

**MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE CITY OF WORCESTER**

OCTOBER 4, 2006

WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM

Planning Board Members Present: John Shea, Chair
Scott Cashman, Vice-Chair
Anne O'Connor, Clerk
Margaret Guzman
Nicole Xifaras Parella

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Robin Bartness, Division of Planning & Regulatory Services
Ruth Gentile, Division of Planning & Regulatory Service
Michael Traynor, Law Department
Carrie Holtan, Law Department
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Code Department

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:45 PM.

APPROVAL OF THE MINUTES

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the October 4, 2006 Planning Board minutes.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **1511 Main Street (PB-06-114 – Definitive Site Plan - Amendment:** Jeff Howland, representative for the applicant, submitted a letter requesting Leave to Withdraw. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to grant Leave to Withdraw.

2. **Good Harbor Heights (PB-06-104) – Definitive Subdivision – Amendment:** Michael Konan, the applicant, submitted a letter requesting Leave to Withdraw. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to grant Leave to Withdraw.

3. **Lots C-E, Upland Street (PB-06-100) – Definitive Site Plan:** Seth Toch, representative for the applicant, requested Leave to Withdraw. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to grant Leave to Withdraw.

UNFINISHED BUSINESS

4. **41 Lancaster Street (PB-06-115) – Definitive Site Plan:** Jay Hummer, the applicant, presented the plan. He stated that there would be an entrance off Lancaster Street and exit off Highland Street and that there would be signage for this. Chair Shea suggested that there be signage indicating no entry from Highland Street and a right turn only onto Highland Street. Joe Boynton, representative for an abutter, requested that 1) trash storage should not be near the residential property abutting this property; 2) that there should be a 5 foot buffer along the north property line; and 3) that cars backing out onto Lancaster Street would be a safety hazard. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Site Plan to October 18, 2006 to allow the applicant time to address the Board's concerns. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to grant the applicant's request to extend the constructive grant deadline to October 18, 2006.
5. **687 Millbury Street (PB-06-127) – Definitive Site Plan:** Mark Santoro, representative for the applicant, presented the plan. He stated that the project is a redevelopment project involving a mixed use of retail and residential. Ms. Guzman was concerned that residents walking from the second parking lot may not be safe, as they would be walking in an unlit gravel area. Mr. Santoro stated that his client would be willing to provide lighting to the parking lot. The Law Department requested continuing the item to investigate whether there could be an 81-G, opening of a private way for public use requirement for Accommodation Street. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the Definitive Site Plan to October 18, 2006 to allow the Law Department time to address the street opening issue.

NEW BUSINESS

PUBLIC HEARINGS

6. **Zoning Map Amendment – 1471-1485 Main Street:** Donald O'Neil, representative for the petitioner, presented the petition. Mr. O'Neil stated that currently in the area are three duplex buildings and one single-family dwelling under construction and one more lot remains to be developed. He also stated the rezoning would be consistent with what is currently in the area and what is planned for 1511 Main Street (Kettlebrook Lofts). Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to recommend approval of the zone change.
7. **48 Mason Street (PB-06-134) – More Than One Building on a Lot:** Joanna Paquin, representative for the applicant, presented the plan. Upon a motion by Anne O'Connor

and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Plan – More Than One Building on a Lot with the following conditions:

- **Provide a legend.**
- **Label dimensions of sidewalks.**
- **Label dimension of Winfield Street.**
- **Label area of open space and recreation.**
- **Provide total area of recreation space.**
- **Label permanent monuments.**
- **Label street lights.**
- **Show existing contours at two (2) foot intervals.**
- **Show proposed contours at two (2) foot intervals.**
- **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 the 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.**
- **Six copies of the revised plan and a mylar must be submitted to the Planning and Regulatory Services Office.**

