

MINUTES
WORCESTER PLANNING BOARD
August 11, 2004

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

Staff Present: Kathleen Donovan, Land Use
Russ Adams, Department of Public Works
Carrie Holtan, Law Department
Michael Traynor, Law Department
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office
Christopher Cummings, Planning Intern

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:50 PM.
2. **Approval of the Minutes – July 28, 2004 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the July 28, 2004 meeting.
3. **319-321 Cambridge Street/2 Hacker Street – Site Plan Approval:** Joe Boynton recused himself. Samuel Rosario assumed the Chair. A motion by John Shea to deny site plan approval did not get seconded. Upon a motion by Anne O'Connor and seconded by Samuel Rosario (who stepped down from the Chair), the Board voted 2-2 (John Shea and Stephen Petro voted no) to approve the site plan. Because three affirmative votes are required for approval, the site plan was ruled denied. At this point the applicant requested reconsideration. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to reconsider the site plan approval. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant to September 15, 2004 and continued the site plan approval to September 15, 2004 at the request of the applicant.
4. **Zoning Ordinance Amendment – Dimensional Table (Height Requirement):** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein spoke in favor of the petition. 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 John Shea, the Board voted 5-0 to recommend approval to the City Council because it would encourage development of single-family homes (detached,

semi-detached and attached) and would make the provision of off street parking easier and would not result in buildings that are out of scale with current height limitations.

5. **Toronita Avenue – 81G Street Opening:** A motion by John Shea to continue the item to September 15, 2004 was not seconded. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the street opening plan with the work on the revised plan to terminate at the location of the fire hydrant shown on that plan.
6. **Andrews Avenue – 81G Street Opening:** Site Plan Approval was taken collectively. Joe Boynton recused himself. Samuel Rosario assumed the Chair. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the street opening plan. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
 - **Plan must show two catch basins in separate locations.**
 - **Plan must have a notation that there will be no disturbance of land or vegetation beyond the “no build” buffer on Lots 1, 2 & 3.**
 - **Sidewalk must be moved from the west side of the street to the east side.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 revised plan must be submitted to the Land Use Office prior to release of decision.**
7. **Andrews Avenue – Site Plan Approval:** See #6.
8. **5L & 5R Main Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to deny approval of the site plan because the plan does not appear to be consistent with public safety (motor vehicles would have to back out onto Main Street and the plan proposes too many curb cuts on Main Street.
9. **135 Olean 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 without prejudice.

10. **Prioux Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the date for constructive grant to August 25, 2004 and continued the item to August 25, 2004 at the request of the applicant.
11. **64-79 Beacon Street – More Than One Building on a Lot:** Special Permit and Site Plan Approval were taken collectively. The hearings were not opened. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to extend the date for constructive grant to September 15, 2004 and continued the items to September 15, 2004.
12. **64-79 Beacon Street - Special Permit (Adaptive Re-use Overlay District):** See #11.
13. **64 – 79 Beacon Street – Site Plan Approval:** See #11.
14. **Delawanda Drive – 81G Street Opening:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the item to August 25, 2004 at the request of the applicant.
15. **Shore Drive – Site 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 September 15, 2004 and continued the item to September 15, 2004 at the request of the applicant.
16. **442 Southwest Cutoff – Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to waive the interior landscaping requirement of the Zoning Ordinance. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to approve the parking plan with the following conditions:
 - **Plan must show a guardrail all along the existing retaining wall from the base of the retaining wall on the easterly side to parking space #1 and a similar rail on the westerly side.**
 - **Driveway widths must be widened to 25’.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 revised plan must be submitted to the Land Use Office prior to release of decision.**

- 17. Ben Drive – Definitive Subdivision Approval:** Upon a motion by John Shea and seconded Stephen Petro, the Board voted 4-1 (Samuel Rosario voted no) to continue the item to August 25, 2004 at the request of the applicant.
- 18. Zoning Map Amendment (Washington, Lamartine, Madison, Herman & Gold Streets):** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein introduced Gene Beaudoin who presented a brief overview of his company’s potential plans for the former Wyman Gordon site. Attorney Patricia Gates, Herb Rasnik, Harry Koskinas and a representative from Woodmeister Co. spoke in opposition. Deb Lockwood, representing the Canal District CDC, urged careful consideration to determine what is good for the entire area. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the hearing to August 25, 2004.
- 19. Heath Street – 81G Street Opening:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the street opening plan.
- 20. Channing Street – Site Plan Approval:** The item was held until August 25, 2004 because the Board did not view the site.
- 21. Airport Environs Alternatives:** John Shea recused himself. Joel Fontane presented some alternatives for consideration regarding a re-zoning petition for submission to the City Council. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-1 (Stephen Petro voted no) to forward Alternative 2B.
- 22. Zoning Ordinance Petition – Dimensional Table Correction:** Joel Fontane requested the item be held until August 25, 2004.
- 23. Private Street Conversions (Winter Heights Subdivision):** Items were held at the request of the Department of Public Works.
- 24. Private Street Conversion (Saffron Drive):** Item was held at the request of the Department of Public Works.
- 25. Approval Not Required (ANR) Plans:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5851 Myrick Avenue 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 John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5857 Sherer Trail. ANR Plan #5858 Chester Street was held to allow staff to see if the buildings were in existence prior to the adoption of the Subdivision Control Law. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5859 Vale/Dorchester Streets. Upon a motion by Stephen Petro and seconded by John Shea,

the Board voted 4-0 (Samuel Rosario recused himself) to endorse ANR Plan #5860 Ledgecrest Drive. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 (Samuel Rosario recused himself) to endorse ANR Plan #5861 Ledgecrest Drive.

Other Business: None

The meeting was adjourned at 8:30 PM.