

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**July 13, 2005**

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

**Staff Present:** Carrie Holtan, Law Department  
Michael Traynor, 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) – Banx 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 22, 2005 Meeting:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 (Margaret Guzman was not a member of the Board) to approve the minutes of the June 22, 2005 meeting.
3. **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 27, 2005 and to continue the site plan approval to July 27, 2005 and requested the applicant provide the Board with a revised plan with leveling area in back of the houses and fences atop retaining walls 4' or higher.
4. **14-16 Edgeworth Street – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Josh Reinke represented the applicant. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to waive the construction requirements and the minimum frontage requirement the City of Worcester Subdivision Regulations. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to approve the Definitive Subdivision Plan with the following conditions:
  - **Bollards must be in place every four feet along the front retaining wall.**

- **Five copies of revised plan must be submitted to the Division of Planning and Regulatory Services prior to release of the approval.**
- **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.**

5. **Zoning Map Amendment – Lot B Woburn Street:** Notice of the hearing was read by the Clerk. Attorney Todd Brodeur, Ronald Lorusso, Donald Fair and Carlos Stranero spoke in favor. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 3-2 to recommend denial because of the negative impact on the existing manufacturing zoning district.
6. **Zoning Map Amendment – 1181 West Boylston Street:** Notice of the hearing was read by the Clerk. Charles Esoian spoke in favor. Joel Fontane stated he didn’t object to the amendment. Andrew Levy, 1 Electric Street, asked questions but had no objection. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to recommend approval.
7. **Waterview Estates – 160 Brookline Street – Preliminary Subdivision Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-1 (Margaret Guzman voted no) to deny the preliminary plan and advised the applicant to provide a traffic study and open space area at the time of filing of the Definitive Subdivision Plan and to petition City Council to make Healey Street public.
8. **99 Ballard Street – Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 4-1 (Samuel Rosario voted no) 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.**

9. **37 Garden Street – Site Plan Approval:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-1 (Samuel Rosario voted no) 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.**
10. **Harrison Street/Coral Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to continue the site plan approval to August 10, 2005 at the request of the applicant.
11. **81 Hope Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the site plan with the following conditions:
- **Lighting is not to spill over onto abutting property with lighting to be no more than 1-foot-candlepower at the property lines abutting residential parcels and noted on the plan.**
  - **There is to be no reduction in the number of handicapped parking spaces.**
  - **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.**
  - **Five copies of revised plan be submitted to the Division of Planning and Regulatory Services Office prior to release of decision.**

12. **15 Putnam Lane – Site Plan Approval Extension of Time:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to approve a one year extension of time for construction commencement.
13. **63 Jackson Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to continue the parking plan approval to August 10, 2005 at the request of the applicant.
14. **641-651 West Boylston Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to extend the deadline for constructive grant to July 27, 2005 and to continue the parking plan approval to July 27, 2005.
15. **Good Harbor Drive (Good Harbor Estates Subdivision) – Set Bond:** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted to set a bond in the amount of \$65,000.00 with a work completion date of June 1, 2006 and a bond expiration date of August 1, 2006.
16. **Pleasant Estates Subdivision – Extend Work Completion Date:** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 5-0 to extend the work completion date to September 1, 2005.
17. **15 Lachapelle Street Subdivision – Set Bond:** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 5-0 to set a bond in the amount of \$125,000.00 with a work completion date of August 1, 2006 and a bond expiration date of October 1, 2006.
18. **12 Stonehouse Lane (Lot 47 Villages of Moreland Green) – Covenant Release:** Carrie Holtan advised the Board that no action was necessary.
19. **CMRPC Delegates:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted to appoint Scott Cashman and Margaret Guzman delegates to CMRPC.
20. **651-653 Plantation Street Rezoning:** Joel Fontane advised the Board that he would prepare a petition for forwarding to the City Council.
21. **Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6078 Lake Avenue North. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6091 Rodney Street. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6093 Short Street. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-1 (Samuel Rosario recused himself) to endorse ANR Plan #6094 90-92 Legdecrest Drive. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6095 384 Lovell Street. ANR Plan

#6096 1043 West Boylston Street was held for viewing. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6097 Enid Street. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6097 Louise Street. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6099 Bullard/Huron. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-2 (Scott Cashman and Samuel Rosario voted no) to endorse ANR Plan #6100 136 Paris Avenue (A motion to deny made by Samuel Rosario and seconded by Scott Cashman was defeated with a 2-3 vote (John Shea, Anne O'Connor and Margaret Guzman voted no). Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6101 Myrick Avenue. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to deny endorsement of ANR Plan #6102 Proulx 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 5-0 to endorse ANR Plan #6103 Stafford Street. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-2 (Scott Cashman and Samuel Rosario voted no) to endorse ANR Plan # 6104 Chino Avenue (A motion to deny made by Samuel Rosario and seconded by Scott Cashman was defeated with a 2-3 vote (John Shea, Anne O'Connor and Margaret Guzman voted no). Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6105 Ancona Road. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6106 Holden Street.

**OTHER BUSINESS:**

**Meola Avenue (Good Harbor Subdivision) – Extend Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to extend the work completion date to November 1, 2005.

**Papagni Estates Subdivision (Phase II):** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 5-0 to set a bond in the amount of \$65,000.00 with a work completion date of June 1, 2006 and bond expiration date of August 1, 2006.

The meeting was adjourned at 9:00 PM.