

MINUTES
WORCESTER PLANNING BOARD
May 22, 2002

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

Staff Present: Michael Pace, Health/Code Enforcement
Stephen Parker, Executive Office of Economic Development
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development
Katie Donovan, Executive Office of Economic Development
Jeffrey Head, Law Department
Michael Traynor, Law Department

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. The members and staff of the Board thanked Joseph Sova for his ten years of distinguished service to the City of Worcester as a member of the Planning Board.
3. **Approval of Minutes – May 8, 2002 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to approve the minutes of the May 8, 2002 meeting.
4. **1200 West Boylston Street - Special Permit for Cluster Housing:** More Than One Building on a Lot and Site Plan Approval were taken collectively. Attorney Robert Longden represented the developer. Attorney Jeffrey Head elaborated on the Law Department opinion that only a Special Permit from the Planning Board is necessary. Michael Pace informed the Board that the Director of Code Enforcement, David Holden, has reviewed the calculations for the number of units and open space and determined they are correct. Tom Tucker, Dave Ford, Doug White and Mike Mitchell all spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to close the Special Permit hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to approve the Special Permit. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to close the hearing for the More Than One Building on a Lot application. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Joe Boynton voted no) to approve the More Than One Building on a Lot application. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant of the Site Plan Approval application to June 13, 2002. Upon a motion by John Shea and seconded by Samuel Rosario,

the Board voted 5-0 to continue the Site Plan Approval to June 12, 2002 for submission of a revised plan.

5. **1200 West Boylston Street – More Than One Building On a Lot:** See Number 3 above.
6. **1200 West Boylston Street – Site Plan Approval:** See Number 3 above.
7. **Paradise Point – Special Permit for Continuing Care Retirement Community:** More Than One Building on a Lot and Site Plan Approval were taken collectively. Attorney Samuel Desimone represented the developer and presented a list of services that will be provided. Joseph Kittridge spoke in opposition. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to close the hearing for the Special Permit. A motion by Samuel Rosario and seconded by Stephen Petro to approve the Special Permit was withdrawn. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to reopen the hearing. Attorney Michael Moschos, representing Quabbin Estates, supported the installation of a gate at the Garrison Avenue entrance which would restrict access to residents of Paradise Point and emergency vehicles only. Helen Nugent was not in favor of the gated entrance being located directly across from her home. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to extend the date for constructive grant to June 13, 2002 and continued the hearings and Site Plan Approval to June 12, 2002 so the Board can draft some findings of fact and conditions and the applicant can provide a revised plan and more information pertaining to the gated entrance at Garrison Avenue.
8. **Paradise Point – More Than One Building On a Lot:** See Number 6 above.
9. **Paradise Point – Site Plan Approval:** See Number 6 above.
10. **691 Grafton Street/Hyannis Place – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario 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.**
11. **Epworth Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 5-0 to approve a request of the applicant for Leave to Withdraw without prejudice.
12. **Brooks Street (Lots A & 2) – Special Permit:** Both Site Plan Approvals were taken collectively. John Shea recused himself. Notice of the hearing was read by the Clerk. Attorney Paul Novak and Robert Smith represented the developer. Upon a motion by Joe Boynton and seconded by Samuel Rosario, 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 Special Permit with the following findings:

- **The specific site is an appropriate location for such use because the use is allowed in the zoning district by right.**
- **There will be no nuisance or serious hazard to vehicles or pedestrians because there will be adequate off street parking for the proposed use.**
- **There will be adequate and appropriate facilities provided for the proper operation of the proposed use because the State Building Code will be adhered to.**
- **The use as developed will not adversely affect the neighborhood because the number of driveway cuts is minimized and no vehicles will be backing out onto Brooks Street.**
- **Plan must be signed and stamped by the surveyor.**
- **Plan must show a sign at the northerly drive said sign to be facing out to read “Do Not Enter”.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**

13. Brooks Street (Lot A) – Site Plan Approval: John Shea recused himself. 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 must be signed and stamped by the surveyor.**
- **Plan must show a sign at the northerly drive said sign to be facing out to read “Do Not Enter”.**
- **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.**

14. Brooks Street (Lot 2) – Site Plan Approval: John Shea recused himself. 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 must be stamped by the surveyor.**
- **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.**

- 15. Zoning Ordinance Change – Elimination of Semi-Detached Dwellings (Duplexes) in RS-10 and RS-7 Districts:** Petitioner was not present. No one spoke in favor or in opposition to the petition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0-1 (Joe Boynton abstained) to recommend denial of the petition because they did not think it was necessary at this time.
- 16. Zoning Map Change – Atlas Street:** Petitioner was not present. No one spoke in favor or in opposition to the petition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend denial of the petition because the petitioner failed to appear for the third time.
- 17. 1217 Grafton Street – Parking Plan Approval:** This item was placed on the agenda in error. It will be on the June 12, 2002 meeting.
- 18. 1283 Pleasant Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to extend the deadline for constructive grant to June 13, 2002 and continued the item to June 12, 2002 at the request of the applicant.
- 19. Cheyenne Road (Lot 5) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:
- **Applicant show two-car under garage on the plan.**
 - **Applicant note on plan that roof drains are to be connected to surface drain.**
 - **Applicant show utilities on 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.**
 - **Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of the decision.**
- 20. Roda Lane (15 Lots) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:
- **Top and bottom wall elevations be shown on the plan.**
 - **Applicant show two-car garages on all the lots on 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.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**

21. 199 Chandler Street – Parking Plan Approval: Joe Boynton recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the parking plan with the following conditions:

- **Applicant show proposed grading and drainage on the plan.**
- **Dumpster be enclosed with a 6’ stockade fence.**
- **Landscaping be in conformance with the Zoning Ordinance and shown on 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.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development**

21. Plans To Be Endorsed: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5398 Lewis Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to hold ANR Plan #5405 Fletcher Street. Upon a motion by Stephen Petro and seconded by Joe Boynton (John Shea recused himself), the Board voted 4-0 to endorse ANR Plan #5406 Jeffrey Road/Westwood Drive. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5407 Norfolk Street. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 (John Shea recused himself) to hold ANR Plan #5408 Sunnyview Heights. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5409 Milbury Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5409 Pelham Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5410 Ledgecrest Road.

Other Business:

Summer Meeting Schedule: Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 5-0 to keep a regular schedule during the summer but did change the July meetings to July 17th and July 31st.

The meeting was adjourned at 9:40 P.M.