

MINUTES
WORCESTER PLANNING BOARD
February 11, 2004

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
Edgar Luna, EONS
Judith Stolberg, Economic Development Office

Regular Meeting (5:30 PM) – Room 409, City Hall.

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – January 28, 2004 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the January 28, 2004 meeting as amended.
3. **503 Plantation Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to extend the date for constructive grant to March 29, 2004 and continued the site plan review to March 24, 2004 at the request of the applicant.
4. **275 Greenwood Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the site plan review to February 25, 2004 at the request of the applicant.
5. **9 Iroquois Street – 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:
 - **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.**

6. **Papagni Estates, Phase II – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. James Ferguson presented the plan. James Matthews, an abutter, asked questions. No one spoke in opposition. Upon a motion by John Shea 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 5-0 to waive the sidewalk requirement on the westerly side of the road. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to waive the requirement for 500 foot dead end to allow an additional 125 feet. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the subdivision plan dated January 7, 2004 with the following conditions:

- **Applicant must use 8”x6” tapping sleeve and valve for proposed water main connection.**
- **Applicant must indicate on the plan that all work shall conform to City of Worcester standards.**
- **Endorsement of the Definitive Plan is contingent upon the following:**
 1. **Notice from the City Clerk of “No Appeal” from the action of the Board in approving this subdivision or if an appeal is taken, notice of the court either sustaining the approval or dismissing the appeal.**
 2. **Applicant must guarantee the construction of ways, the installation of municipal services and the successful performance of all other conditions to the approval of the subdivision in the manner provided in the Subdivision Regulations, Section VII, as authorized by MGL, Chapter 41, Section 81U.**

7. **1300 Grafton Street – Preliminary Subdivision Approval:** Joe Boynton and Samuel Rosario recused themselves. Stephen Petro acted as Chair. Kevin Quinn presented the plan. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-0 to deny preliminary approval for the following reasons:

- **Waivers requested by the applicant would not be approved by the Board.**
- **The proposed road does not meet City of Worcester standards.**
- **The plan presented numerous public safety concerns.**

8. **55 Apthorp 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 must note two car garages on the plan.**
- **Applicant must provide roof drainage recharge system on each lot.**
- **Applicant must connect foundation drain for single-family semi-detached dwelling into the Apthorp Street drain main.**
- **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.**

9. **189 Dominion Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the site plan approval to February 25, 2004 at the request of the applicant.

10. **1R Woodcliffe Street – 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 show a four-foot fence atop the rear retaining wall 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.**

11. **691 Grafton Street – Parking Plan Approval:** Joe Boynton and Stephen Petro recused themselves. Samuel Rosario acted as Chair. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-0 to approve the parking 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. **Approval Not Required (ANR) Plans:** Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 4-0 (Joe Boynton recused himself) to endorse ANR Plan #5734 Circuit Avenue West. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 (Joe Boynton recused himself) to deny endorsement of ANR Plan #5735 Antoine 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 Samuel Rosario and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5736 Greenwood Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5737 Orient Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5738 Wildwood Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5739 Woodland Parkway. Upon a

motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 (Joe Boynton recused himself) to endorse ANR Plan #5740 North Circuit Avenue/Vincent Avenue. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to hold ANR Plan #5741 Pioneer Road/Pineland Avenue for a view. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to hold ANR Plan #5742 Franklin Street/Arctic Street for a view.

Other Business:

Chase Estates – Bond Release: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to release \$45,000.00 of the existing bond leaving a new bond amount of \$45,000.00.

Upland Estates – Set Bond: Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted to set a bond in the amount of \$85,000.00 with a work completion date of September 15, 2004 and to release Lots A through D inclusive from the restrictive covenant upon receipt of surety.

The meeting was adjourned at 7:10 PM.