

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

JANUARY 17, 2007

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: Robin Bartness, Division of Planning & Regulatory Services
Ruth Gentile, Division of Planning & Regulatory Services
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 5:40 PM.

APPROVAL OF THE MINUTES

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to approve the December 20, 2006 and January 3, 2007 Planning Board minutes.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **3&7 Pocasset Street/Lots 1&2 Ockway (PB-06-147) – Definitive Site Plan:** Kevin Quinn, representative for the applicant, requested a continuance in order to receive ANR approval for the lots first. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to continue the Definitive Site Plan to February 7, 2007 and extend the constructive grant deadline to February 20, 2007.
2. **Lots C-E Upland Street (PB-06-164) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had requested Leave to Withdraw. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to grant the applicant's request for leave to withdraw. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to deny the applicant's request for a waiver of the fee.

UNFINISHED BUSINESS

3. **555-559 Plantation Street (PB-06-156) – Amendment to Special Permit – CCRC and WRPOD:** Amendment to the Definitive Site Plan (PB-06-155) was taken up contemporaneously. Jonathan Finkelstein, Catherine LeMay, Matthew Brassard, Kevin Cozak and Nicole Pezzella, representatives for the applicant, presented the plan. Mr. Finkelstein stated that the current conditions are a 123-bed nursing home and 108 assisted-living units and that there are 149 parking spaces. The parking needs of the applicant have increased, so a two-story parking garage is being proposed to accommodate 265 parking spaces. Mr. Adams stated that the Department of Public Works wants a condition to the Special Permit that all underground storage tanks be removed from the property. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to close the public hearing. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to approve the Amendment to Special Permit with the following findings:

- **The proposed use is in harmony with the general purpose and intent of the City of Worcester Zoning Ordinance.**
- **The specific site is an appropriate location for the proposed use.**
- **The proposed use as developed will not adversely affect the neighborhood.**
- **There will be no nuisance or serious hazard to vehicles or pedestrian.**
- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use.**
- **The proposed project will minimize municipal costs and environmental impacts through reduction, to the extent reasonable, in the length of streets, utilities and drainage systems per dwelling unit served.**
- **The proposed project will increase the size of contiguous area assured of preservation in a natural state and the number of off-street pathways and trails, recreation areas and wilderness area open to all residents of the CCRC.**
- **The proposed project respects and preserves all existing scenic vistas and creates new scenic vistas.**
- **The proposed project increases vehicular safety by having fewer, better located and designed egresses onto existing streets.**
- **The proposed project preserves environmental quality by reduction of the total area over which vegetation is disturbed by cut or fill or displacement; by reduction in critical lands (slopes in excess of fifteen percent (15%), land within one hundred (100) feet of a water body, wetland or stream having outstanding or rare vegetation) disturbed by construction; reduction of the extent of waterways altered or relocated; reduction in the volume of cut and fill for roads and construction sites.**
- **The proposed project's design, location and materials of the structure(s) on the site are sensitive to the natural environmental conditions, vistas and abutting properties.**
- **The proposed project provides positive benefits to the City in some important respects, such as mitigation of environmental damage, better controlled traffic, preservation of current character through location of reserved open space,**

meeting the shelter and/or health needs of special populations of the City and so on.

- **The site is within the GP-2 area of the Water Resources Protection Overlay District (Article XII of the Worcester Zoning Ordinance).**
- **While plans indicate that impervious surface covers over 20 percent of the site, the existing and proposed facility makes extensive use of leaching drainage manholes and an infiltration field for drainage from the upper level parking area. By directing treated stormwater into the ground much of the impervious area is made functionally pervious. Such practices are consistent with sound aquifer protection standards and also help maintain or improve summer baseflow in nearby streams like Coal Mine Brook.**
- **A condition all Special Permits issued pursuant to Section 6 of Article XII of the Worcester Zoning Ordinance is that all existing Underground Storage Tanks be removed.**

Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Amendment to the Definitive Site Plan with the following conditions:

- **Label the location of existing freestanding signs on Plantation Street.**
- **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 Division prior to release of the decision.**

4. **1119 – 1121 Grafton Street (PB-06-154) – Definitive Site Plan:** Donald O'Neil and Kevin Quinn, representatives for the applicant presented the plan. Mr. Quinn stated that he had submitted a lighting plan, as was requested. Upon a motion by Scott. Cashman and seconded by Anne O'Connor, the Board voted 5-0 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 Division prior to release of the decision.**

