

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**September 5, 2001**

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

**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 – August 22, 2001 Meeting:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to approve the minutes of the August 22, 2001 meeting as amended.
3. **Taconic Road – Site Plan Approval:** Upon a motion by Samuel Rosario 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
  - **Topography markings to be legible on the plan.**
  - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
4. **24 Gates Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to continue the item to September 19, 2001 at the request of the applicant.
5. **330 Tacoma Street – Special Permit:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to extend the deadline to September 20, 2001 and continue the hearing to September 19, 2001 at the request of the applicant.

- 6. Meadowbrook Heights – Preliminary Subdivision:** Attorney Jonathan Finkelstein and Kevin Quinn presented the plan. Attorney John Spellane, Carl Koontz, Deb Carey, Les Ulkevich, Dave Dimelstein, Beatrice Wiener, Katherine O'Neil and Attorney Marshall Gould spoke in opposition. A motion to deny because the plan doesn't comply with Subdivision Regulations by Samuel Rosario and seconded by Stephen Petro was defeated with a 2-2 vote. A motion to approve with conditions by Joe Boynton and seconded by Joseph Sova (who stepped down from the chair) was defeated with a 2-2 vote. Joe Boynton, who assumed the chair when Joseph Sova stepped down, ruled approval of the plan was denied because it didn't comply with grading requirements and did not have safe access.
- 7. 2 Standish Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Joe Boynton, the Board voted 4-0 to continue the item to September 19, 2001 at the request of the applicant.
- 8. 618 Lincoln Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to continue the item to September 19, 2001 and requested an engineer report on the site. The Board also advised the applicant that the site must be stabilized within 5 business days.
- 9. 20 Gambier Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny approval of the site plan because the plan does not comply with Article V, Section 5, Paragraph 2, Subparagraphs G, H, I, and N of the Zoning Ordinance, the plan does not show connection of the catch basin to a manhole, doesn't provide pipe inverts or drainage calculations and the plan is deficient because it does not have an original engineer's stamp and signature.
- 10. Normal Street (Lot 2) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to approve the site plan with the following conditions:

  - **Plan show height of the retaining walls.**
  - **Connection to catch basin be eliminated on the plan.**
  - **Existing dumpster to be removed.**
  - **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.**
- 11. West Mountain Street – 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:

  - **Notation on the plan that no storage of vehicle parts is allowed outside.**

- Landscaping at the northern section of the site in accordance with the Zoning Ordinance be shown on the plan with appropriate landscaping table.
- Plan must be signed by a registered engineer.
- 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.

**12. 475 Shrewsbury 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:

- Plan show shade trees every 20-25 feet on center around the perimeter of the site as required by the Zoning Ordinance with appropriate landscaping table identifying number, species and minimum caliper required by the Ordinance.
- Two spaces in front of the dumpster be eliminated from the plan.
- Applicant must use City of Worcester standard driveway elevations through sidewalk.
- Plan must show additional catch basin near the dumpster storage area.
- Applicant must use City of Worcester standard catch basins.
- 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. Brook Crossing (Phase I) – Bond Release:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to deny the request because the Department of Public Works advised there are still outstanding items to be completed.

**14. Brook Crossing (Phase II) – Bond Reduction:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to release \$160,000 of the existing bond leaving a new bond amount of \$90,000.00.

**15. Northcrest – Bond Release:** Upon a motion by Stephen Petro and seconded by Joe Boynton, the Board voted 4-0 to release \$70,000.00 of the existing bond leaving a new bond amount of \$130,000.00.

**16. Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5288 Onset Street. Upon a motion by Joe Boynton

and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5289 Northboro Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5290 Granite Street. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5291 Bay Edge Drive.

**Other Business:**

**Anchor Street Subdivision and 81G Street Opening – Set Bond:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to set a bond in the amount of \$50,000.00 with a work completion date of July 15, 2002 and a bond expiration date of September 15, 2002 and to release Lots 1, 2 & 3 from the covenant.

The meeting was adjourned at 8:30 P.M.