

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

OCTOBER 18, 2006

WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM

Planning Board Members Present: 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

Vice Chair Cashman called the meeting to order at 5:55 PM.

APPROVAL OF THE MINUTES

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

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **Lots 10-14, Sarah Drive (PB-06-136) – Definitive Site Plan:** Seth Toch, representative for the applicant, submitted a letter requesting Leave to Withdraw. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to grant Leave to Withdraw.
2. **41 Lancaster Street (PB-06-115) – Definitive Site Plan:** Jay Hummer, the applicant, submitted a letter requesting a continuance to the first meeting in November and an extension of the constructive grant deadline until November 15, 2006. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to continue the Definitive Site Plan to November 15, 2006. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to grant the applicant's request to extend the constructive grant deadline to November 15, 2006.

UNFINISHED BUSINESS

3. **16 Emile Street/70 Bedford Avenue (PB-06-122) – Special Permit (Cluster):** The Board took up the Definitive Plan - More than One Building on a Lot (PB-06-120) and the Definitive Site Plan (PB-06-121) contemporaneously. Scott Charpentier, the applicant, presented the plan. He stated that he had received comments from the Department of Public Works, the Planning and Regulatory Services Division and Conservation Commission. He stated that all of their comments had been addressed in the plan. He stated that 1) Bedford Avenue would be regraded from the end to Inverness Road and have a 3” gravel course to Mass Highway Standards; and 2) the two parcels would be combined into one lot once the applicant secured approval from the Zoning Board of Appeals. Ms. Holtan recommended a condition that no building permits be issued until the lots were conveyed into one. Mr. Adams stated that Bedford Avenue would be gravel and that the driveway on the property would be paved. He also stated that paving alone could worsen the drainage in the area. Rob Paradise was concerned with paving, drainage and the possible increase of cars in the area. Jay Lupisella stated that he believes this project is not right for the neighborhood. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to continue the Special Permit, Definitive Plan - More than One Building on a Lot and Definitive Site Plan to November 1, 2006 to allow the Board time to revisit the site. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to grant the applicant’s request to extend the constructive grant deadline for the Definitive Site Plan and the Definitive Plan – More than One Building on a Lot to November 15, 2006.

4. **Mohican Road (PB-06-123) – 81G Street Opening:** Donald O’Neil, Hossein Haghanizadeh, Ben Clark and Nicholas Grande, representatives and applicant, presented the plan. The Department of Public Works requested a cross-section containing 2.5” of bituminous concrete and 1.5” of top course asphalt and catch basins with cascade grates. Courtney Pettit stated that the street was too steep, that traffic would be driving through her yard, that she would have to move her carport and would have no parking for her home. Peter Salvatore was concerned that the turn at the end would be too dangerous. Joanne Faron was concerned that traffic would increase and this might become a cut-through from Lake Avenue to Plantation Street. Upon motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the 81-G Street Opening with the following conditions:
 - **Use cascade grates in the four catch basins.**
 - **Provide a roadway cross section containing 2.5 inch bituminous concrete binder and 1.5 inch of top course asphalt.**
 - **A statement that the applicant will provide, at no cost to the City, all facilities shown on the plan including but not limited to roadways, curbs, bounds, drainage systems, sanitary sewer systems, utilities, street lights and earthworks, except as otherwise noted.**

- 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.
5. **687 Millbury Street (PB-06-127) – Definitive Site Plan:** Mark Santoro, representative for the applicant, presented the plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Definitive Site Plan 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 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.
6. **452 Lake Avenue (PB-06-130) – Definitive Site Plan:** Donald Bray, representative for the applicant, presented the plan. He stated that the Board had requested a hammerhead at the end of the driveway, but that the Department of Public Works will not allow it in the right-of-way. The Department of Public Works is requiring that the grade cannot be altered in the right-of-way. Margaret Guzman requested that the hammerhead proposal be removed from the plan. The Planning and Regulatory Services Division is requiring an original registered engineer's stamp and signature on the plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to continue the Definitive Site Plan to November 1, 2006 to allow the applicant time to address the Board's concerns.

NEW BUSINESS

PUBLIC HEARINGS

7. **Zoning Map Amendment – 16 Bethany Street (From RS-7 to BL-1):** Barry Ward, the petitioner, presented the petition. He stated that currently he is using the building on the property for his Classic Motor Car business and that he wants to build a residence and a car museum. John Vizzo stated that the neighborhood is residential and that he does not

want to see the zone change, even though he supports the petitioner's plan for the property. Tom Gingras stated that some of the allowed uses in a business zone would not be compatible with the current residential neighborhood. Mr. Fontane stated that the change would allow more intense residential uses by right and that the current non-conforming use could be changed through the Special Permit process. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to close the hearing. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to recommend denial of the zone change.

8. **Zoning Map Amendment – Redfield Road (From A-1 to RL-7):** Joe Boynton, representative for the petitioner, presented the petition. He stated that the zone change makes sense for the neighborhood and the abutting area in Leicester and that the area is more suited for residential uses than the manufacturing uses allowed in the A-1 zone. Mr. Fontane stated that the zone proposed will not impinge on the airport operations and would be more compatible with the current uses in the area. Upon a motion by Margaret Guzman, and seconded by Anne O'Connor, the Board voted 4-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to recommend approval of the zone change.
9. **Zoning Map Amendment – 275 Greenwood Street (From ML-0.5 and RS-7 to BL-1):** Kevin David, Michael Lussier and Jason Dubois, representatives for the petitioner, presented the petition. Mr. David stated that the Webster First Federal Credit Union had outgrown its building in Webster and needed the zone change to relocate and build an office building to house their operations center. Mr. Fontane stated that the parcel might have some environmental issues that would impede developing it for residential uses. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to recommend approval of the zone change petition with the amendment that the zone line on the northwesterly corner of the property would coincide with the rear lot lines of 6, 8 and 10 Weden Lane.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6417:** Upon a motion by Nicole Xifaras Parella and seconded Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6417, Millbury Street/Weldon Street.
2. **ANR-6420:** Upon a motion by Nicole Xifaras Parella and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6420, Conger Street/Sunnyhill Drive/Pleasant Street.
3. **ANR-6421:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6421, 40 Plantation Street.
4. **ANR-6422:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6422, 66-68 Waverly Street.

5. **ANR-6423:** Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6423, Pocasset Street/Sachem Avenue.
6. **ANR-6424:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR #6424, Main Street.
7. **ANR-6425:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 4-0 to hold the ANR Plan #6425, Stanley Avenue/Mount Avenue to get clarification of the property lines being relocated.
8. **ANR-6426:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6426, Friedel Street/Roy Street.
9. **ANR-6427:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse ANR #6427, Lots C-E, Upland Street.
10. **ANR-6428:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6428, Tory Fort Lane.

ADJOURNMENT

Vice Chair Cashman adjourned the meeting at 8:30 PM.