

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**July 14, 2004**

**Planning Board Members Present:** Joe Boynton  
Anne O'Connor  
Samuel Rosario

**Staff Present:** Michael Pace, Department of Code Enforcement  
Kathleen Donovan, Land Use  
Russ Adams, Department of Public Works  
Carrie Holtan, Law Department  
Michael Traynor, Law Department  
Joel Fontane, EONS  
Edgar Luna, EONS  
Judith Stolberg, Economic Development Office  
Christopher Cummings, Planning Intern

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – June 23, 2004 Meeting:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted to approve the minutes of the June 23, 2004 meeting.
3. **135 Olean Street – Site Plan Approval:** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 3-0 to extend the deadline for constructive grant to August 11, 2004 and continued the site plan approval to August 11, 2004 at the request of the applicant.
4. **319-321 Cambridge Street/2 Hacker Street – Site Plan Approval:** Joe Boynton had to recuse himself which left only two members to act on the matter. The Chairman invoked the rule of necessity in order to obtain a quorum for the purpose of voting to continue the matter. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to extend the deadline for constructive grant to July 28, 2004 and continued the site plan approval to July 28, 2004 at the request of the applicant.
5. **269 Lake Avenue – Site Plan Approval:** See #13.
6. **40 Nyland Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to approve the site plan with the following conditions:

- **Plan detail for proposed water service connection must reflect City of Worcester standards.**
- **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 must be submitted to the Land Use Office prior to release of decision.**

7. **5L & 5R Main Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to extend the deadline for constructive grant to August 11, 2004 and continued the site plan approval to August 11, 2004 and asked that copies of the prior approval and ANR plan be brought at that time.

8. **344 Franklin Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to approve the parking plan with the following conditions:

- **Plan must show 24' aisle widths.**
- **Applicant must show existing water main and water service on the plan.**
- **Applicant must locate existing gate valve boxes and raise them to grade prior to paving.**
- **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 must be submitted to the Land Use Office prior to release of decision.**

9. **Andrews Avenue – 81G Street Opening:** Site Plan Approval was taken collectively. Noting that he had a conflict of interest, the Chairman invoked the rule of necessity for

the purpose of obtaining a quorum to vote on continuing the matter to a later date. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to extend the deadline for constructive grant to August 11, 2004 and continued the street opening and site plan approval to August 11, 2004.

10. **Andrews Avenue – Site Plan Approval:** See #9.
11. **Zoning Ordinance Amendment – Airport Environs Overlay District Moratorium:** Because there were only three members present and the Board's position that an ordinance amendment of this nature should be heard by the entire Board, the hearing was not opened. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to continue the item to July 28, 2004.
12. **Zoning Ordinance Amendment – Dimensional Table (Height Requirement):** The applicant requested the item be continued so all members could be present. The hearing was not opened. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to continue the item to July 28, 2004.
13. **269 Lake Avenue – More Than One Building On A Lot:** Site Plan Approval was taken collectively. The applicant requested the items be continued so all members could be present. The hearing was not opened. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to continue the items to July 28, 2004.
14. **Park Hill Road (Blackstone Woods) – Definitive Subdivision Approval:** The applicant requested the item be continued so all members could be present. The hearing was not opened. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to continue the item to July 28, 2004.
15. **115 Stafford Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to continue the site plan approval to July 28, 2004 at the request of the applicant.
16. **192 Swan Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to approve the site plan with the following conditions:
  - **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.**

17. **25 Narragansett Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-0 to approve the site plan with the following conditions:
  - **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.**
  
18. **El Caney Road – Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to continue the site plan approval to July 28, 2004 at the request of the applicant.
  
19. **119 Belmont Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted to 3-0 to approve the parking plan with the following conditions:
  - **Drainage calculations must be approved by 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.**
  
20. **70 Winter Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-0 to deny parking plan approval because the plan does not meet the requirements of the Zoning Ordinance and appeared to show that cars would have to be driven through solid walls to access the parking spaces shown on the plan.

21. **Roseville Lane – Private Street Conversion:** Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to recommend a Priority 1 based on the recommendation of the Department of Public Works.
22. **Clarification On Release of Covenant Language:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-0 to authorize the Law Department to change the form of the language pertaining to covenant releases to include sidewalk requirements.
23. **Burncoat Meadows (Phase III) Bond Release:** No action was necessary.
24. **Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-0 to deny endorsement of ANR Plan #5812 Corning Avenue because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5830 Knight Street. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5838 Grammont Road. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5839 9a & 9b Meola Drive. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-0 to deny endorsement of ANR Plan #5840 Swan Avenue/Farm because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5841 19 & 21 Arrowsic. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5842 27, 29, 31 & 33 Arrowsic. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5843 Arletta Avenue with the condition that the surveyor submit a new mylar stating the road is public before a Board member signs it. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5844 Edgeworth Street. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-0 to deny endorsement of ANR Plan #5845 Crillon Road because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5846 Dunbar Street. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5847 North Pond Road. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 2-1 (Samuel Rosario voted to deny) to endorse ANR Plan #5848 Vig’s Way (Anchor Street). Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5849 Bleeker Street with the condition that the surveyor submit a new mylar stating the road is public before a Board member signs it. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-0 to endorse ANR Plan #5850 Olean Street.

**Other Business:**

The meeting was adjourned at 7:15 PM.