PUBLIC MEETINGS

8. **452 Lake Avenue (PB-06-130) – Definitive Site Plan:** Don Bray, representative for the applicant, presented the plan. Mr. Bray stated that the plan included removal of the three car garage for a single-family dwelling with a two car garage. Mr. Shea requested a hammerhead at the end of the driveway and that an original engineer stamp be provided on the plans. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the Definitive Site Plan to October 18, 2006 to allow the applicant time to address the Board's concerns.
9. **25 Mott Street (PB-06-131) – Extension of Time For Definitive Site Plan:** James Vevone, representative for the applicant, presented the plan. He stated that the reason for the extension of time was that the applicant had not secured funding for the project yet. He also stated there were no changes to the plan. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the Extension of Time For Definitive Site Plan for twelve months.
10. **7 Clay Street (PB-06-132) – Definitive Site Plan:** Joanna Paquin, representative for the applicant, presented the plan. Representative Fresolo was concerned that the house

will be rented to college students. George Soto was concerned with 1) adequate water pressure for fire apparatus; 2) closeness of the houses; 3) parking; 4) sidewalks. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **Correct MBL on the plan, it should be “26-009-00008”.**
- **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 the 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.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

11. **36-44 Pinehill Road (PB-06-133) – Definitive Site Plan:** Seth Toch, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **Remove all *proposed* lot lines and dimensional setback lines from existing conditions plan. Existing conditions plan should only show what currently exists.**
- **Change zoning classification summary heading from RS-7 to RL-7.**
- **Label dimensions required and provided for the existing structure on Lot 2 in the zoning classification summary.**
- **Remove driveway and structure for #23 on sheet 3.**
- **Label height in stories for existing structure on Lot 2.**
- **Label square footage for existing structure on Lot 2.**
- **Extend driveway concrete for Lot 2 to accommodate two 9’x 18’ parking spaces.**
- **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 the 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.**

- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

OTHER BUSINESS

17. **Indian Hill Subdivision (Phase II) – Bond Release:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to release the remaining \$20,000 performance bond as all work has been completed to the satisfaction of the Department of Public Works.
18. **Indian Hill Subdivision (Phase III) – Bond Release:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to release the remaining \$25,000 performance bond as all work has been completed to the satisfaction of the Department of Public
19. **Indian Hill Subdivision (Phase IV) – Bond Release:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to release the remaining \$20,000 performance bond as all work has been completed to the satisfaction of the Department of Public Works
20. **Indian Hill Subdivision (Phase V) – Bond Release:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to release the remaining \$50,000 performance bond as all work has been completed to the satisfaction of the Department of Public Works.
21. **Cheyenne Road – Make Public:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to recommend a Priority 1.
22. **Mohave Road – Make Public:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to recommend a Priority 1.
23. **Navajo Road – Make Public:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to recommend a Priority 1.
24. **Shawnee Road – Make Public:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to recommend a Priority 1.
25. **Westinghouse Parkway – Make Public:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to recommend a Priority 1.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6408:** Upon a motion by Nicole Xifaras Parella and seconded Anne O'Connor, the Board voted 5-0 to deny ANR Plan #6408, Tory Fort Lane for insufficient frontage of lots and lots 5&6 were not labeled.

2. **ANR-6409:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to deny ANR Plan #6409, Waverly Street as no documentation was provided.
3. **ANR-6410:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6410, Glezen Street.
4. **ANR-6411:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6411, Pine Hill Road.
5. **ANR-6412:** Upon a motion by Scott Cashman and seconded by Anne O'Connor the Board voted 5-0 to deny ANR Plan #6412, Lots C-E, Upland Street, due to the calculation of distance along the radius of 200 feet does not equal the calculation reflected on the plan..
6. **ANR-6413:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6413, Webster/Clover Street.
7. **ANR-6414:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR #6414, Everard Street.
8. **ANR-6415:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to endorse ANR #6415, Everard/Stanton Streets.
9. **ANR-6416:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6416, Kilby Street.
10. **ANR-6418:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6418, East Mountain Street.
11. **ANR-6419:** Upon a motion by Anne O'Connor, and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6419, Lorenzo Street.

ADJOURNMENT

Chair Shea adjourned the meeting at 7:30 PM.