

**MINUTES  
WORCESTER PLANNING BOARD  
March 26, 2003**

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

**Staff Present:** Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Regulatory Services  
Michael Pace, Code Enforcement  
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 – March 12, 2003 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the March 12, 2003 meeting as amended.
3. **Good Harbor Heights – Definitive Subdivision Approval:** John Shea recused himself. Donald Graves and Beth Shuster presented the plan. Attorney Todd Rodman and William Pepper asked some questions regarding the subdivision. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the Definitive Subdivision with the following conditions:
  - **Note be amended to show Lots 1-4, 8-10 and 12-15 will have one-car under garages and parking for one car outside of the setback. Homes on these lots may have two-car under garages when constructed.**
  - **The westerly ANR lot (B-3) be removed from the plan.**
  - **Any lots under the ownership of Eastern Point Homes, LLC be labeled as such on the plan.**
  - **All lots to be labeled on the plan.**
  - **A six-foot high stockade fence along the easterly sideline of Lot 5 be shown on the plan.**
  - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of the decision.**
  - **Applicant must provide the City of Worcester with an easement for street and utility purposes at the time of conveyance.**

- **Endorsement of the Definitive Plan is contingent upon the following:**
    1. **Notice from the City Clerk of “No Appeal” from the action of the Board in approving this subdivision or if an appeal is taken, notice of the court either sustaining the approval or dismissing the appeal.**
    2. **Applicant must guarantee the construction of ways, the installation of municipal services and the successful performance of all other conditions to the approval of the subdivision in the manner provided in the Subdivision Regulations, Section VII, as authorized by MGL, Chapter 41, Section 81U.**
4. **Good Harbor Heights Subdivision - 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:
- **Note be amended to show Lots 1-4, 8-10 and 12-15 will have one-car under garages and parking for one car outside of the setback. Homes on these lots may have two-car under garages when constructed.**
  - **A six-foot high stockade fence along the easterly sideline of Lot 5 be 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.**
  - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**
5. **Strasburg Road – 81G Street Opening:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Stephen Petro voted no) to approve the street opening.
6. **4 Woburn 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.**

7. **19 Glennie 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:
  - **Dumpster be screened with a six-foot solid board fence and shown on the plan.**
  - **Snow to be removed from the site and so noted on the plan.**
  - **Applicant must provide additional drainage for the lot to the satisfaction of the Department of Public Works.**
  - **Applicant must use 8” PVC DR 18 pipe for 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.**
  - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**
  
8. **1147 Main 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:
  - **Dumpster be enclosed with a six-foot high solid board fence and shown on the plan.**
  - **A six-foot solid board fence be installed along the westerly line extending to the last parking space and shown on the plan.**
  - **No outside storage of auto parts or non-operable autos.**
  - **Ramp from the upper lot to the lower lot be constructed to the satisfaction of the Department of Public Works.**
  - **Landscaping table showing species, number, caliper (2.5” minimum) of trees and height of shrubs (4’ minimum) be 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.**
  - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of the decision.**
  
9. **574 Pleasant Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the site plan with the following conditions:

- **Dumpster be enclosed with a six-foot solid board fence and shown on the plan.**
- **Snow is to be removed from the site and so noted on the plan.**
- **Applicant must provide a certification from an independent engineer who witnessed the construction of the paving and that it was constructed according to the plan.**
- **Parking lot cannot be paved over in the future and so noted 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.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

10. **Annisquam Street (Lots 1 & 2) – 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.**

11. **40 Pullman Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to continue the site plan to April 23, 2003 and the applicant was advised to have revised plans at the Regulatory Services Office by April 16, 2003.

12. **42 Hooper 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:

- **Applicant remove the word “Condominium” from the plan because the project is a four-unit single-family attached dwelling.**
- **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.**

13. **297 June Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the site plan to April 9, 2003.
14. **1151 Millbury Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to continue the site plan to April 23, 2003.
15. **Beeching 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:
  - **Ground infiltration system for the drainage system at the rear of the property to be installed and is subject to the Department of Public Works 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 revised plan be submitted to the Regulatory Services Office prior to release of decision.**
16. **Tracey Place – Request To Make Public:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to recommend a Priority 1.
17. **Dalton Street – Request To Make Public:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
18. **Roseville Estates – Amend Subdivision Approval:** John Shea recused himself. Attorney Jeffrey Head advised the Board that an application to amend the Definitive Subdivision Approval must be filed and a hearing held.
19. **Plans To Be Endorsed:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5561 Travis Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5562 Egan Avenue. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5563 Aroostook Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to hold ANR Plan #5564 for a view.

**Other Business:**

The Board requested the Planning Director and Law Department examine the feasibility of administrative staff rejecting applications that do not meet the submission requirements of the Board for review and to develop a process whereby this can be accomplished in accordance with the regulations of the Zoning Ordinance.

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