

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**January 15, 2003**

**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  
Russ Adams, DPW

**Regular Meeting (5:30 P.M.) – Room 409, City Hall**

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – December 18, 2002 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the December 18, 2002 meeting.
3. **Trahan Street – Private Street Removal:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the request of the petitioner for Leave to Withdraw.
4. **1 Envelope Terrace - Site Plan Approval:** Upon a motion by Samuel Rosario 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.**

- **Applicant must use City of Worcester standard catch basin.**
  - **Snow must be removed from the site and signage installed at the entrance to the site and on a light pole stating “Snow To Be Removed From Site Per Order of the Worcester Planning Board.”**
  - **Proof of Variances approved by the Zoning Board of Appeals must be provided.**
  - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of the decision.**
5. **39 Shelby Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant to February 12, 2003 and continued the site plan to February 12, 2003 and advised the applicant that a revised plan must be submitted by February 5, 2003 showing a common area and signage stating “Snow To Be Removed From Site Per Order of the Worcester Planning Board.”
  6. **Barbara Lane – Private Street Removal:** Notice of the hearing was read by the Clerk. Attorney Robert Longden and Christopher Seni from CBG Trust were in favor. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the request of the petitioner to continue the hearing to April 9, 2003.
  7. **Woodcliffe Avenue – Request to Put Right of Way Back On Official Map:** Notice of the hearing was read by the Clerk. Peter Dauderis, Ron Dunahey and Art Casey were in favor. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the hearing to January 29, 2003 to allow the petitioner to see if he can find proof that the portion of Woodcliffe Avenue he is referring to was, in fact, on the Official Map.
  8. **Clivedon 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.**
  9. **8 & 10 Homestead Avenue - Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to continue the site plan to January 29, 2003.

10. **130-134 Austin Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the site plan to January 29, 2003.
11. **30 Bancroft Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the site plan to January 29, 2003.
12. **22 Bluff Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the site plan to January 29, 2003.
13. **Epworth Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 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.**
  - **Applicant must provide proof of approval by the Zoning Board of Appeals.**
14. **Monteforte 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.**
  - **A hammerhead must be added to the north side of the property in the drive area so that backing into the street is not necessary.**
  - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

15. **809 Grafton Street - Site Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:

- **Applicant provide two-way circulation around the proposed video store.**
- **Lighting must point down and away from abutting property.**
- **Plan be amended to show interior shade trees must be from the list of trees in the Zoning Ordinance.**
- **Applicant extend the line of white pines along the rear of Hollywood Video Store.**
- **All other conditions of prior approval remain in effect.**
- **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 revised plan be submitted to the Regulatory Services Office prior to release of decision.**

16. **Mower Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:

- **Driveway must be paved and a 6" revealed berm be installed from the corner of the building on the southerly side until it meets the street.**
- **Perimeter drain, downspouts and connection from the house be connected to City drain system.**
- **Within thirty days from foundation being poured, the soil must be stabilized and matting installed.**
- **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 revised plan be submitted to the Regulatory Services Office prior to release of decision.**

17. **982 Grafton Street - Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the parking plan with the following conditions:
- **Applicant provide pipe sizing for 25-Year Storm.**
  - **Applicant must use a minimum of 12” pipe for main lines.**
  - **Applicant must use RCP pipe in the street.**
  - **Applicant must use 8” PVC DR 18 pipe for catch basin connections.**
  - **Applicant must replace catch basin near southwest corner of the building with a manhole and separate catch basin.**
  - **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 revised plan be submitted to the Regulatory Services Office prior to release of decision.**
18. **Trent Road – Request To Make Public:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 2 and advise the City Council that this has been previously recommended as a Priority 2 and this report should be combined with the previous report.
19. **Yukon Avenue – Sewer Petition:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 2.
20. **Anchor Street – Extension of Time:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the work completion date to May 1, 2003 and the bond expiration date to July 1, 2003.
21. **Northcrest Subdivision – Bond Reduction:** John Shea recused himself. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to deny the request for a bond reduction because of work remaining to be completed and advised the developer to seek an extension of time. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to find the developer in default and authorized the Law Department to draw down the security if said default is not cured by February 12, 2003.
22. **Roda Estates – Bond Reduction:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny the request based on the advice of the Department of Public Works.

23. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5524 Sunderland Road/Whitla Drive. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5525 Perry Avenue/Suffield Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5526 Nome Street. Upon a motion by John Shea and seconded Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5527 Baldwin Street/Sunderland Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5528 Waucantuck Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Joe Boynton recused himself) to endorse ANR Plan #5529 Lorenzo Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5530 Brightwood Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5531 Cataract Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5532 Cutler Street.

**Other Business:**

**Election of Officers:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted unanimously to elect Joe Boynton as Chairman, Samuel Rosario as Vice Chairman and Stephen Petro as Clerk.

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