

**MINUTES
WORCESTER PLANNING BOARD
March 10, 2004**

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

Staff Present: Kathleen Donovan, Land Use
Michael Pace, Code Enforcement
Jeffrey Head, Law Department
Russell Adams, Department of Public Works
Joel Fontane, EONS Planning Division
Edgar Luna, EONS Planning Division

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

1. **Call to order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of Minutes – February 25, 2004:** Upon a motion by John Shea and seconded by Stephen Petro, the board voted 4 to 0 to approve the minutes of the February 25, 2004 meeting.
3. **Ledgecrest Drive - Definitive Subdivision Approval:** Upon a motion by Stephen Petro, and seconded by John Shea, the board voted 4-0 to extend the deadline for constructive grant to March 25, 2004 and continued the subdivision approval to March 24, 2004 at the request of the applicant.
4. **275 Greenwood Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 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.**
5. **189 Dominion Road - Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the board voted 4-0 to extend the deadline for

- constructive grant to March 25, 2004 and to continue the site plan approval to March 24, 2004 at the request of the applicant.
6. **Henchman/Frederick/Lincoln/Henchman Terrace - Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 to continue the site plan approval to March 24, 2004 at the request of the applicant.
 7. **248-256 East Mountain Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to extend the deadline for constructive grant to March 25, 2004 and to continue the site plan approval to March 24, 2004 at the request of the applicant.
 8. **Parson’s Hill – Definitive Subdivision Approval Amendment:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant to March 25, 2004 and to continue the Definitive Subdivision Approval Amendment to March 24, 2004 at the request of the applicant.
 9. **248 East Mountain Street – More Than One Building On a Lot:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 to extend the deadline for constructive grant to March 25, 2004 and to continue the item to March 24, 2004 at the request of the applicant.
 10. **Lots 2R and 3R Woodcliff Avenue Extension – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the board voted 4-0 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. **160 Southbridge St. – Parking Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 to extend the deadline for constructive grant to March 25, 2004 and to continue the parking plan approval to March 24, 2004 at the request of the applicant.
 12. **Endorsement of ANR Plans:**
 - **5752 Delmont Ave.:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to hold the plan for further review.

- **5753 Ward Street:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse the plan.
- **5754 Southold Road:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to deny the plan.
- **5755 Apricot Street:** Upon a motion by John Shea and seconded by Stephen Petro, the board voted 4-0 to deny the plan because the plan did not provide the information necessary to determine if the lots had adequate width.
- **5756 812 Franklin Street:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse the plan.
- **5757 Winifred Avenue Extension:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse the plan.
- **5758 Alameda Road:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse the plan.
- **5759 Benson Street:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse the plan.
- **5760 McClintock Avenue:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse the plan.
- **5761 Granby/Ventura Roads:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse the plan.
- **5762 Brattle Street:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse the plan.
- **5763 Millbury Street:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to send back the plan for additional information.
- **5764 East Mountain Street:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to endorse the plan. John Shea recused himself.
- **5765 Polito Drive:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to approve the plan.
- **5766 Renfrew Street:** The plan was held because of the lack of a quorum (Joe Boynton and Stephen Petro recused themselves.).
- **5767 Meena Drive:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 (John Shea recused himself) to approve the plan.

Other Business: None

The meeting was adjourned at 6:40 PM.