

MINUTES
WORCESTER PLANNING BOARD
August 8, 2001

Planning Board Members Present: Joseph Sova
Joe Boynton
John Shea

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

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 – July 25, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to approve the minutes of the July 25, 2001 meeting.
3. **330 Tacoma Street – Special Permit:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to extend the deadline to September 5, 2001 and continued the hearing to September 5, 2001 at the request of the applicant.
4. **81 Lafayette Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to approve the site plan with the following conditions:
 - **Driveway entrance be opposite spaces 22 & 28.**
 - **A sign stating "Do Not Enter" be posted on Lafayette Street near the westerly exit and so noted on the plan.**
 - **Department of Public Works approve the relocation of the fire hydrant and streetlight.**
 - **Landscaping in compliance with the Zoning Ordinance along Lafayette Street near spaces 4-14.**
 - **Signage and notation on the plan that snow is to be removed from the site.**
 - **Note on the plan that no trash is to be stored outside.**
 - **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.**

- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
5. **Locust Avenue – 81G Street Opening:** John Shea read the notice. Todd Rodman, Tony Bianco and George Smith, Jr. presented the plan. Ken Parker and Philip Sciascia, abutters, asked questions. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the street opening with the following conditions:
- **Plan show a sidewalk on the easterly side of the street.**
 - **Six copies of revised plan be submitted to Executive Office of Economic Development (EOED).**
6. **Capitol Street – Remove From Official Map:** John Shea read the notice. Joseph Kittredge and James McDonald spoke in favor. There was no opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to remove the street from the Official Map.
7. **Oak Hill Road – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to approve the site plan with the following conditions:
- **Slopes to be stabilized within 30 days after foundation is backfilled.**
 - **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.**
8. **26 Dawson Road – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to approve the site plan with the following conditions:
- **A copy of the recorded deed of easement be submitted and reviewed by the Law Department for conformance to the 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
9. **Grove Street (Parcels A,C & D) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

10. 8 Gates Road – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

11. 15 Gates Road – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

12. 1457 Grafton Street – Parking Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to approve the parking plan with the following conditions:

- **Applicant use the species of shade trees listed in the Zoning Ordinance for the areas bordering the parking area and change the plan to reflect those species.**
- **Lighting is to be pointed down and away from abutting property.**
- **A signing stating "Do Not Enter" be installed at the exit on Grafton Street and noted on the plan.**
- **Applicant use concrete pipe for detention pond discharge.**
- **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.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**

13. 166-168 & 169 Shrewsbury Street – Parking Plan Approval: Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 3-0 to continue the item to August 22, 2001.

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

15. Hidden Farm Estates (Phase II) – Request For Extension of Work Completion Date: Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 3-0 to extend the work completion date to December 15, 2001 and the bond expiration date to February 15, 2002.

16. Joseph Street – Make Public: Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 3-0 to recommend a Priority 2 based on the recommendation of the Department of Public Works.

17. Plans To Be Ratified:

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to endorse ANR Plan #5281 Erie Avenue.

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to endorse ANR Plan #5282 Mechanic Street.

ANR Plan #5283 Nizam Drive & Snowy Owl Drive could not be acted on because John Shea had to recuse himself and 3 members are required.

18. Discussion On Citizen Participation: No action was taken by the Board.

Other Business: None

The meeting was adjourned at 7:15 P.M.