

MINUTES
WORCESTER PLANNING BOARD
April 14, 2004

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

Staff Present: Michael Pace, Department of Code Enforcement
Kathleen Donovan, Land Use
Russ Adams, Department of Public Works
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office

Regular Meeting (5:30 PM) – City Council Chamber, City Hall.

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – March 10, 2004 March 24, 2004 Meetings:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the March 10, 2004 meeting. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 (John Shea recused himself) to approve the minutes of the March 24, 2004 meeting.
3. **Ledgecrest Drive – Site Plan Approval:** Parsons Hill Subdivision Amendment was taken collectively. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 (Samuel Rosario recused himself) to extend the date for constructive grant to May 13, 2004 and continued the site plan to May 12, 2004 at the request of the applicant.
4. **Parsons Hill - Subdivision Amendment:** See #3.
5. **Henchman, Frederick, Lincoln Streets, Henchman Terrace – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request of the applicant for leave to withdraw.
6. **Henchman, Frederick, Lincoln Streets, Henchman Terrace – Site Plan Approval:** A motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request of the applicant for leave to withdraw.

7. **1000 Grafton Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the parking plan with the following conditions:
- **Snow storage area must be shown on the plan with a notation that excess snow must be removed from the site.**
 - **Applicant must install a six-foot high chain link fence along the southerly and easterly property lines and show fence on the plan.**
 - **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all the 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.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **Four copies of the revised plan are to be submitted to the Land Use Office prior to release of the decision.**
8. **25 Winthrop Street – Special Permit (Adaptive Re-use Overlay):** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to waive reading of the hearing notice. Attorney Samuel DeSimone represented the developer. Duane Pappetti spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the Special Permit with the following findings:
- **The Proposed use is in harmony with the general purpose and intent of the Zoning Ordinance the multi-family use will not have an adverse impact on the area in which it is located.**
 - **The specific site is an appropriate location for the proposed use because it is in the midst of a neighborhood that consists of mixed uses, some residential, some commercial and some manufacturing uses. An existing vacant building will be rehabilitated; the road servicing the site provides adequate access to the site; and there will be minimal impact to the neighborhood.**
 - **The proposed use as developed will not adversely affect the neighborhood because the proposed use will not be unlike the existing uses surrounding the site, namely residential uses.**
 - **There will be no nuisance or serious hazard to vehicles or pedestrians because the frontage is of sufficient length to provide appropriate access to the site. The site has sufficient land for off street parking for the proposed use.**

- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use because there is an abundance of parking spaces, snow storage areas, appropriate lighting and internal traffic circulation.**

The following conditions were also voted:

- **Plan is to be revised to show “Do Not Enter” signage at ingress on Winthrop Street.**
- **The Planning Board may amend this special permit on its own initiative to require the relocation of the driveway entrance on Winthrop Street upon the issuance of any other special permit or of site plan approval for any of the remaining land shown on the plan.**
- **Easement must be shown on the plan for ninety parking spaces on Lot A-2 and the form of the easement deed for such parking spaces is subject to approval of the Law Department.**
- **Four copies of the revised plan be submitted to the Land Use Office prior to release of the decision.**

Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to reconsider. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to modify the dimensional requirements with respect to front yard (for parking only), side yard and rear yard as shown on the plan.

- 9. 25 Winthrop 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 must show snow storage area on the plan subject to approval of the Department of Public Works.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**

- 10. 32 Providence Street – More Than One Building On A Lot:** Notice of the hearing was read by the Clerk. Arthur Schnell and Hossein Haghanizadeh presented the plan.

Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-1 (Samuel Rosario voted no) to close the hearing. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-1 to approve the plan with the following conditions:

- **Paved areas in front of the new units must be increased to 24 feet where possible**
- **Garage doors must be shifted to the opposite side of the buildings on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**

11. **Olean Street – Definitive Subdivision Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the definitive subdivision approval to April 28, 2004 and advised the applicant to submit appropriately engineered plans and a list of the waivers requested.
12. **Rural Street – Preliminary Subdivision Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the preliminary subdivision approval to April 28, 2004 because the Board was not able to view the site prior to the meeting.
13. **Victoria Heights – Preliminary Subdivision Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny approval of the preliminary subdivision and advised the applicant upon submission of the Definitive Plan, the road should be 30 feet wide, the bulb is to be removed, sidewalks will not be waived and improvements to Whipoorwill Drive must be shown on the plan.
14. **152 Moreland Street – Preliminary Subdivision Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny approval of the preliminary subdivision because there is no traffic report, a waiver is required for the horizontal curve and the drain must be extended to the intersection with Moreland Street.
15. **Andrews Avenue – 81G Street Opening:** Site plan approval was taken collectively. Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro,

the Board voted 4-0 to continue the matters to April 28, 2004 at the request of the applicant.

