and Bryant Palazini spoke against the petition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to close the hearing. A motion by Samuel Rosario and seconded by John Shea to recommend approval was withdrawn. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 (John Shea voted no) to recommend denial because of the lack of depth of the parcels included in the proposed zone change, the steep grades of the affected parcels, the poor site lines for traffic near Progressive Avenue, the less restrictive dimensional requirements for residential development in business zones and the potential impact on abutting parcels not located on Grafton Street.

11. Wildwood Estates Subdivision – Definitive Subdivision Approval: Site plan approval was taken collectively. Notice of the hearing was read by the Clerk. Randa Tawadras represented the developer. Edward Petrewicz, Jr., Jean Wenske, Robert Sutherland, Angelo D’Ascanio, Maureen Reynolds and Michelle D’Ascanio spoke in opposition. A petition bearing the following names of people opposed was submitted to the Board: Maureen Reynolds, Raymond Reynolds, Eleanor Reynolds, Leo Reynolds, Dawn Vessella, Angelo D’Ascanio, Michelle D’Ascanio, Angelo D’Ascanio, Jr., Carol Perry, Lucy Garcia, Russell Garcia, Donna Korp, Jeannette Richard, Phyllis Chase, Robert Chase, Michael Vessella, Jacqueline LaFlash, Jean Wenske, Jennifer Bates, Jean Adamowicz, Ann Marie Beaudry, Helen May, Joe May, John Cullen, Angela Cullen, Terry Kennedy, Blanche Daigle, John & Helen McCormack, Marianne Giangregorio, Bruce Kowalke, Traci O’Brien, Patty Karalus, Richard Adamowicz, Elaine Padene, Edward & Lena Pietrewicz, Kris Libertucci, Thomas Fox, Cindy Coletti, James Nugent, Andrea Brown, Katie-Sue Morway, Maria Portev, Karen Hackett, Jason Franklin, Keith Roy, Henry Vo, Luigi Carnivale, Katherine Kane, Robert Sutherland and Mary Sutherland. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to close the hearing. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to reopen the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the hearing to October 22, 2003 to allow the applicant to revise the plan so that it has multi-pages and to show a 26’ road width, 35’ cul-de-sac width, sidewalks along the entire cul-de-sac, buffers and landscaping and advised the applicant to meet with the Department of Public Works prior to plan revision. The applicant was advised the revised plans must be submitted to the Regulatory Services Office by October 15, 2003. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the site plan approval to October 22, 2003 with revised plans to be submitted to the Regulatory Services Office by October 15, 2003.

12. Myrick Road – 81-G Street Opening: John Shea recused himself. Site plan approval was taken collectively. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the street opening and the site plan approval to October 22, 2003 to allow the Law Department to research the public access issue and advised the applicant to create a turn around on the plan for public safety vehicles.

13. 15 Putnam Lane – 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:

- **Applicant must use City of Worcester standard connection to manhole.**
- **Applicant will provide a loading area for tenants near the entrance of each building wing that can accommodate a moving van.**

- Applicant must install a four-foot high fence atop the retaining wall on the Franklin Street side of the property.
- Applicant must install a six-foot high fence atop the retaining wall between the applicant's property and the railroad property.
- Applicant must install storm drain system from Putnam Lane to Shrewsbury Street subject to Department of Public Works approval.
- Applicant shall construct a four-level parking garage approximately 30-35 feet in height as a buffer between the property and the abutting property at 345 Shrewsbury Street.
- Hallways that extend off the garage on either side will not have windows.
- Applicant's building will be designed to ensure that no residential unit shall have a view of the Universal Metals Facility at 345 Shrewsbury Street from inside the unit.
- Applicant will install a STOP line on the Putnam Lane approach to the intersection of Putnam Lane and Franklin Street.
- Applicant will install a new STOP sign on the Putnam Lane approach as necessary to increase the visibility and retroreflective properties of the sign panel.
- Applicant will replace the existing centerline pavement marking on all approaches to the intersection of Putnam Lane and Franklin Street and replace the existing crosswalk pavement markings across Putnam Lane.
- Applicant will trim and maintain trees and vegetation located on the corners of the intersection of Putnam Lane and Franklin Street and within the public right-of-way to increase sight lines at the intersection.
- Applicant will fund the design and construction of a fully actuated traffic signal system at the intersection of Putnam Lane at the site access roadway and the Putnam Lane approaches to the railroad overpass in conjunction with the proposed project, including all necessary intersection and roadway improvements associated with the installation subject to approval by the Department of Public Works.
- All improvements shall be completed and accepted by the City of Worcester prior to occupancy of the development.
- 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.

14. Myrick Avenue – Site Plan Approval: See #12.

15. Wildwood Avenue – Site Plan Approval: See #11.

16. 46 Edgeworth 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:

- Applicant is to install a six-foot solid board fence along the southerly side of the lot to screen abutting property from parking spaces 8-22.
- All brush and overgrowth along Edgeworth Street must be removed by the applicant.
- Applicant must repair the existing retaining wall so that it does not encroach on the public sidewalk.
- Applicant is to repair the sidewalk.
- 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 must be submitted to the Regulatory Services Office prior to release of decision.

17. Sherburne Avenue (Lots 1-3) – 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:

- Dumpster is to be removed from the plan.
- Plan show one car garage under for each dwelling.
- 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 must be submitted to the Regulatory Services Office prior to release of decision.

18. 22 Boyden Street – Site Plan Approval: Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to continue the site plan approval to October 8, 2003 so the applicant can revise the plan to meet the parking requirements of the zoning ordinance.

- 19. 1404 Main Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to extend the deadline for constructive grant to October 22, 2003 and to continue the parking plan approval to October 22, 2003. The Board advised the applicant to consider moving the driveway entrance to Goddard Memorial Drive and to show lighting, drainage, setbacks, owners of abutting properties, buffering for residential property, and five-foot landscaping setback and utilities attached to the trailer on site on the plan.
- 20. Laurelwood Drive – To Make Public:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1 based upon the recommendation of the Department of Public Works.
- 21. Longmeadow Avenue – To Make Public:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 1 based upon the recommendation of the Department of Public Works.
- 22. Rosita Road – To Make Public:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 3 based upon the recommendation of the Department of Public Works.
- 23. Birmingham Road (2 Petitions) – To Make Public:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to recommend a Priority 1 for both petitions based upon the recommendation of the Department of Public Works.
- 24. Sunderland Terrace – To Make Public:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 2 based upon the recommendation of the Department of Public Works
- 25. Endorsement of ANR Plans:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5659 Merchant Street because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5660 Winthrop Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5661 Plantation Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5662 St. Louis Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5663 Beacon Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to hold ANR Plans #5664 Chandler Street and #5666 Maurice Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5667 May Street/June Street.

Other Business: None

The meeting was adjourned at 10:20 PM.