

**MINUTES
WORCESTER PLANNING BOARD
October 23, 2002**

Planning Board Members Present: Joe Boynton
Samuel Rosario
Stephen Petro
John Shea
Anne O'Connor

Staff Present: Michael Pace, Code Enforcement
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Regulatory Services
Jeff Head, Law Department
Paul Moosey, DPW

Regular Meeting (5:30 P.M.) – Council Chambers, City Hall

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – October 9, 2002 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the October 9, 2002 meeting.
3. **Arline Street – Remove Private Portion From Official Map** – Notice of the hearing was read by the Clerk. Deirdre Dundon spoke in favor. William Carpenter spoke in opposition. 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 deny the petition because the Board thinks it is necessary to have two means of access to the neighborhood for public safety reasons.
4. **21 Ives Street – Site Plan Approval:** Upon a motion by John Shea 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.**

5. **115 Dewey Street/13 Parker Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
- **Lighting be directed away from abutting residential property.**
 - **Landscaping table be added to the plan.**
 - **Spaces 46, 47 & 48 be removed from the plan.**
 - **A solid board fence, at least 6’ in height, be installed along the easterly boundary.**
 - **Parking table be added to the plan.**
 - **Dumpster is to be enclosed by a stockade fence.**
 - **No display lighting on the Parker Street side of the supermarket.**
 - **Proposed utilities and all other facilities shown on the previously approved plan are required as a condition of this approval.**
 - **Conditions of prior approval still applicable except as amended by this approval.**
 - **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.**
 - **Four copies of the revised plan be submitted to the Regulatory Services Office prior to release of decision.**
6. **39 Shelby Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the item to November 20, 2002 and advised the applicant to present a clearer site plan and provide drainage calculations for the Department of Public Works to review.

7. **Sunrise Avenue (Lots E&F) - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Retaining walls must be designed by a registered engineer and approved by the Department of Code Enforcement.**
 - **Lots require separate sewer and water services shown on the plan.**
 - **Applicant must provide sizing calculations and a detail of the proposed leaching manholes acceptable to the Department of Public Works.**
 - **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.**
 - **Four copies of the revised plan be submitted to the Regulatory Services Office prior to release of the decision.**

8. **405 Granite Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, 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.**

9. **225-333 Shrewsbury Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant and continued the item to November 6, 2002 at the request of the applicant.

10. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5485 Lawton Street so the Board can view the street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5486 Gambier Street so the Board can determine the number of units. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5487 Burncoat/Apthorp/Cliveden Streets. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5488 Providence Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5489 Sunderland Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5490

Malvern Road/Heath Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario recused himself) to endorse ANR Plan #5491 Chester Street.

11. **Withdrawal of Zoning Map Change - Shrewsbury Street:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to recommend denial of the petition because the petitioner has advised the Board that he wishes to withdraw the petition.
12. **Chino Avenue – Request To Make Public:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to recommend a Priority 4 based on a recommendation from the Department of Public Works.
13. **Paris Avenue – Request To Make Public:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to recommend a Priority 1 based on a recommendation from the Department of Public Works.
14. **Chase Estates – Request To Release Lot #1 From Restrictive Covenant:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to release Lot #1 from the Restrictive Covenant.

Other Business:

Modred Court – Request To Make Public: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1 based on a recommendation from the Department of Public Works.

Winter Heights Subdivision – Extend Work Completion Date: John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to find the developer in default and continued the item to November 6, 2002 at the request of the Department of Public Works.

January Meeting Dates: The January meeting dates are changed to January 15, 2003 and January 29, 2003.

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