NEW BUSINESS

PUBLIC HEARINGS

5. **Zoning Map Amendment – 3 Beamon Avenue (MG-0.5 to RL-7):** Biokun Akande, the petitioner, presented the zoning map amendment. He stated that he plans to build a new dwelling structure on the property and that the abutting street is residential. Mr. Cashman stated that he was against impinging on an active manufacturing area. Ms. Guzman stated that no manufacturing has been built in the area for a long time and that she clearly sees this as a residential area. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 2-3 (John Shea, Margaret Guzman and Anne O’Connor voting against) to recommend denial of the Zoning Map Amendment. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 3-2 (Scott Cashman and Nicole Xifaras Parella voting against) to recommend approval of the Zoning Map Amendment.
6. **35 Houghton Street (PB-06-151) – Definitive Subdivision (Frontage):** Mr. Cashman recused himself due to a conflict of interest. Seth Toch, representative for the applicant, presented the plan. He stated that the Zoning Board of Appeals had granted relief from side and front setbacks and frontage requirements and that this application is for a zero lot line, but due to the reliefs that were granted, it does not qualify for an ANR endorsement. He stated that the applicant is requesting a waiver from Subdivision Regulations and a waiver of the subdivision fee of \$1100.00. The applicant would like to instead, pay the \$35.00 ANR fee. 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 approve the Definitive Subdivision with the following conditions:
 - **Provide a note on the plan with specific relief and the dates that the relief was granted by the Zoning Board of Appeals.**
 - **Provide zoning classification summary for the RG-5 zone for a “single-family” semi-detached dwelling.**
 - **The deed reference for book and page are not the same on the application and the plan.**
 - **Plan should include the required language from the Worcester District Registry of Deeds.**
 - **Remove the note that says “Planning Board endorsement is not a determination as to the conformance with the zoning bylaw.**
 - **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 located on the plan that will be filed.**

- **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 Division prior to release of the decision.**

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to waive the requirements of the Definitive Subdivision Regulations, except those for an ANR plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to waive the fee of \$1100.00 and instead approve a fee of \$35.00.

7. **271 Mill Street (PB-06-168) – Definitive Subdivision:** Steve O'Connell, representative for James Soffan, the applicant, presented the plan. He described the general locus of the subdivision as being on Richard Healy Road, an existing right-of-way. He stated that the new street would be 513.7 feet to the end of the cul-de-sac. Mr. Adams stated that the plan showed an increase in the post-development rate of runoff and the Department of Public Works requires that the post-development rate of runoff be the same or less than the pre-development rate of runoff. He also stated that Richard Healy Road is labeled as a private street and that it is not on the Official Street Map of the City of Worcester because it is more or less a driveway. He also stated the subdivision layout should extend from the back of the cul-de-sac all the way to Mill Street. In addition, the surface main into the proposed cul-de-sac must be extended so that every lot can be tied into it and that the plan must use 2:1 slopes and not 3:1 slopes. He stated that the City of Worcester standard is for a 2-1/2" binder with a 1-1/2" bituminous pavement top course and that the plan must provide bound locations, street light locations and street trees. Furthermore, he said that the utilities in Richard Healy Road are not owned by the City of Worcester and they must be tested or new utilities would have to be provided so that the City of Worcester can take them over and that the retaining wall could not be in the right-of-way. Ms. Bartness stated they would also need to request a waiver to have a dead-end street longer than 500 feet and that the applicant is creating what appears to be an irregular shaped lot. Mr. Traynor stated that there are title issues that must be resolved. He also stated that the owners of property along Richard Healy Road must also be applicants to the subdivision. Sandra Johnson was concerned about the entrance to the subdivision from Mill Street. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Subdivision to February 21, 2007.
8. **653 Main Street/Beacon Street (PB-06-172) – Definitive Subdivision (Frontage):** Amendment to the Definitive Site Plan (PB-06-169) was taken up contemporaneously. Steven Parker and Jeff Howland, representatives for the applicant, presented the plan. Mr. Parker stated that the plan had 45 rental units and 60 units of market rate housing.

