

**MINUTES
WORCESTER PLANNING BOARD
October 24, 2001**

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

Staff Present: Paul Moosey, DPW Engineering
Michael Pace, Health/Code Enforcement
Judith Stolberg, Executive Office of Economic Development
Stephen Parker, Executive Office of Economic Development
Diana Collins, 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 – October 10, 2001 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the October 10, 2001 meeting.
3. **14, 19 & 21 Dixon Avenue – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 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.**
 - **Engineering of the drywells be shown on the plan.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) and receipt of Department of Public Works approval of engineering detail on drywells prior to release of decision.**
4. **North Lake Avenue – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 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.**
 - **Office area must be less than 300 square feet.**
 - **Engineering and location of the dry wells be shown on the plan and approved by the Department of Public Works.**
 - **Vegetation in the right of way to be cleared to improve site lines.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) and receipt of Department of Public Works approval of engineering detail on drywells prior to release of decision.**
5. **Benjamin Road – 81G Street Opening:** Site plan approval was taken collectively. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to continue the hearing to November 14, 2001, and extended the deadline for approval of the site plan to the same date, both at the request of the applicant.
6. **Benjamin Road (Lots 12-15) – Site Plan Approval:** See #5 above.
7. **Mystic Street - Subdivision Approval:** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone represented the applicant. No one spoke in opposition. The Board requested a legal opinion as to its authority to waive all subdivision requirements because the applicant had received a frontage waiver from the Zoning Board of Appeals.
8. **385 Millbury Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 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.**
 - **Move two of the shade trees to the Millbury Street side of the property**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
9. **619 Lincoln Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 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.**
 - **Snow storage area be designated on the plan.**

- **No exterior trash receptacle allowed.**
- **Applicant use 8" PVC DR 18 for catch basin connections.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**

10. Plans To Be Ratified: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5299 Myrick Avenue. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5300 Garden Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5301 Massasoit Road.

Other Business:

Garage Parking: Samuel Rosario requested staff check to see if the Board can leave their cars in the City Hall garage when they go out on site views.

The meeting was adjourned at 6:40 P.M.