

**MINUTES
WORCESTER PLANNING BOARD
OCTOBER 27, 1999**

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

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Michael Pace, Code Enforcement
Stephen Madaus, Law Department
Pamela Harding, OPCD
Judith Stolberg, 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 – October 13, 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 Map Amendment – Indoor and Outdoor Shooting Ranges:** Stephen Madaus advised that additional restrictions should be a new petition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted no) to continue the hearing to November 17, 1999 to obtain the GIS map requested from OPCD.
4. **340-370 Park Avenue (Stop & Shop) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted to deny) to approve the site plan with the following conditions:
 - **All comments in Department of Public Works letters dated September 17, 1999 and September 22, 1999 be addressed to the satisfaction of said department.**
 - **Applicant to implement and/or pay for all traffic mitigation measures in the consultant report.**
 - **Any blocking of Mayfield Street be done in a manner which allows immediate access for emergency vehicles.**
 - **No trucks allowed to use Abbott Street with appropriate signage stating same.**
 - **Before approval is released, the applicant will file with the City an attorney's certificate of title which shows good and marketable title of record in the owners of the Kilgar property, so called, to an easement**

granting access over the land to be leased by the applicant to and from Parker Street and Park Avenue free from all encumbrances except the possible rights of others to use said easement in common with the owners of the Kilgar property. A quitclaim deed to the owners of the Kilgar property will be in the form presented by the applicant to the Planning Board. The City Solicitor's office will review said certificate of title for compliance with this condition before the approval is released.

- **Rear of building to be painted a color chosen by the Parks Commission.**
- **A solid board fence and revised landscaping featuring 10-12 foot evergreens in the number agreed to with the Parks Department at northwest corner be installed and shown on plan.**
- **Six months after store opening, applicant return to the Planning Board for review of driveway access at the northerly end of Park Avenue.**
- **Three copies of revised plan to be submitted to OPCD prior to release of decision.**

5. **Grafton Street (Stop & Shop Fueling Station) – Site Plan Approval:** A motion was made by Samuel Rosario to deny approval because of safety concerns but there was no second. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted to deny) to approve the site plan with the following conditions:

- **Landscaped island on the northerly side be extended to the island at the traffic lane on the westerly (Grafton Street) side.**
- **Landscaped island on the westerly (Grafton Street) side be moved westerly to the traffic lane to create one wider island.**
- **Jolma Road from Grafton Street to just beyond the entrance to the parking lot at the entrance to the Stop & Shop building be resurfaced and potholes filled in.**
- **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 copies of revised plan to be submitted to OPCD prior to release of decision.**

6. **472 Lake Avenue (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (Samuel Rosario left at 7:25 P.M.) to approve the site plan with the following conditions:

- **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.**
7. **31 Nathaniel Street (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to approve the site plan with the following conditions:
- **Garage to be removed from the site.**
 - **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.**
8. **Sarah Drive – Lot 72A (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to approve the site plan with the following conditions:
- **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.**
9. **Cataline Street – Lots A&B (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to approve the site plan with the following conditions:
- **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.**

10. **74A Westboro Street (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to approve the site plan with the following conditions:
- **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.**
11. **Ellsmere Street (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to approve the site plan with the following conditions:
- **All comments in Department of Public Works letter dated October 20, 1999 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 copies of revised plan to be submitted to OPCD prior to release of decision.**
12. **394-404 Park Avenue & 76 May Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to approve the parking plan with the following conditions:
- **All comments in Department of Public Works letter dated October 21, 1999 be addressed to the satisfaction of said department.**
 - **Dumpster location be shown on plan.**
 - **Dumpster to be screened with vegetation or wood fence.**
 - **One more handicapped parking space be designated on plan.**
 - **Snow to be removed from site.**
 - **A landscaped island with shade trees extending the length of nine parking spaces between the paved area and new parking area be added to the plan and installed.**
 - **Three landscaping areas with shade trees be added to plan, one each at the Park Avenue curb cuts and one on May Street.**

- **Landscaping Table showing species, size and caliper be added to plan.**
- **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 copies of revised plan to be submitted to OPCD prior to release of decision.**

13. **Plans To Be Ratified:** Joe Boynton recused himself and took the Chair. Upon a motion by Stephen Petro and seconded by Joseph Sova, the Board voted 2-0 to ratify the following plans:

#5077 Sorrento Street
 #5078 Moreland Green Drive
 #5079 Southwest Cutoff
 #5080 Winfield Street
 #5082 Brewster Street
 #5083 Massasoit Road & Short Street
 #5084 Valmor Street & Sunderland Road
 #5086 Eden Street & Harvard Place
 #5087 Crescent Street
 #5088 Aylesbury Road
 #5089 Sherwood Road

Other Business:

Pleasant Street - Donald Haddad discussed his property on Pleasant Street and was informed by the Board that he would need to get the additional frontage required since a variance could not be granted.

Worcester Tire – The Board advised Code Enforcement that its enforcement request stands.

288 Main Street – The Board was advised by Code Enforcement that this enforcement issue was going to court.

Hillside Estates – The Board was informed by DPW that all work has been completed.

Site Plan Approval – Stephen Madaus advised the Board that the Board can waive any of its requirements so for house lots, waivers can be given regarding plans being stamped by a Registered Surveyor rather than changing the regulations. The Board requested OPCD inform applicants whose plans were prepared by a Registered Surveyor that they can request the waiver at the meeting.

The Chairman adjourned the meeting at 8:30 P.M.