Mr. Howland stated that the proposed property line was going to go between the two properties and that it needed to be moved to locate the garage in this configuration. He also stated that the plan had received a Variance from frontage requirements and that the site plan was being amended due to a change in ownership and the addition of commercial space. He stated that the applicant is requesting a waiver from Subdivision Regulations and a waiver of the subdivision fee of \$1100.00. The applicant would like to instead pay the \$35.00 ANR fee. Ms. Bartness stated that the plan required four loading spaces and that no open space was provided on the plan. Mr. Cashman stated that he would be willing to waive the open space requirement because of the affordable housing units. 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 Subdivision. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to waive the requirements of the Definitive Subdivision regulations. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-1 (Scott Cashman voting against) to waive the fee of \$1100.00 and instead approve a fee of \$35.00 with the following conditions:

- **Suitable space to record the action of the Board and the endorsement of the Board's approval, and any revision date in the title block.**
 - **Use the required Worcester Registry of Deeds filing language for Definitive Subdivisions for the Clerk Certification and area for Board Endorsement.**
 - **Remove language, "The above endorsement is not a determination by the Planning Board as to conformance with zoning requirements". This language only appears on ANR plans.**
- **A locus map showing the proposed subdivision, scale 1" – 1,000', or other suitable scale, shall be shown on the title sheet. If the plan is on multiple sheets, a key map shall be included.**
- **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 located on the plan that will be filed.**
- **Label the ZBA relief granted, date granted and any conditions of approval 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 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 Division prior to release of the decision.**

Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to approve the Amendment to the Definitive Site Plan with the following conditions:

- **Label plan set, “Definitive Site Plan”.**
- **Label sidewalks and their dimensions, if any.**
- **Label dimensions of streets on all sheets showing street layout.**
- **Correct zoning relief granted by the Zoning Board on January 8, 2007. Label the following on the plan:**
 - **653 Main Street (Hadley Apartments)**
 - **Special Permit for the expansion or change of a pre-existing, nonconforming use/structure;**
 - **Variance for relief of one hundred seven (107) parking spaces from the off street parking requirement;**
 - **Variance for 70 feet of relief from frontage requirement;**
 - **Variance for 6 feet of relief from rear yard setback requirement;**
 - **Variance for relief from Floor Area Ratio (FAR); and Variance for relief from site landscaping**
 - **5-9 Madison/Beacon Street (Beacon Place Condominiums)**
 - **Special Permit for the expansion or change of a pre-existing, nonconforming use/structure;**
 - **Variance for relief of sixty-one (61) parking spaces from the off street parking requirement;**
 - **Variance for 66 feet, 7 inches of relief from frontage requirement;**
 - **Variance for 5 feet, 6 inches of relief from rear yard setback requirement;**
 - **Variance for relief from Floor Area Ratio (FAR);**
 - **Variance for relief of 5 feet from parking setback and parking buffer landscaping requirement; Variance for relief of 6 inches from parking lot access aisle requirement; Variance for relief from site landscaping requirement**
- **Add date of ZBA approval.**
- **Remove condition of approval. This condition was from the 2005 relief approved, which has now expired.**
- **Label height in stories for each building in the zoning table.**
- **Label height in feet for the Hadley Apartments in the zoning table.**
- **Label number of bedrooms in each building.**
- **Provide an exterior elevation of the two structures with exterior materials labeled.**
- **Label off-street loading spaces required for multi-family high-rise dwellings. Two (2) - 12 x 50 loading spaces are required for each building. If they cannot be provided, an additional variance may be needed for each building.**
- **Label signs or lighting, if any.**
- **Label erosion and sedimentation control devices.**
- **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 Division prior to release of the decision.**

PUBLIC MEETINGS

9. **20 Passway Three (PB-06-161) – Definitive Site Plan:** Robert McNeil, representative for the applicant, presented the plan. He stated that there was a single-family dwelling on a 16,500 sq. ft. lot and that the plan is proposing to add another structure making it a two-family detached dwelling on a lot with 15% slope. The plan has already received Conservation Commission approval. Ms. Valade stated that that the plan must be clear in showing that it is a two-family with a common entrance and to change the label on the plan from one-family detached to two-family detached. Upon a motion by Scott Cashman and seconded by Anne O’Connor, the Board voted 5-0 to continue the Definitive Site Plan to February 7, 2007 to allow the applicant time to resolve the issues to the Board’s satisfaction.
10. **48 Westboro Street (PB-06-162) – Definitive Site Plan:** The applicant, Michael McNeil, presented the plan. He stated that he is regrading his backyard so that it will be more useable. Anthony and Mary Palumbo, Lamont Frazier and Mr. Monfreda were concerned with the location of the six-foot wooden fence and how near to the property line it was allowed. 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:
 - **The fence on the southerly boundary must be 12 inches from the property line.**
 - **Label plan, “Definitive Site Plan”.**
 - **Provide zoning summary for RS-7 zone.**
 - **Label height in stories and feet of existing building.**
 - **Label total square footage of existing building.**
 - **Label number of bedrooms of existing building.**
 - **Label yard setbacks.**
 - **Label Westboro Street as public.**
 - **Label dimensions of Westboro Street, curbs, curb cuts, driveways and sidewalks.**
 - **Provide construction materials of Westboro Street, curbs and sidewalks.**
 - **Show how existing vegetation will be retained and used, if any.**
 - **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 Division prior to release of the decision.**

11. **6 May Street (PB-06-163) – Parking Plan:** The applicant was not present. Mr. Traynor stated that there is no constructive grant deadline for parking plans and that the parking plan could be continued without jeopardy. Upon a motion by Nicole Xifaras Parella and seconded by Margaret Guzman, the Board voted 5-0 to continue the Definitive Site Plan to February 7, 2007.

