

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

JUNE 7, 2006

WORCESTER CITY HALL, COUNCIL CHAMBER, 455 MAIN STREET

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

Staff Present: Michael Traynor, Law Department
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
K. Russell Adams, Department of Public Works
Kathleen Donovan, Department of Public Works

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair John Shea called the meeting to order at 5:35 PM.

APPROVAL OF THE MINUTES

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to approve the May 17, 2006 Planning Board minutes.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **1219 Main Street (PB-06-48) – Parking Plan:** Brian Beaton, representative for the applicant, requested leave to withdraw. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to approve the leave to withdraw.
2. **765 West Boylston Street (PB-06-50) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had submitted a letter requesting continuance until June 21, 2006. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to continue the item to June 21, 2006.
3. **Rustic Drive Extension (PB-06-54) – Definitive Subdivision Amendment:** Ms. Bartness informed the Board that the applicant had submitted a letter requesting leave to

withdraw. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to approve the leave to withdraw.

4. **42-44-46 Amesbury Street (PB-06-57) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had submitted a letter requesting a continuance until June 21, 2006. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to continue the item to June 21, 2006.
5. **155 Ararat Street (PB-06-58) – Parking Plan:** Heather White, representative for the applicant, requested continuance until June 21, 2006. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to continue the item to June 21, 2006.
6. **Zoning Map Amendment – 166-172 Stafford Street.** Samuel DeSimone, representative for the applicant, requested a continuance until July 19, 2006. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to continue the hearing to July 19, 2006.

UNFINISHED BUSINESS

7. **697 Burncoat Street (PB-06-14) – Definitive Subdivision:** Hussein Haghanizadeh and Ben Clark, representatives for the applicant, presented the plan. Ben Thurguild expressed concerns about the number of meetings this has been continued, that he does not have confidence in the group presenting the plan because of all the problems and that he was worried about adding undesirable Sycamore Maples to the area. Ken Jackson expressed concerns about the removal of existing trees and that the applicant did not have the legal issues addressed. Mr. Adams stated that the requested revised drainage calculations had only been submitted that morning. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to deny the Definitive Subdivision for the following reasons:
 - **The applicant failed to resolve the property's survey lines at the intersection of Berry Hill Lane and Burncoat Street.**
 - **The applicant failed to provide new drainage calculations to the Department of Public Works in a timely manner as requested.**
 - **The applicant failed to provide the drainage easement for the off-site drainage easement.**
8. **697 Burncoat Street (PB-06-13) – Definitive Site Plan:** Hussein Haghanizadeh and Ben Clark, representatives for the applicant, presented the Plan. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to deny the Definitive Site Plan for the following reasons:
 - **The applicant failed to resolve the property's survey lines at the intersection of Berry Hill Lane and Burncoat Street.**

- **The applicant failed to provide new drainage calculations to the Department of Public Works in a timely manner as requested.**
 - **The applicant failed to provide the drainage easement for the off-site drainage easement.**
9. **22 Onset Street (PB-06-29) – Definitive Subdivision:** Joseph Jenkins, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to approve the Definitive Subdivision with the following conditions and waivers:
- **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.**

Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to approve the following waiver:

- **Waiver of the Definitive Subdivision Regulations with the exception of those requirements for an Approval Not Required Plan.**

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to approve the following waiver:

- **Waiver of the \$1,100.00 application fee and instead, the applicant will pay the \$35.00 fee for an Approval Not Required Plan.**

10. **74 Dorchester Street (PB-06-52) – Definitive Site Plan:** James Vevone, representative for the applicant, presented the plan. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 4-0 to approve the Definitive Site Plan with the following conditions:

- **Label the justifications provided for using seven (7) feet as the average front yard setback on the plan by adding the following note to the Site Plan: “#70 Dorchester-front yard setback = 4 feet. #72 Dorchester-front yard setback = 10 feet. Average front yard setback = 7 feet”**
- **Correct the required (10 feet), and proposed (11.3 feet) exterior side yard setback for Plane Street in the zoning table.**
- **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.**

NEW BUSINESS

PUBLIC HEARINGS

11. **93 Grand Street (PB-06-62) – Special Permit – Adaptive Reuse Overlay District:** Clerk O'Connor read the notice of the hearing. The Board took up the Definitive Site Plan contemporaneously. Samuel DeSimone, representative for the applicant, presented the plan. Ralph Harman spoke in support of the project. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board vote 4-0 to close the hearing.

