

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**July 11, 2001**

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

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Pace, Health/Code Enforcement  
Stephen Madaus, Law Department  
Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Executive Office of Economic Development

**Regular Meeting (5:30 P.M.) – Room 409, City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – June 27, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the minutes.
3. **Mountain Street East – Special Permit:** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone and Andrew Liston presented the plan. Susan Gardner, Elizabeth Sheehan, Joseph Kittridge, Rob Wilkenson and City Councilor Stephen Patton were opposed. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to close the hearing. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw without prejudice.
4. **Mountain Street East – Site Plan Approval:** Taken collectively with Item #3. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw without prejudice.
5. **35, 37, 39 & 41 Gibbs Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

6. **100-104 Lamartine Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
  - **Applicant label snow storage area on the plan.**
  - **Six copies of revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**
  
7. **9, 11, 13, 17 Ludlow Street – Site Plan Approval:** A motion by Samuel Rosario and seconded by Stephen Petro, to approve the site plan with conditions failed on a 2-2 vote. A motion to deny because of the failure to show a common drive for Lots 2-5 did not get a second. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
  - **Driveway widths to be 18 feet and labeled on the plan.**
  - **Six copies of revised plan to be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**
  
8. **253 Mill Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to approve the parking 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
  - **Dumpster be enclosed with a stockade fence and shown on the plan.**
  - **Existing gravel area not to be used for vehicular storage.**
  - **Six copies of revised plan to be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**
  
9. **24 Jolma Road – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the parking 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **A total of eight shade trees to be installed – 7 along the southwest boundary of the lot and 1 along the Jolma Road boundary and shown on the plan.**
- **Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**

- 10. Brook Crossing (Phase II) – Request To Set Bond:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to set a bond in the amount of \$160,000.00 with a work completion date of August 1, 2002 and a bond expiration date of October 1, 2002.
- 11. Indian Hills Estates (Phase II) – Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to extend the work completion date to July 1, 2002.
- 12. Scenic Heights (Phases II, IV, V) – Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to extend the work completion date to December 31, 2001.
- 13. Westmont Subdivision (Phases IX & X) – Bond Reduction:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to release \$85,000.00 of the existing bond leaving a new bond amount of \$15,000.00 for Phase IX. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to release \$200,000.00 of the existing bond leaving a new bond amount of \$200,000.00.
- 14. Hidden Farm Estates (Phases I, II, III & IV) – Bond Reduction:** The Board did not vote on a reduction for Phase I because DPW advised that no further work had been completed. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to release \$55,000.00 of the existing bond leaving a new bond amount of \$60,000.00 for Phase II. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to release \$31,000.00 of the existing bond leaving a new bond amount of \$23,000.00 for Phase III. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to release \$100,000.00 of the existing bond leaving a new bond amount of \$110,000.00 for Phase IV.
- 15. Breeze Drive – Sewer Petition:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to recommend a Priority 1.
- 16. Lenora Drive – Sewer Petition:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to recommend a Priority 2.

- 17. Dexter Street – Sewer Petition:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to recommend a Priority 2.
- 18. Lenora Street – Request To Make Public:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to recommend a Priority 2.
- 19. Dexter Street – Request To Make Public:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to recommend a Priority 2.
- 20. Matteo Street – Request To Make Public:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to recommend a Priority 1.
- 21. Adelaide Circle – Request To Make Public:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to recommend a Priority 1.
- 22. Allison Circle – Request To Make Public:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to recommend a Priority 1.
- 23. Westinghouse Parkway – Request To Make Public:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to recommend a Priority 1.

**24. Plans To Be Ratified:**

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5276 Blithewood Avenue.

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5277 Laria Street/Chilmark Avenue.

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5278 Westover Road/Marland Road.

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5279 Tracy Place.

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5280 Holden Street.

- 25. Election of Officers:** The Board continued this item to the July 25, 2001 meeting so that all members would be present.

**Other Business:**

**Jeremiah's Lane/Pleasant Estates – Set Bond:** This item was held again at the request of DPW.

**ANR Plan Signatories:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to authorize each member to individually sign Approval Not Required Plans and subdivision plans on behalf of the Board.

The meeting was adjourned at 7:40 P.M.