12. **15 Ararat Street (PB-06-165) – Definitive Site Plan:** Stephen Madaus, representative for the petitioner, presented the plan. He stated that the property had a zone change and that the current building on the property is 6,000 sq. ft., the applicant is adding over 4,000 sq. ft. and that the lot slopes to the rear. He stated that the traffic flow would be one way in and one way out. Mr. Adams stated that the Department of Public Works is requiring drainage calculations, an inlet structure at the inlet of the subsurface detention system, 24-foot aisle widths for the 90 degree parking, 20-foot aisle widths where no parking is proposed, two-foot radius curb returns and snow storage locations. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to continue the Definitive Site Plan to February 7, 2007 to allow the applicant time to resolve the issues to the Board's satisfaction.

13. **189 Dominion Road (PB-06-167) – Definitive Site Plan -Extension of Time:** Patricia Gates, 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 Extension of Time to May 14, 2007 with the following conditions from previous approvals:

- **Unit #5 must be labeled on the plan.**
- **The drainage design is subject to the approval of the Department of Public Works.**
- **Lighting is not to spill over onto abutting property with lighting to be no more than 1-foot candlepower at property line and noted on the plan.**
- **Applicant must show landscaping table on the plan.**
- **Applicant must provide a total of four shade trees from the approved list in the Zoning Ordinance to be spaced evenly at the rear of the lot where parking area is located and shown 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 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 Division prior to release of the decision.**

14. **470 Pleasant Street (PB-06-170) – Parking Plan:** John Shea recused himself. Todd Rodman, Matt Brassard and Jennifer Meyers Light, representatives for the applicant, presented the plan. Mr. Rodman stated the plan requires 31 parking spaces and the applicant is providing 44 parking spaces. He also stated the parking lot is going to be repaved, restriped and snow storage may be in some of the extra parking spaces, if it is needed. Mr. Adams stated that the Department of Public Works is requiring that drainage be provided at Dewey Street and the catch basin be tied to the City of Worcester drainage system. Andy Serrato was concerned with existing trees in the abutting landscape buffer and wants them removed. Mr. Rodman stated that the applicant would be amenable to working with Mr. Serrato. Ms. Bartness stated that if any trees were to be removed that replacement plantings be added to that parking buffer. Neil Rosenblum, Steve Patton, Marcia Ostrow and Jacob Berenitz supported the parking plan. Chris Muldoon stated that the parking lot was not safe. Mr. Santinas and Mary Beth Thomas were concerned that the parking was not adequate for the amount of business. Cheryl Gagne stated that she opposed the parking plan. Upon a motion by Anne O’Connor and seconded by Margaret Guzman the Board voted 4-0 (John Shea abstained) to approve the Parking Plan with the following conditions:

- **Correct the parking table to reflect that there are 44 parking spaces provided (29 standard, 5 parallel, 2 HC and 8 compact).**
- **Provide drainage at the Dewey Street entrance via a catch basin and tie it to the City of Worcester system.**
- **If any trees are to be removed, replacement plantings of shrubs are required.**
- **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 Division prior to release of the decision.**

Election of Officers:

Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to elect the following officers:

John Shea, Chair
 Scott Cashman, Vice-Chair
 Anne O’Connor, Clerk

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6461:** Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6461, Anderson Street.
2. **ANR-6462:** Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to endorse ANR Plan #6462, 152-159 Eastern Avenue.
3. **ANR-6463:** Upon a motion by Nicole Xifaras Parella and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR #6463, 16 Kingsbury Street.
4. **ANR-6464:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6464, Woodford Street.
5. **ANR-6468:** Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6468, Pine Hill/Ockway Street
6. **ANR-6469:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6469 Grafton Street.
7. **ANR-6470:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to endorse ANR #6470 Sunnyhill/Conger/Pleasant Street.

ADJOURNMENT

Chair Shea adjourned the meeting at 7:55 PM.