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the following waivers for the Special Permit:

- **Waiver for the reduction of the AROD parking requirement (1.5 space per dwelling unit) by 41 parking spaces (based on 109 dwelling units) from 164 spaces to 123 spaces (may provide additional 5 spaces on Tainter street).**
- **Waiver of Article IV, Table 4.2, Dimensional Requirement for 15' front yard and rear yard setback.**
- **Waiver from the landscaping requirements of Article V, § 5, (3) (A) and Article IV, table 4.4(5) and (6) along Hollis Street, Tainter Street and Grand Streets, the open parking lot at Grand Street and Hollis Street and all side yard landscaping requirements.**
- **Waiver from the number and size of loading spaces.**
- **Waiver from the 24-foot drive aisle width for 90 degree parking space.**
- **Waiver from Article IV, Table 4.2, Dimensional Requirement for 7.5' side yard setback for Hollis Street.**

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the Special Permit with the following findings and conditions:

- **The proposed use is in harmony with the general purpose and intent of the City of Worcester Zoning Ordinance.**
- **The specific site is an appropriate location for the proposed use.**
- **The proposed use as developed will not adversely affect the neighborhood.**
- **There will be no nuisance or serious hazard to vehicles or pedestrian.**

- Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
- The applicant will also provide 6 parking spaces at 25 Hollis 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 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.
- One copy of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to waive the Special Permit fee of \$5,000 because an application for Definitive Site Plan approval was filed contemporaneously with the Special Permit application and another \$5,000 fee was paid. The applicant believed that the Special Permit and Definitive Site Plan are being considered as one project, at one time, and that two \$5,000 application fees, totaling \$10,000, would be duplicative and excessive for this project.

12. **93 Grand Street (PB-06-63) – Definitive Site Plan:** Sam DeSimone, representative for the applicant, presented the Plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Definitive Site Plan with the following conditions:

- If the existing water services for the five-story building on Tainter and Grand Streets are not used, they must be properly abandoned.
- All materials and workmanship must meet Water Operational Standard Specifications.
- Clarify if the two (2) existing fire pipes located on the buildings on Hollis Street will be reused or abandoned.
- Add 2-foot granite returns to all driveways.
- Make the following changes to the site plan:
 - 1) Add owner's name to title block (Sion Mills Limited).
 - 2) Label plan set, "Definitive Site Plan".
 - 3) Add a zoning table to the layout plan showing zoning requirements and what is provided.
 - 4) In zoning table, label the height in stories and feet.
 - 5) zoning table, label the floor area ratio.
 - 6) In zoning table, label total floor area.
 - 7) In zoning table, label total square footage of ground area coverage.
 - 8) Label number of dwelling units.
 - 9) Label the minimum yard dimensions.

- 10) Label construction materials of all vehicular and pedestrian circulation elements (entrances, curbs, parking spaces, loading spaces, access aisles, sidewalks, and walkways).
- 11) The on-street parallel parking spaces should be at least 8' x 22'.
- 12) Correct label in parking table for "Tainter Way". Although not on the official map, the correct label is "Tainter Street".
- 13) Label location, size and arrangement of all signs, if any.
- 14) Label the caliper size of landscaping in table.
- 15) Street trees on Grand Street and Hollis Street must be spaced at minimum 20-25 feet on center.
- 16) Label landscaping area in center of site on landscape plan. Show any proposed plantings.
- 17) Label existing conifer on existing conditions 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 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.

13. 92 Shrewsbury Street (PB-06-66) – Special Permit – Flexible Parking Overlay

District: Clerk O'Connor read the notice of the hearing. Steven Greene, applicant, presented the plan. Gary Vecchio, Chairman of the Shrewsbury Street Neighborhood Association, stated that his group was in favor of the project but requested that valet parking be required during peak hours on Thursdays, Fridays, and Saturdays as a condition of approval. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to close the hearing.

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the following Waivers for the Special Permit:

- Waive the 24-foot drive aisle width requirement for 90-degree parking spaces.
- Waive 19 parking spaces or 37 percent of the required parking.

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the Special Permit with the following findings and conditions:

- The proposed use is in harmony with the general purpose and intent of the City of Worcester Zoning Ordinance.

