

**MINUTES  
WORCESTER PLANNING BOARD  
JUNE 14, 2000**

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

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
Stephen Madaus, Law Department  
Judith Stolberg, OPCD  
Pamela Harding, OPCD  
Doug Scott, Health/Code Enforcement

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

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – May 24, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Bradford Avenue – Put Back On Official Map:** Marc Damik presented his evidence. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to deny the petition without prejudice since the petitioner did not provide an appropriate level of proof to convince the Board that Bradford Avenue was removed from the Official Map in error.
4. **242 Stafford Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
  - **Landscaping table show shade trees instead of cherry trees and maple trees be swamp maples.**
  - **Lighting be directed into the site and away from abutting property.**
  - **No idling of buses allowed in the lot.**
  - **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 be submitted to OPCD prior to release of decision.**

5. **1&3 Pelham Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the item to June 28, 2000 at the request of the petitioner.
6. **500 Grafton Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the deadline for approval/disapproval to June 28, 2000. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to continue the item to June 28, 2000 at the request of the petitioner.
7. **442-450 Park Avenue – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the deadline for approval to June 28, 2000 at the request of the applicant and continued the item to June 28, 2000.
8. **Zoning Map Amendment – 7 Victoria Avenue – RS-7 to RL-7 District:** Stephen Petro recused himself from this hearing. Notice of the hearing was read by the Clerk. Mexhite Bequiri spoke in favor of the petition. Stephen Petro, as an abutter, spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to recommend denial since the zone change would allow uses not appropriate to the neighborhood and the applicant would not receive the benefit she is seeking by virtue of the proposed zone change.
9. **Zoning Map Amendment – 333, 335, 337, 339 & 341 Plantation Street:** Notice of the hearing was read by the Clerk. John DiIorio spoke in favor of the proposed zone change. Catherine Morrissey, Michael Partridge and Mary Ann Pokropowicz spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend denial of the petition since the zone change would allow uses that are too intensive for the area.
10. **USURP Amendment – Worcester Redevelopment Authority:** Notice of the hearing was read by the Clerk. Michael Latka and Cindy Blondin presented the proposed amendment. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the hearing so the Worcester Redevelopment Authority can submit information regarding the correlation between the proposed amendment and the City's Master Plan.

11. **1 Duncan Avenue – Extension of Time For Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the time for construction for one year.
  
12. **Brewster Street (Parcel B) 15% Slope – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement that the plan be prepared by a Registered Engineer. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
  - **Plan show roof drains connected to surface line.**
  - **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 submitted to OPCD prior to release of decision.**
  
13. **26 Dawson Road (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
  - **No walls to be erected within the highway right-of-way.**
  - **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.**
  
14. **Mill Street (15% Slope) – 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:
  - **Plan show subdrain along rear yards as provided in previously approved 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 submitted to OPCD prior to release of decision.**

15. **284 Greenwood Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton vote no) to approve the parking plan with the following conditions:
  - **All comments in Department of Public Works letter dated June 8, 2000 be addressed to the satisfaction of said department.**
  - **Landscaping table be added to the plan.**
  - **Dumpster be fenced.**
  - **Parking space dimensions be noted on plan.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
16. **345 Grafton Street – Parking Plan Approval:** Joseph Sova recused himself from this item. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to waive the interior landscaping requirement. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-1 (Joe Boynton voted to deny) to approve the parking plan with the following conditions:
  - **Dumpster be fenced.**
  - **Landscaping around kiosk be shown on plan.**
  - **Aisle widths be shown on plan.**
  - **Parking space dimensions be shown on plan.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
17. **115 Dewey Street – Parking Plan Approval:** Samuel Rosario recused himself from this item. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the request for Leave to Withdraw without prejudice.
18. **Angela Rose Garden Subdivision (Frongillo Farm Road) – Set Bond:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to set a bond in the amount of \$90,000.00 with a work completion date of May 1, 2001 and a bond expiration date of July 1, 2001. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to release the covenant upon posting of the bond.
19. **Brooks Crossing - Discussion:** No action was taken on this item by the Board. Developer was not present.

20. **Plans To Be Ratified:** No action taken by the Board.

**Other Business:**

**Camelot Village – Extend Work Completion Date and Bond Expiration Date:**

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the work completion date to August 1, 2000 with a bond expiration date of October 1, 2000.

**Arboretum Subdivision – Reduce Bond:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to set a new bond amount of \$5,000.00 with a work completion date of September 15, 2000 and a bond expiration date of November 1, 2000.

**193-195 Lake Avenue:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to refer correspondence from an abutter to Code Enforcement.

The Chairman adjourned the meeting at 8:40 P.M.