MINUTES
WORCESTER PLANNING BOARD
January 21, 2004

Planning Board Members Present:  Joe Boynton
                                  Stephen Petro
                                  Samuel Rosario
                                  John Shea

Staff Present:  Judith Stolberg, Development Office
               Joel Fontane, EONS
               Edgar Luna, EONS
               Katie Donovan, Regulatory Services
               Russell Adams, DPW
               Michael Traynor, Law Department
               Jeffrey Head, Law Department

Regular meeting (5:00 PM) – City Council Chamber, City Hall

1. Call to order: Chairman Joe Boynton called the meeting to order at 5:00 PM.

2. Zoning Ordinance Hearing: Notice of the hearing was read by the Clerk. The Planning Board discussed the following:

   (1) Regulation of Uses and Dimensions: Attorney Samuel DeSimone, Stephen Patton, Attorney Paul Novak, Gary Webber, Theodore Steinhilber and Jane Fine expressed opinions regarding several issues including the effect on construction of affordable housing.

   (2) Clinics, Licensed Hospitals, Sanitariums, Nursing Homes and Funeral Homes in Residential Areas: Questions arose relative to not allowing nursing homes in RG-5 districts.

   (3) Food Service Establishments with Drive-thru: Changes previously made incorporated into the Ordinance. No new changes are recommended.

   (4) Parking: William Sweeney asked that more parking be required for dormitory uses. He was advised that he would have to present a new petition to the City Council.

   (5) Signs: No comments were offered on this section.

   (6) Buffers (Manufacturing and Residential Districts): No comments were offered on this section.


   (8) Home Occupations: Attorney Paul Novak was opposed to the proposed changes.
(9) **Cluster Zoning:** No comments were offered on this section.

(10) **Continuing Care Retirement Community:** Michael Traynor advised the Board that MGL, Ch. 151B requires a minimum five acre site for CCRC’s.

(11) **Changes to Board Authority:** Lawrence Freed supported Conservation Commission Site Plan Review under the Floodplain Article and Attorney John Spellane supported Planning Board review.

(12) **Overlay Districts:** Attorney Paul Novak and Gary Webb supported Mixed Use and Adaptive Reuse Overlay Districts.

(13) **Nonconforming Uses and Structures:** It was explained that a Special Permit requires a super majority (4 votes) and a Finding requires a simple majority (3 votes). No comments were offered on this section.

3. **Adjournment:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to close the hearing and continued the item to March 3, 2004 at 5:00 P.M. Meeting adjourned at 6:30 P.M.