16. **Andrews Avenue – Site Plan Approval:** See # 15.
17. **68 Laurel Street – Site Plan Approval:** Samuel Rosario recused himself. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 to continue the site plan to May 12, 2004 at the request of the applicant.
18. **15 Indian Lake Parkway – 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 width not to exceed the allowed maximum of 30 feet.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**
19. **24-28 Wachusett 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 approval to April 28, 2004 and advised the applicant that the revised plan should show detail of the interior parking spaces, dumpsters should be moved away from abutting property, lighting should be pointed away from abutting property and be no more than one candlepower at the lot lines, snow storage area must be on the plan or signage stating snow will be removed from the site, provide onsite drainage for subcatchment #10, connect proposed sewer into sanitary main using 6”SDR-35 PVC and use City of Worcester standard catch basin and connection.
20. **210 Perry Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Proposed duplex will require two sanitary connections and access easements.**
 - **Drain lateral must be connected into drain main.**

- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**

21. 8 & 10 Rena Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:

- **Drain lateral must be connected into drain main.**
- **Proposed drain will require utility easement.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**

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

- **Applicant must show lots that comply with the dimensional requirements of the Zoning Ordinance.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**

23. Sunrise Avenue – Site Plan Approval: Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 5-0 to continue the site plan approval to April 28, 2004 at the request of the applicant.

24. 222 June Street – Site Plan Approval: Joe Boynton and John Shea recused themselves. Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 3-0 to approve the site plan with the following conditions:

- **Applicant must show snow storage area on the plan subject to Department of Public Works approval.**
- **Dumpster must be enclosed with a 6-foot solid board fence.**
- **There will be no entrance to the site from Botany Bay Road.**
- **Lighting must point down and away from abutting property and be no more than one candlepower.**
- **Applicant must use 8” DR-18 PVC for City of Worcester standard catch basin connections.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all the 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 Land Use Office prior to release of the decision.**

25. Approval Not Required (ANR) Plans: Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-0 (Stephen Petro and Joe Boynton recused themselves) to endorse ANR Plan #5766 Renfrew Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5773 for a view. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to deny endorsement of ANR Plan #5769 Ludlow/Main Streets because the plan does not show the remainder of the applicant’s land. Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 5-0 to hold ANR Plan #5773 6 Billow Street for a view. Upon a motion by John Shea and seconded by Stephen Petro, the Board

voted 5-0 to endorse ANR Plan #5774 Pleasant Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to hold ANR Plan #5775 Polito Drive/Saybrook Road for a view. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 (Stephen Petro recused himself) to hold ANR Plan #5776 Southold Road for a view. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5777 12 & 16 Morningside Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5778 Prescott Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #5779 East Mountain Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #5780 Meena Drive. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5781 Casper Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to hold ANR Plan #5782 Smith Lane to see if it is public or private. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5783 Indian Hill Road. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5784 May/June Streets. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5785 Anderson Avenue because the lot does not meet the minimum width requirement.

Other Business:

Anchor Street Subdivision – Waiver From Requirement to Install Street Lights:

Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to deny the request based on advice from the Department of Public Works.

Holden Street Subdivision – Work Completion Date: Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to extend the work completion date to October 31, 2004 and a bond expiration date of December 31, 2004.

Angela Rose Garden Subdivision – Work Completion Date: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to extend the work completion date to September 30, 2004 and a bond expiration date of November 30, 2004.

Edgewater Estates Subdivision – Work Completion Date: John Shea recused himself. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to extend the work completion date to October 15, 2004.

Hidden Farm Estates Subdivision (all Phases) – Work Completion Date: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to extend the work completion date to August 31, 2004 and a bond expiration date of October 31, 2004.

Hilltop Subdivision – Work Completion Date: Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to extend the work completion date to November 15, 2004 and a bond expiration date of January 15, 2005.

High Meadow Estates Subdivision (Phases I & II) – Work Completion Date: Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to extend the work completion date to June 30, 2004.

The meeting was adjourned at 9:00 PM.