

MINUTES
WORCESTER PLANNING BOARD
January 12, 2005

Planning Board Members Present: Joe Boynton
Anne O'Connor
John Shea
Scott Cashman

Staff Present: Russ Adams, Department of Public Works
Michael Traynor, Law Department
Joel Fontane, 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 5:40 PM.
2. **Approval of the Minutes – December 22, 2004 Meeting:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 (Scott Cashman was not at this meeting) to approve the minutes of the December 22, 2004 meeting.
3. **550 Franklin Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to approve the parking plan with the following conditions:
 - **Dumpster must be enclosed and screened with a 6' fence and noted on the plan.**
 - **Applicant must use 8" DR 18 connection and note 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 must be submitted to the Land Use Office prior to release of decision.**

4. **1050-1060 Main Street – Parking Plan Approval:** Anne O’Connor recused herself. Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 3-0 to approve the parking 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.**
5. **Wilvail Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to approve the site plan with the following conditions:
- **Easement as originally proposed be labeled on the plan as “Proposed Emergency Vehicle Easement”.**
 - **Applicant must promptly petition City Council to accept the 40’ emergency vehicle easement.**
 - **A stone retaining wall, acceptable to the Director of Code Enforcement, be placed along the southerly side of Lot 1 to protect abutting property from erosion.**
 - **A sign at the corner of Falcon Street and Wilvail Street be installed stating the street is a dead end.**
 - **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 prior to release of decision.**
6. **11 East Central Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to approve the parking plan with the following conditions:

- **Guardrail detail be shown on the plan and approved by the Department 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.**
- **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.**

7. 278 Wildwood Avenue – Preliminary Subdivision Approval: Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to approve the preliminary plan and advised the applicant of the following comments for definitive submission:

- **Applicant use 4-inch water line.**
- **Applicant must bring sidewalks down to Wildwood Avenue on the plan.**
- **Plan should delete the notation that single-family semi-detached dwellings will be constructed because they are not allowed as of right in the zoning district.**

8. Grafton Street/Southwest Cutoff - Zoning Map Amendment: Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone represented the petitioner, Prime Real Estate, LLC. Mr. DeSimone mentioned there was a discrepancy in one of the attachments (map from Assessor's Office) that led people to believe the area to be rezoned was larger than it was. Joel Fontane explained that it was a clerical error in the generation of the abutter's list resulting in more people than was necessary to be notified of the hearing. He further explained that the GIS generated colored map he distributed at the meeting was correct and matched the area described in the petition. Roderick Morgan, Raymond Griffin, Patricia McGrath and Patricia Wood spoke in favor of the petition. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to recommend approval of the petition with the modification as proposed by the petitioner of a 10' buffer starting at the southerly corner northerly along Saybrook Road then southerly along the boundary of Parcel 344-036-22+24.

9. Emile Street – Remove Portion From Official Map: Joe Boynton recused himself. John Shea assumed the Chair. Notice of the hearing was read by the Clerk. Petitioner was not present. No one spoke in favor or in opposition. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to close the hearing. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0

to deny the petition because it is not consistent with the Board's prior approval of an 81G street opening request for the same location.

10. Mink Circle – Definitive Subdivision Approval: Notice of the hearing was read by the Clerk. Attorney Donald O'Neil and Robert O'Neil presented the plan. John Brabbs, William Milot, Glenn Kaufman, Richard Ford and Joseph Charpentier spoke about traffic concerns, wetlands issues, school overcrowding and prior applications that were denied. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-1 (Joe Boynton voted no) to waive the requirement of the 500' length of the cul-de-sac to allow a 600' length. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to waive the rounding requirement on the northerly side of the cul-de-sac. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-1 (Joe Boynton voted no) to approve the definitive plan with the following conditions:

- **Applicant must verify that Locust Avenue has been discontinued.**
- **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.**

11. Rustic Drive Extension – Definitive Subdivision Approval: Notice of the hearing was read by the Clerk. Joe Boynton and John Shea recused themselves. Therefore, there was not a quorum to act on the matter. The hearing was continued to January 26, 2005.

12. Swan Avenue and Farm Street – Site Plan Approval: Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to continue the site plan approval to January 26, 2005 and advised the applicant to include roof water recharge for Lots 4 & 5 and to re-draw Lot 4.

13. 20 Johnson Street – Site Plan Approval: John Shea recused himself. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to continue the site plan approval to January 26, 2005 and requested an opinion from the Law Department on the plan's compliance with the Zoning Ordinance.

- 14. Drexel Street – Extension of Time For Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by John Shea, the Board voted 4-0 to extend the deadline for construction to December 17, 2005.
- 15. 70 Winter Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to approve the parking plan with the following conditions:
- **Applicant must show an oil and water separator on the plan.**
 - **Applicant must show 2 sets of 9-foot doors with a column between to replace the existing door on the northerly side of Burt Street.**
 - **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.**
- 16. Election of Officers:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 for the following slate of officers:

Joe Boynton – Chairman
Samuel Rosario – Vice Chairman
Anne O’Connor - Clerk

- 17. Approval Not Required (ANR) Plans:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #5961 Rena Street. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #5962 Heywood Street. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #5965 Halmstad Street. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-1 (Joe Boynton voted no) to endorse ANR Plan #5967 Denmark Street. Upon a motion by Anne O’Connor and seconded by John Shea, the Board voted 3-0 (Joe Boynton recused himself) to endorse ANR Plan #5970 Beverly Cove. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #5971 Hapgood Road. Upon a motion by Anne O’Connor and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan # 5974 Progressive Street. ANR Plan #5963 Erie Avenue,

ANR Plan #5964 Arrowsic Street and ANR Plan #5368 Montgomery Avenue/Arrow Street were held because the Board did not view the sites.

Other Business:

Special Meeting: The Board will have a special meeting at 4:30 P.M. on February 2, 2005 devoted entirely to the Worcester Common Outlet property.

The meeting was adjourned at 8:45 PM.