

**MINUTES**  
**Worcester Planning Board**  
**October 8, 1997**

**Planning Board Members Present:** George Russell  
Joseph Sova  
Joe Boynton  
Samuel Rosario

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
Joseph Mikielian, Code Enforcement  
Alan Gordon, OPCD  
Judith Stolberg, OPCD  
Diana Collins, OPCD  
Stephen Madaus, Law Department

**Regular Meeting (5:30 P.M.) - City Council Chambers, City Hall**

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - September 24, 1997:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the minutes.
3. **4 Linden Street (First Parking Corp.) - Site Plan Approval:** Joe Boynton recused himself for this item. Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to approve the request of the petitioner for leave to withdraw without prejudice.
4. **345 Greenwood Street (R.D.G. Realty Trust) - Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the request to extend the deadline for action by the Board to October 23, 1997. The item was continued to October 22, 1997.
5. **Chestnut Street Extension - Street Removal:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to recommend approval.
6. **19 Tacoma Street (GBV Health Center) - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted to approve the site plan with the following conditions:
  - \* 8' stockade fencing be installed at rear of new small parking area and 6' stockade fencing installed at rear of existing parking area.
  - \* Snow be removed.

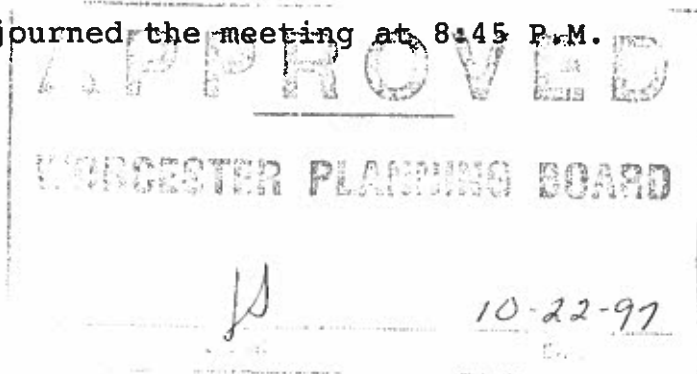
- \* Proponent meet with OPCD landscape architect to quantify what is needed.
  - \* Trees be added to accessory parking area.
  - \* Lighting be directed away from abutting properties.
  - \* All comments in Department of Public Works letter dated October 2, 1997 be addressed to the satisfaction of said department.
  - \* Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
  - \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
7. Southwest Cutoff (Chabot Motors) - Site Plan Approval: The item was continued to October 22, 1997 and the Board requested that Joseph Mikielian visit the site after dark to determine if they are intrusive to the abutters.
  8. 625 Franklin Street (Move Sign) - Site Plan Approval: The item was continued to October 22, 1997.
  9. 671 Franklin Street (Jehovah's Witness Church) - Park Plan Approval: The item was continued to October 22, 1997.
  10. 143 Southwest Cutoff (Frank Carrier & Son, Inc.) - Parking Plan Approval: The item was continued to October 22, 1997.
  11. 490 Lincoln Street (Lincoln Street Donuts) - Parking Plan Approval: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to approve the parking plan with the following conditions:
    - \* 6' stockade fencing installed along westerly side of lot terminating to the north at the first parking space.
    - \* Dumpster be screened.
    - \* Speaker for ordering be installed no more than one car length from delivery window.
    - \* Volume of speaker to be adjusted after installation so that it cannot be heard when standing near fence; decibal level to be determined by Code Enforcement.

12. **Personal Wireless Service Facilities - Zoning Discussion:**  
The Board reviewed the proposed draft zoning ordinance revision. Upon a suggestion of the Chairman, the Board appointed a working sub-committee consisting of Joe Boynton, Samuel Rosario, John Reynolds, Stephen Madaus and Alan Gordon to review the draft and report back to the Board at the October 22 meeting.
13. **Villages of Moreland Green Subdivision (Phase VII) - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to set a work completion date of July 31, 1998 and a bond expiration date of October 1, 1998.
14. **Smallwood Village Subdivision (Phase II) - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to set a work completion date of March 1, 1998 and a bond expiration date of May 1, 1998.
15. **Massasoit Village Subdivision (Phase II) - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to authorize drawdown of the bond if request has not been received by the October 22, 1997 meeting.
16. **Plans To Be Ratified:**  
#4859 Minerva Street/Massasoit Road  
#4860 Middlesex Street  
#4861 Providence Street
17. **648 Chandler Street (Dunkin' Donuts) - Permit Compliance:**  
Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to request Code Enforcement to enforce the conditions of approval that continue to be violated.

**Other Business:**

**555 Park Avenue:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board requested Code Enforcement take whatever action is necessary to ensure compliance with the conditions of approval.

The Chairman adjourned the meeting at 8:45 P.M.



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 8, 1997

At a meeting held on September 24, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Michael McDermott.

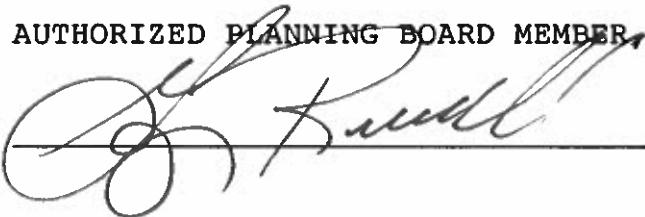
The petition involves the construction of a 5,000 square foot building with 9 parking spaces to be used as an autobody shop on land with 15% slope on a parcel located at 269 Brook Street, Worcester, Massachusetts.

Proper notice on September 10, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following condition:

- \* All comments in Department of Public Works letter dated September 19, 1997 be addressed to the satisfaction of said department.
- \* Snow storage area be designated on plan.
- \* Parking spaces be 9'x18' and so designated on plan.
- \* Landscaping in front of building be shown on plan.
- \* Retaining wall be included in building permit.
- \* Fifteen feet in front of land be cleared of brush, etc. to improve site lines.
- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE: 10-8-97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 8, 1997

At a meeting held on September 24, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Y.O.U., Inc.

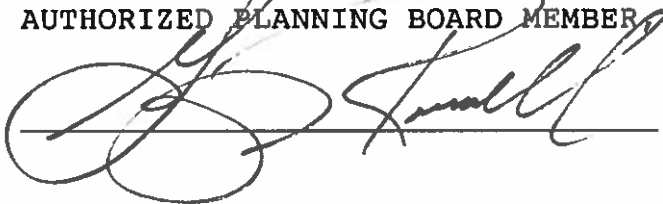
The petition involves the construction of a +/- 18,994 square foot three story structure to serve as a group residence on a parcel located at 2 Granite Street, Worcester, Massachusetts.

Proper notice on August 13, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following condition:

- \* Fencing be repaired.
- \* Plan show striped crosswalk and pedestrian crossing sign.
- \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE:

10-8-97