

MINUTES
WORCESTER PLANNING BOARD
September 22, 2004

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

Staff Present: 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

Regular Meeting (5:30 PM) – Room 409, City Hall.

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 6:00 PM.

2. **Ben Drive – Definitive Subdivision Approval:** Josh Renke and Tony Haganizadeh presented the plan. Lisa Cianci, Sharon Healey, Stephen Travis and Paul Jasper commented on the density issue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to approve a waiver of the street width pavement requirement to allow a paved width of 26 feet. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to approve a waiver of the sidewalk requirement to allow one sidewalk on the southerly side of the existing road outside the subdivision. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to waive the grade requirement to allow a greater than 3% grade along Ben Drive Extension. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Samuel Rosario voted no) to approve the definitive plan with the condition that a 6 foot stockade fence be installed between the sidewalk and the abutting Pastorelli property.

3. **365 Main Street – Parking Plan Approval:** Anne O'Connor recused herself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted no) to deny parking plan approval because of public safety concerns with the proposed opening on Main Street arising from its proximity to a major public bus transfer location.

4. **Zoning Map Amendment (Washington, Lamartine, Madison, Herman & Gold Streets):** Joel Fontane presented two alternative recommendations. The first was a recommendation for a BG-3.0 zone and the second called for adoption of a Design Review amendment to the Zoning Ordinance crafted specific to this site. Jonathan Finkelstein and Gene Bedoin spoke in favor of their original petition. Philip Niddrie, Lorraine Laurie and Susan Moynagh spoke in favor of the BG-3.0 zone. Attorney Mark Donohue and Harry Kokinas spoke against the zone change. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 (John Shea voted no) to recommend denial of the petition because the Board felt that such a large parcel of land in a manufacturing district should remain available for manufacturing uses given its suitability for the current market for manufacturing development.
5. **64-79 Beacon Street – More Than One Building on a Lot:** Notices of the hearings were read by the Clerk. Special Permit and Site Plan Approval were taken collectively with this item. Attorney Robert Longden, Vaios Theodorakos, Gary Larson and Robert Michaud presented the plan. Nadia Beard and Debra Packard supported the project. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to re-open the hearing. The Board advised the applicant to submit a revised plan that delineates the location and number of off street parking spaces available for use by the project, crosswalks, unused water lines capped, landscaping table, lighting plan, dumpster enclosed, parking table, new sidewalks, elimination of the day care space, aisle widths that meet the requirements of the Zoning Ordinance, separate catch basins and separate sanitary and drainage connections. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to extend the date for constructive grant to October 13, 2004 and continued the items to October 13, 2004.
6. **64-79 Beacon Street - Special Permit (Adaptive Re-use Overlay District):** See #5.
7. **64 – 79 Beacon Street – Site Plan Approval:** See #5.

Other Business:

Brooks Crossing Subdivision (Phase II) – Bond Release: 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 release based on the advice of the Department of Public Works.

Northcrest Subdivision (Saffron Drive & Rainbow Drive) – Bond Release: Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to release the remaining \$40,000.00 of the existing bond based on the recommendation of the Department of Public Works.

Winter Heights Subdivision – Bond Release: Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to release \$65,000.00 of the existing bond for Phases I, II & III and to release \$20,000.00 for Phase IV.

The meeting was adjourned at 10:00 PM.