

**MINUTES
WORCESTER PLANNING BOARD
JULY 12, 2000**

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

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Pamela Harding, OPCD
Stephen Parker, 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 – June 28, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the minutes.
3. **Reconsideration - 345 Greenwood Street Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Joe Boynton, the Board voted unanimously to reconsider the Site Plan Approval. Upon a motion by Stephen Petro and seconded by Joe Boynton, the Board voted unanimously to add the following additional condition to the Site Plan Approval:
 - **Applicant must put a topcoat of pavement on the lots of the original buildings.**
4. **USURP Amendment – Worcester Redevelopment Authority:** Michael Latka, representing the Worcester Redevelopment Authority, explained how the Amendment complemented the Worcester Master Plan. 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 adopt the following resolution:
 - **The proposed Amendment No. 1 to the Union Station Urban Revitalization Plan, dated April 26, 2000, is based upon a local survey;**

- **The proposed Amendment No. 1 to the Union Station Urban Revitalization Plan conforms to the City of Worcester Master Plan, as amended, which is the general plan for the City of Worcester as a whole.**
5. **766 West Boylston Street – Amendment to Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the amendment to the site plan with the following conditions:
 - **Applicant add a plant list of the existing landscaping to the plan.**
 - **Two shade trees on the southerly side of the parking lot be added to the plan.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
 6. **1&3 Pelham Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to extend the deadline for approval to July 26, 2000 and continued the item to July 26, 2000 at the request of the applicant.
 7. **442-450 Park Avenue – Parking Plan Approval:** Joseph Sova stepped down from the Chair and Joe Boynton assumed the Chair. A motion by Samuel Rosario and seconded by Joseph Sova to approve the parking plan with conditions was defeated with a 2-2 vote. A motion by Joseph Sova and seconded by Samuel Rosario to extend and continue the item to July 26, 2000 was defeated with a 2-2 vote. The Chairman ruled that the Parking Plan was denied since it failed to receive the 3 votes necessary for approval.
 8. **25 Proctor Street (15% Slope) – Site Plan Approval:** Samuel Rosario was not present for this item. 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:
 - **Plan show roof drains connected to surface drain.**
 - **Plan show that a one-car garage is contemplated.**
 - **Parking in the front yard setback be addressed to the satisfaction of the Department of Public Health and Code Enforcement.**
 - **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 the revised plan be submitted to OPCD prior to release of decision.**
9. **Zoning Map Amendment – Arwick Avenue/Ashmont Avenue From RG-5 to BG-3.0:** Notice of the hearing was read by the Clerk. Attorney Lawrence Brodeur and Jerry Santucci spoke in favor of the amendment. City Councilor Janice Nadeau and Lorraine Laurie spoke on the amendment. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to close the hearing. A motion by Joe Boynton which would have had the easterly boundary of Lot 17 remain as BG-3.0 did not receive a second. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to recommend approval of the zone change since residential setbacks would apply and there was no neighborhood opposition to the change.
 10. **1279-1281 Pleasant Street – Site Plan Approval:** Samuel Rosario recused himself from this item. Joseph Sova stepped down from the Chair and Joe Boynton assumed the Chair. Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted 3-0 to continue the item to July 26, 2000 so that there would be a quorum for the item as Joe Boynton would also have to recuse himself from consideration of this item.
 11. **115 Dewey Street – Site Plan Approval:** Samuel Rosario recused himself from this item. 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:
 - **Loading area be such that a standard 40' box and tractor at the dock will not encroach on the street or sidewalk.**
 - **All comments in Department of Public Works letter dated July 7, 2000 be addressed to the satisfaction of said department.**
 - **Dumpster pad be moved back to the rear corner of the metal building.**
 - **Loading dock be shown on the plan.**
 - **Lighting be directed to the interior of the lot and away from abutting property.**
 - **A 5' wide buffer with 5 shade trees be placed between the market and 101-103 Dewey Street with drainage designed accordingly.**
 - **Landscaping table be revised and approved by OPCD Landscape Architect.**
 - **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.**

12. **74 West Mountain Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the item to July 26, 2000.
13. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to ratify the following Approval Not Required Plans:

5155 Maranda Street
5156 Coburn Avenue
5157 Armandale Street
5158 Glezen Street

Other Business:

Westmont Subdivision Phase X – Release Covenant and Set Bond: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to set a bond in the amount of \$400,000.00. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to release the covenant to include Lots 151R through 156R inclusive on Moreland Green Drive. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release the covenant to include Lots 157R through 165R inclusive on Highrock Road. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to set a work completion date of October 1, 2001 and a bond expiration date of December 1, 2001.

Election of Officers: The Board will elect officers at the July 26, 2000 meeting.

The Chairman adjourned the meeting at 7:30 P.M.