

MINUTES
WORCESTER PLANNING BOARD
November 9, 2005

Planning Board Members Present: John Shea
Samuel Rosario
Anne O'Connor
Scott Cashman
Margaret Guzman

Staff Present: Michael Traynor, Law Department
Carrie Holtan, Law Department
Joel Fontane, Planning Division
Edgar Luna, Planning Division
Judith Stolberg, Planning Division
Lara Bold, Planning Division
K. Russell Adams, DPW
Joanne Kennedy-Valade, Code Enforcement
David Holden, Code Enforcement

Regular Meeting (5:30 PM) – Saxe Room, Worcester Public Library

1. **Call to Order:** Chairman John Shea called the meeting to order at 5:45 PM.
2. **Approval of the Minutes – October 26, 2005 Meeting:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to approve the minutes of the October 26, 2005 meeting.
3. **155 Ararat Street – Parking Plan Approval:** After considerable discussion among the applicant's attorney, neighborhood residents, staff and the Board a motion was made by Samuel Rosario and seconded by Scott Cashman to deny the parking plan approval because of the many deficiencies in the plan. There was a roll call vote with Scott Cashman and Samuel Rosario voting yes and Anne O'Connor, Margaret Guzman and John Shea voting no. The motion to deny was defeated. When asked if the applicant would request a continuance to revise the plan to remedy the deficiencies, the applicant's attorney, Gary Brackett, stated they declined a continuance and preferred a vote with conditions to mitigate the deficiencies. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to reconsider the vote to deny the parking plan approval. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 (Margaret Guzman abstained noting her disappointment with the tone of the discussions and failure by the neighbors and applicant to respect the parameters of the Planning Board's review) to deny the parking plan approval and advised the applicant that the following deficiencies should be mitigated:

- **Paving and striping of the parking lot to maximize the number of spaces**
- **Storage building and dumpster should be moved closer to the building and away from the abutting residential property.**
- **Snow must be removed from the site with signage on the plan noting same.**
- **Lighting must not spill off-site and applicant should consider timing the lights so they are not on throughout the night.**
- **A loading and delivery area should be shown on the site.**
- **Egress should be reconfigured to eliminate the angle.**
- **Interior circulation should be addressed.**
- **Maintain a five-foot landscape buffer along the entire length of the southern boundary.**
- **Landscaping must be in accordance with the Zoning Ordinance (species, caliper, number of trees and plants, including existing plantings) and a landscaping table must be shown on the plan.**
- **Indicate the scale of the plan.**
- **Maintain proposed stockade fence to screen dumpster.**
- **Contact Code Enforcement Office to see if a variance for relief from the five-foot buffer requirement along the western side lot line abutting the park is required from the Zoning Board of Appeals.**
- **A waiver from the Planning Board for the six-inch high curb separating landscaping areas from parking areas and the substitution of boulders (2 cubic feet minimum), two-foot on center for curbing along landscape buffers where no six-inch curbing is installed.**

4. Benjamin Road – Remove Portion From Official Map: Notice of the hearing was read by the Clerk. Attorney Donald O’Neil informed the Board that the portion of Benjamin Road to be removed cannot be constructed. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to remove the requested portion of Benjamin Road.

5. 38 Apthorp Street – Site Plan Approval: Upon a motion by Margaret Guzman and seconded by Samuel Rosario, the Board voted 5-0 to continue the site plan approval to December 14, 2005 at the request of the applicant.

6. 301 Barber Avenue – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the site plan approval with the following conditions:

- **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.**

7. 10 Crillon Road – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to approve the site plan approval with the following conditions:

- **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.**

8. 1112 West Boylston Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to approve the site plan with the following conditions:

- **Lighting is not to spill over to abutting property and be so noted on the plan.**
- **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.**
- **Five copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

9. **Monica Road – To Make Public:** Upon a motion by Scott Cashman and seconded by Anne O’Connor, the Board voted 5-0 to recommend a Priority 1.
10. **Taconic Road – Install Sewers:** Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to recommend a Priority 2.
21. **Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse and re-date ANR Plan #6183 Sears Island Drive. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6187 Belcourt/Taconic. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6189 Jones Street. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6190 Lisbon Street. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to deny endorsement of ANR Plan #6191 Arrow/Montgomery because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 4-1 (Samuel Rosario voted no) to endorse ANR Plan #6192 40 Tory Fort Lane. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6193 Lots 2&3 Massasoit Road. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to deny endorse ANR Plan #6194 93&95 Malden Street. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 3-2 (Samuel Rosario and Scott Cashman voted no) to endorse ANR Plan #6195 Julien Avenue. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6196 Onset Street. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted to endorse ANR Plan #6197 Plantation Street. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6198 Niles/Sunderland Road. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6199 Good Harbor Drive. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6200 Eastern Ave./Catharine Street. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6201 Highland Street. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6202 Moreland/Forest Hill. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6205 Bellevue Street. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6206 Shannon/Rice/Heywood.

OTHER BUSINESS: None

The meeting was adjourned at 8:45 PM.