

**MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE CITY OF WORCESTER**

MAY 17, 2006

WORCESTER CITY HALL, COUNCIL CHAMBER, 455 MAIN STREET

Planning Board Members Present: John Shea, Chair
Scott Cashman, Vice-Chair
Anne O'Connor, Clerk
Samuel Rosario
Margaret Guzman

Staff Present: Carrie Holtan, Law Department
Joel Fontane, Division of Planning & Regulatory Services
Robin Bartness, Division of Planning & Regulatory Services
Ruth Gentile, Division of Planning & Regulatory Services
Edgar Luna, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Division of Code Enforcement
Kathleen Donovan, Department of Public Works
Christopher Gagne, Department of Public Works

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair John Shea called the meeting to order at 5:40 PM.

APPROVAL OF THE MINUTES

Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the May 3, 2006 Planning Board minutes with the following amendment:

- **Add Christopher Gagne's name to the list of staff present.**

UNFINISHED BUSINESS

1. **22 Onset Street (PB-06-29) – Definitive Subdivision Plan:** Robin Bartness, Chief Planner, informed the Board that the applicant sent a letter requesting a continuation until June 7, 2006. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the hearing to June 7, 2006.
2. **Wyola Drive/Brookline Street, Avery Estates (PB-06-35) – Definitive Site Plan:** Benjamin Clark, representative for the applicant, requested leave to withdraw. Upon a

motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the leave to withdraw.

3. **280 Mill Street (PB-06-45) – Parking Plan:** Benjamin Clark, representative for the applicant, presented the plan. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0, to approve the Definitive Site Plan with the following conditions:

- Applicant was advised that this project triggers review by the Conservation Commission because it is located within 500 feet of a wetland area.
- Add stamp and signature of Registered Civil Engineer to 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.
- Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.

4. **1160 West Boylston Street (PB-06-46) – Parking Plan Amendment:** Applicant Brendan O'Connor presented the plan. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the Parking Plan Amendment 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.

NEW BUSINESS:

PUBLIC HEARINGS

5. **23 Johnson Street (PB-06-49) – Definitive Site Plan:** Robert O'Neil, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by

Anne O'Connor, the Board voted 3-0 (Chair John Shea and Samuel Rosario abstained) to approve the Definitive Site Plan approval with the following conditions:

- **Remove language for Minimum Lot Area and Frontage for Single-Family Detached in Zoning Data as this is a Single-Family Attached project.**
 - **Label the size of each unit.**
 - **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 the 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.**
 - **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**
6. **765 West Boylston Street (PB-06-50) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant requested a continuation until June 7, 2006. Upon a motion by Margaret Guzman and seconded by Samuel Rosario, the Board voted 5-0 to continue the hearing to June 7, 2006.
7. **16 South Cambridge Street (PB-06-51) – Definitive Site Plan:** Jonathan Finkelstein, representative for the applicant, presented the plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-1 (Samuel Rosario voting against) to approve the Definitive Site Plan with the following conditions:
- **Label sheet 1, "Definitive Site Plan".**
 - **Label address of billboard on Site Plan on sheet 1.**
 - **Identify owner of property on sheet 1.**
 - **Label zoning on sheet 1.**
 - **Label the height of the sign, height of the pole, area of sign, and length of the sign on plan on sheet 1.**
 - **Label the distance from the nearest billboard along I-290 on sheet 1.**
 - **Applicant should add a note to the plan reflecting that a Special Permit has been requested from the ZBA.**
 - **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.**
 - **Six copies of the revised plan must be submitted to the Division of Planning and Regulatory Services Office prior to release of the decision.**
8. **74 Dorchester Street (PB-06-52) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant requested a continuation until June 7, 2006. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the hearing to June 7, 2006.

OTHER BUSINESS

Flexible Parking Overlay District (FPOD) Amendments: Joel Fontane, Director of Planning and Regulatory Services, presented a plan to address parking along Shrewsbury Street. This plan includes a proposal for an amendment to the Flexible Parking Overlay District. Following a discussion of the proposed plan, the Board requested that Mr. Fontane provide additional information regarding parking alternatives in the area. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to continue discussions of the amendments to June 7, 2006.

East Worcester Street Abandonment: Kathleen Donovan presented the Plan. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to approve the continuation of East Worcester Street Abandonment to June 7, 2006 to allow staff additional time to review the proposed plan.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6302:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 (Chair Shea abstained) to approve the ANR Plan #6302, 16 Gilman Street. John Shea recused himself.
2. **ANR-6303:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to deny the ANR Plan #6303 Rock Avenue because the plan failed to show sufficient width, suitable grades and adequate construction for the proposed use.
3. **ANR-6304:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6304, 2 Crierie Avenue.
4. **ANR-6305:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6305, 364 Burncoat Street.
5. **ANR-6306:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6306, 24 Stanton Street.

6. **ANR-6307:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6307, Sarah Drive.
7. **ANR-6308:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6308, Warner avenue.
8. **ANR-6309:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-2 (Samuel Rosario and Scott Cashman voting against) to endorse ANR #6309, Brookfield Street/Milton Street.
9. **ANR-6310:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6310, 26 Boyd Street.
10. **ANR-6311:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6311, Hartwell Street.
11. **ANR-6312:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6312, Mulberry Street/Prospect Street.
12. **ANR-6313:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6313, 2&4 Albermarle Street.
13. **ANR-6314:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6314, Bellevue Street.
14. **ANR-6315:** Upon a motion by Scott Cashman and seconded by Margret Guzman, the Board voted 5-0 to endorse ANR Plan #6315, 1473-1483 Main Street.
15. **ANR-6316:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6316, Allston Street.

ADJOURNMENT

Chair John Shea adjourned the meeting at 7:40 PM.