

**MINUTES
WORCESTER PLANNING BOARD
December 17, 2003**

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

Staff Present: Katie Donovan, Regulatory Services
Michael Pace, Department of Code Enforcement
Russ Adams, Department of Public Works
Jeffrey Head, Law Department
Joel Fontane, EONS Planning Division
Edgar Luna, EONS Planning Division
Judith Stolberg, Economic Development Office

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 the Minutes – December 3, 2003 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the December 3, 2003 meeting.
3. **54 Brooks Street – Site 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 January 14, 2004 and to continue the site plan review to January 14, 2004.
4. **Mohave 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:
 - **Curtain drain detail be shown on the plan.**
 - **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 the revised plan be submitted to the Regulatory Services Office prior to release of the decision.**
5. **67 June Street – Repetitive Petition Reconsideration:** Notice of the hearing was read by the Clerk. Ronald McQuinn spoke in favor. No one spoke in opposition. 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 Stephen Petro, the Board voted 5-0 to consent to the reconsideration of the applicant’s petition by the Zoning Board of Appeals.
 6. **299 Shrewsbury Street – Special Permit (Flexible Parking Overlay District):** John Shea recused himself. Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone and Attorney Michael Revelli represented the petitioner and the owner, respectively. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the hearing to January 14, 2004 at the request of the applicant and postponed the hearing of any testimony to that date.
 7. **Gould Hill Road – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Site Plan Approval was taken collectively. Attorney Jonathan Finkelstein and Robert O’Neil presented the plan. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to continue the hearing and site plan to January 14, 2004 so the applicant can provide a profile/cross section of the road.
 8. **Gould Hill Road – Site Plan Approval:** See #7.
 9. **25 Winthrop Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the site plan approval to January 14, 2004 so the driveway can be revised and advised the applicant that revised plans must be submitted to the Regulatory Services Office by January 7, 2004.
 10. **Drexel 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.**

11. 93 Penn Avenue – Site Plan Approval: Upon a motion by Samuel Rosario 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 the 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. 49 Providence 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:

- **Applicant redesign both driveways so that vehicles can turn around on the lot and avoid backing out onto the street. Said redesigns are to be reviewed and approved by the Department of Public Works before release of approval.**
- **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 the revised plan be submitted to the Regulatory Services Office prior to release of the decision.**

13. 25 Windsor Street – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request of the applicant for leave to withdraw.

14. Waycross Street – To Make Public: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1 based on information from the Department of Public Works.

15. Diana Street – 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 based on information from the Department of Public Works.

16. Gaylord Street – To Make Public: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1 based on information from the Department of Public Works.

- 17. 496 Hamilton Street – Sewer Petition:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1 based on information from the Department of Public Works.
- 18. Approval Not Required (ANR) Plans:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5701 Endicott Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5706 East Mountain Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5707 Goldstar Boulevard. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 endorse ANR Plan #5708 Houghton Street. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5709 Wamsutta Avenue. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5710 Granite Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5711 Morningside Road. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-2 (Joe Boynton and Samuel Rosario voted no) to endorse ANR Plan #5712 Dixfield Road. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5713 Winthrop Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5714 Winifred Avenue Extension because it was not properly submitted.

Other Business:

- 19. Fenton Estates Subdivision – Bond Release:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to release \$110,000.00 of the existing bond leaving a new bond amount of \$65,000.00.
- 20. Good Harbor Heights Subdivision – Bond Release:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to release \$75,000.00 of the existing bond leaving a new bond amount of \$75,000.00.
- 21. Comprehensive Planning Discussion:** No action taken on this item.
- 22. Planning Board Staffing Functions:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to authorize the Chairman to send a letter to the City Manager requesting a written clarification of the staffing structure provided to the Planning Board.

The meeting was adjourned at 8:30 PM.