

MINUTES
WORCESTER PLANNING BOARD
June 22, 2005

Planning Board Members Present: Samuel Rosario
John Shea
Anne O'Connor
Scott Cashman

Staff Present: Carrie Holtan, Law Department
Joel Fontane, Planning Division
Edgar Luna, Planning Division
Judith Stolberg, Planning Division
Kathleen Donovan, DPW
Chris Gagne, DPW
Joanne Valade, Code Enforcement

Regular Meeting (5:30 PM) – Saxe Room, Worcester Public Library

1. **Call to Order:** Chairman John Shea called the meeting to order at 5:50 PM.
2. **Approval of the Minutes – June 8, 2005 Meeting:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to approve the minutes of the June 8, 2005 meeting.
3. **23 Oxford Street – Site Plan Approval:** Anne O'Connor recused herself. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 3-0 to extend the deadline for constructive grant to July 27, 2005 and to continue the site plan approval to July 27, 2005.
4. **Ludlow Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to July 13, 2005 and to continue the site plan approval to July 13, 2005 and requested the applicant provide the Board with a clearer plan with leveling area in back of the houses and fences atop retaining walls 4' or higher.
5. **51 Morgan Street/149 Malden Street – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Michael Dryden represented the applicant. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to waive the requirement in the City of Worcester Subdivision Regulations for 275' minimum centerline radius for a residential street to allow 150' centerline radius. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to waive the requirement in the City of Worcester Subdivision Regulations for 500' maximum cul-de-sac length to allow 576'.

Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to waive the requirement in the City of Worcester Subdivision Regulations for a 3% maximum cul-de-sac slope to allow 3.5% maximum slope. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-1 (Samuel Rosario voted no) to waive the requirement in the City of Worcester Subdivision Regulations for sidewalks on both sides to allow sidewalk on one side of the street. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to approve the Definitive Subdivision Plan with the following conditions:

- **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.**

6. **109 Holden Street – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Jeff Howland represented the applicant. Edward Sleczkowski submitted a letter to the Board as did William Fleming and they were placed in the file. Susan Sleczkowski, Alexander Tempest and a representative from Colony Homes were concerned about wetland and drainage issues. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to continue the hearing to July 27, 2005 and advised the applicant to meet with the Department of Public Works staff and to try to work with the neighbors to address wetland issues that concern them.

7. **1283 Pleasant Street - Site Plan Approval:** Item #10 was taken collectively. Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 4-0 to continue the site plan approval to July 27, 2005 at the request of the applicant so the plan can be revised.

8. **301 Bridle Path – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to approve the site plan with the following conditions:

- **Plan must show proposed water and sewer house 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 the revised plan must be submitted to the Division of Planning and Regulatory Services Office prior to release of the decision.**

- 9. 31 Caroline Street – Site Plan Approval:** The applicant requested to be heard before a full Board and since a new member is expected to be in place by the second meeting in July. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-1 to place the item on the July 27, 2005 agenda and advised the applicant to meet with Department of Public Works staff and neighbors to address their concerns and to re-notify abutters that the item will be heard on July 27, 2005.
- 10. 1283 Pleasant Street – Parking Plan Approval:** The applicant was advised that the parking plan should be incorporated into the site plan approval and a separate filing is not necessary. See #7 above.
- 11. 155 Ararat Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to July 27, 2005 and to continue the parking plan approval to July 27, 2005.
- 12. 641-651 West Boylston Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to July 13, 2005 and to continue the parking plan approval to July 13, 2005.
- 13. Wildwood Circle Subdivision – Set Bond:** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 4-0 to set a bond in the amount of \$115,000.00 with a work completion date of July 1, 2006 and a bond expiration date of September 1, 2006.
- 14. Approval Not Required (ANR) Plans:** ANR Plan #6078 Lake Avenue North was held for viewing. Upon a motion by Anne O'Connor and seconded by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6066 Pocasset Avenue. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6079 Southold Road. Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 4-0 to deny endorsement of ANR Plan #6083 Paris Avenue because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Samuel

Rosario and seconded by Scott Cashman, the Board voted 4-0 to deny endorsement of ANR Plan #6084 Balmoral Street because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6085 Beacon Street. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-1 (Samuel Rosario voted no) to endorse ANR Plan #6086 Seattle Street. Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #6087 163 Orient Street. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6088 3&5 Waucantuck Road. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6089 Maplewood Avenue. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6090 10 Crillon Road.

OTHER BUSINESS:

Westview Heights Subdivision – Extend Work Completion Date: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the work completion date to July 1, 2006 and bond expiration date to September 1, 2006.

Jasmine Place Subdivision: Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 4-0 to accept a covenant pursuant to M.G.L.c.41,s.81U to obtain the Planning Board's endorsement of its approval of the Jasmine Place Subdivision Definitive Plan.

The meeting was adjourned at 8:30 PM.