

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

**March 4, 2009  
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, BANX 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  
Lara Bold, Division of Planning & Regulatory Services  
Judy Stolberg, Division of Planning & Regulatory Services  
Jody Kennedy-Valade, Department of Inspectional Services  
Michael Traynor, Law Department  
Jennifer Beaton, Law Department  
Christopher Gagne, Department of Public Works & Parks

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Shea called the meeting to order at 5:40 PM.

**APPROVAL OF MINUTES**

Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 (John Shea was not present at that meeting) to approve the minutes from the February 18, 2009 meeting.

**NEW BUSINESS**

**Public Meetings**

- 1. 102 Russell Street – Definitive Site Plan (PB-2009-005):** Joanna Paquin from Graves Engineering represented the applicant, Greek Orthodox Community of Worcester. She explained the applicant is seeking Definitive Site Plan Approval to renovate and expand the church building to add classroom space as well as additional space for the existing food pantry and to make improvements to the existing parking lot. She indicated that a waiver from the interior shade tree requirement is being sought. Ms. Bold referenced her memo dated February 24, 2009 that enumerated some labeling issues to be resolved. Chair Shea asked Ms. Paquin if she had seen the memo and she responded that she had and would revise the plan accordingly. Ms. Bold informed the Board that a Variance for 15 feet from the exterior side yard setback requirement and a Special Permit for expansion or change of a pre-existing nonconforming use/structure had been conditionally approved on February 23, 2009. Patricia Wiener, a William Street resident, said the five foot buffer for the parking lot previously approved on Cedar Street was not in compliance with the conditions of approval. She wondered if they were not in compliance with

conditions of approval for the Cedar Street parking lot, what assurance she would have that they would be in compliance with conditions of approval for the site plan. Mr. Fontane advised the Board that her issue was one of compliance and should be addressed through the Division of Inspectional Services. Ms. Kennedy-Valade gave Ms. Wiener her business card and told her to call her to discuss the compliance issues and an inspector would be sent to make sure the Cedar Street lot is in compliance with the Zoning Ordinance. Chair Shea asked Ms. Bold if staff were in agreement with the interior tree waiver request and she responded affirmatively. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 5-0 to approve the requested waiver of the interior tree requirement. Upon a motion by Anne O'Connor and seconded by Scott Cashman, it was voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **That St. Spyridon be labeled as owner and applicant in the title block on the plan.**
  - **That the zoning table be corrected to show that 20 feet has been determined to be the required exterior side yard setback requirement.**
  - **That the proposed use for the area adjacent to the eastern (rear) portion of the building indicate whether proposed chain link fence on site is temporary or permanent.**
  - **That Sheet C2 more clearly delineate areas to be patched or sealed.**
  - **That Sheet C2 more clearly delineate the western boundary of the existing building.**
  - **That the height of existing signs be labeled on the plan.**
  - **That the location of any newly proposed lighting be labeled on the plan.**
  - **That all new lights should be shielded and directed downward with no more than one candle foot of spillage onto abutting residential properties.**
  - **That a note be added to the plan that all excess snow will be removed from the site.**
  - **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, 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 fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
  - **Six copies of the revised plan set and revised elevations must be submitted to the Division of Planning and Regulatory Services prior to release of the decision.**
2. **Jasmeen Place Subdivision – Bond Reduction:** The item was held until the March 18, 2009 meeting at the request of the Department of Public Works & Parks.
  3. **1393 Grafton Street Subdivision (McAvey Way) – Bond Release:** Upon a motion by Nicole Xifaras Parella and seconded by Margaret Guzman, the Board voted 5-0 to release the performance bond in its entirety since all work has been done to the satisfaction of the Department of Public Works & Parks.
  4. **McAvey Way – To Make Public:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to recommend a Priority 1 based on a recommendation from the Department of Public Works & Parks.

## **OTHER BUSINESS**

### **5. APPROVAL NOT REQUIRED (ANR) PLANS:**

**AN-2009-009 Carter Road:** Upon a motion by Nicole Xifaras Parella and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan AN-2009-009.

**AN-2009-010 10 Minot Street:** Upon a motion by Nicole Xifaras Parella and Margaret Guzman, the Board voted 5-0 to endorse ANR Plan AN-2009-010.

## **ADJOURNMENT**

Chair Shea adjourned the meeting at 5:55 pm.