

**MINUTES  
WORCESTER PLANNING BOARD  
AUGUST 25, 1999**

**Planning Board Members Present:** Joseph Sova  
Joe Boynton  
Samuel Rosario  
Stephen Petro

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

**Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – August 11, 1999 Meeting:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the minutes as amended.
3. **Zoning Ordinance Amendment – Arts District Overlay:** Alan Gordon presented some changes and modifications. Jeff Boris, Gerald Joseph, Barbara Haller, Eva Robbins and Jonathan Finkelstein spoke in favor. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to recommend approval of the Zoning Ordinance Amendment with the following modifications:
  - Amend the proposed Arts Overlay District ordinance per the following OPCD recommendations:
    - Add “gallery and exhibit spaces” as activity uses in proposed Commercial Artist Loft definition.
    - Add the proposed Section 3-b, addressing Dimensions, Nonconforming Structures and Change of Use.
    - Add the proposed Section 3-c prohibiting Adult Entertainment Establishments.
    - Add the proposed Section 5 addressing parking requirements.

Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to amend the proposed Arts Overlay District map boundaries as follows:

- Adding the remainder of the Burwick Building property.
  - Adding the Boy's Club property.
  - Amending the southern boundary of the district to be located along the centerline of May Street and Hammond Street.
4. **Monticello Drive – Private Street Removal:** Notice of the hearing was read by the Clerk. Alan Gordon presented a letter from the petitioner requesting leave to withdraw. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the request for leave to withdraw.
5. **501 Plantation Street (Plantation Towers) – Special Permit:** Notice of the hearing was read by the Clerk. Attorney Shields represented the proponent. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to approve the Special Permit. Since four votes are necessary for approval of a Special Permit, the Special Permit was denied. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to reconsider the Special Permit. After some discussion the proponent asked for leave to withdraw without prejudice. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the request for leave to withdraw without prejudice.
6. **340 Grove Street (Motiva Enterprises, LLC) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
- **All comments in the Department of Public Works letter dated August 20, 1999 be addressed to the satisfaction of said department.**
  - **Lighting be directed inward.**
  - **Two signs stating no left turn be installed at site exits.**
  - **Traffic island shape be modified per Department of Public Works recommendation.**
  - **Signage be installed designating snow storage areas.**
  - **No left turn signs be installed at both site exits.**
  - **Three copies of revised plan be submitted to Office of Planning and Community prior to release of decision.**

7. **140 Norfolk Street (15% slope) – Site Plan Approval:** Joe Boynton recused himself from this item. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
  - **All comments in Department of Public Works letter dated August 18, 1999 be addressed to the satisfaction of said department.**
  - **Drains be connected to surface sewers.**
  - **No disturbance of land within 50’ of rear lot line.**
  - **Two car garages under each home.**
  - **Utilities be shown on plan.**
  - **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, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
  - **Three copies of revised plan be submitted to Office of Planning and Community prior to release of decision.**
  
8. **112 Woodland Street (Clark University) – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
  - **No parking in driveway signs be posted at various locations along the driveway.**
  - **Signs delineating each parking space be installed.**
  
9. **83, 83 ½ & 85 Florence Street (Clark University) – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
  - **All comments in Department of Public Works letter dated August 19, 1999 be addressed to the satisfaction of said department.**
  - **A landscaping buffer be installed along the parking lot periphery consisting of 4’-6’ high arborvitae planted 4’ off center.**
  - **Snow be removed from site.**
  - **Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.**
  - **“No Exit” sign be installed at driveway entrance.**
  
10. **993 Grafton Street (Commerce Bank & Trust – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- **Trees be 4” caliper and yews be 24” in height.**
  - **Hydraulic calculations be provided.**
  - **Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.**
11. **25 Park Avenue (Commerce Bank & Trust) – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
- **Remove the two parking spaces in front of the building loading doors.**
  - **Install the one tree missing and replace the existing trees with trees of proper caliper.**
  - **Install sign requiring snow to be removed from the site.**
  - **Eighteen parking spaces to be designated for bank parking.**
  - **All other conditions of the original site plan approval remain in effect.**
12. **9 Newport Street (Butch & Annie’s Plaza) – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to allow the applicant leave to withdraw without prejudice.
13. **Discussion – 926 West Boylston Street:** No action was taken on this item.
14. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to ratify the following plans:
- #5056 Nathaniel Street
  - #5057 Hyannis Place
  - #5058 Moreland Green Drive
  - #5059 Nelson Place/Hapgood Road
  - #5060 Joppa Road

**Other Business:** None

The Chairman adjourned the meeting at 9:20 P.M.