- **The specific site is an appropriate location for the proposed use.**
- **The proposed use as developed will not adversely affect the neighborhood.**
- **There will be no nuisance or serious hazard to vehicles or pedestrians**
- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use.**
- **The applicant will provide valet parking on Thursdays, Fridays and Saturdays for all seating from 6 pm until 10 pm.**

Provide the following on the parking plan:

- **A summary of zoning classification requirements and minimum yard dimensions. Label what is required and what is shown.**
- **Identify the elevations and contours of the existing site.**
- **Label the location, size and arrangement of any lighting and signs.**
- **Label fences (existing and proposed).**
- **Indicate existing screening for dumpster or show proposed screening.**
- **Label any walkways and sidewalks.**
- **Label square footage of building.**
- **Label the location, dimensions, number and construction material of all vehicular and pedestrian circulation elements, including street and roadways, driveways, entrances, curbs, curb cuts, parking spaces, loading spaces, access aisles, sidewalks, walkways and pathways.**
- **The applicant should revise the plan by striping the parking area to reflect the following: no more than 8 compact spaces at least 8' x 16'; parallel spaces that are at least 8' x 22'; and at least 1 handicap van space that can accommodate an 8-foot aisle.**
- **Label the compact spaces.**
- **Valet Parking will be required during peak nights, Thursdays through Saturday for all seating from 6:00 pm until 10:00 pm.**
- **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.**

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-1 (Scott Cashman voting against) to waive the \$1,350.00 application fee because the

applicant had also submitted a Special Permit application for the Zoning Board and paid a duplicative fee.

PUBLIC MEETINGS

14. **Montello Street (PB-06-55) – Definitive Site Plan:** Joanna Paquin, representative for the applicant, presented the plan. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to approve the Definitive Site Plan with the following conditions:

- **Label plan, “Definitive Site 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 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.**

15. **766 Main Street (PB-06-56) – Parking Plan:** Michael Liu and April Kelly, representatives for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to approve the Parking Plan with the following conditions:

- **Use 8” DR 18 PVC for catch basin connections.**
- **Add locus map to the plan.**
- **Label the lot lines of adjacent properties with owners’ names on the plan.**
- **Provide a parking table showing the number of compact and regular parking spaces provided on the plan.**
- **If any new parking lights are provided, they are recommended to be directed downward, and the light spillage should be limited to no more than 1 foot candle.**
- **Provide drainage calculations for the site.**
- **Provide a landscaping table indicating type and caliper of proposed trees on the plan.**
- **Indicate height of proposed fence on the plan.**
- **Indicate the type of relief requested from the Zoning Board of Appeals on the plan.**
- **Redesign the 6 compact spaces in the northeast corner of the parking lot so as to allow the required 5-foot landscaping buffer.**

- **Indicate erosion and sedimentation control devices on the plan. Silt sack specifications should be listed on an additional sheet. Silt fences or other erosion control devices used during construction should also be provided.**
- **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.**

16. **Brattle Street (PB-06-60) – Preliminary Subdivision:** Kevin Quinn, representative for the applicant, presented the plan. Lloyd Tompkins expressed concerns about traffic, resale values, snow plowing, sidewalks on Brattle Street, noise and the disturbance of the natural environment. Debra Tambo expressed concerns about losing open space, traffic, drainage, erosion and over-development. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Preliminary Subdivision with the following waivers:

- **Waiver of § IX.B.1. to reduce the design speed from thirty to twenty-five miles per hour. The reduction lowers the lengths of vertical curves, necessary in order to maintain safe sight distances.**
- **Waiver of § IX.C.6 to allow the intersection of the streets to occur without a rounded street sideline adjacent to property currently owned by Foley.**
- **Waiver of § X.F.1 to permit the installation of one sidewalk between stations 0+00 and 2+00 along the northern section of the road which will serve homes. This change will allow the grading associated with the roadway to occur within the property boundaries.**

Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Preliminary Subdivision with the following conditions:

- **Label the name of the proposed street on the plan.**
- **Provide manholes where the sanitary main bends toward the easement.**
- **Provide a water main.**
- **Provide an access easement to the detention pond.**
- **The Department of Public Works would like to see a grading plan for the driveways in relation to the placement of the homes on the Definitive Subdivision 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 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.

17. **76 Sagamore Street (PB-06-61) – Definitive Site Plan:** Kevin Quinn, representative for the applicant, presented the plan. Scott Justo expressed concerns about retaining the residential character of the neighborhood, the chain link fence atop the retaining wall and the existing trees along his shared property line. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to approve the Definitive Site Plan with the following conditions:

- The chain link fence labeled on the plan should be changed to a solid board fence.
- Any tree that is removed or damaged along the Justo shared property line is to be replaced.
- Amend the plan and application to label the correct address of 76 Sagamore Road, Lots 1 and 2.
- Label plan, "Definitive Site Plan".
- Provide a complete summary of the zoning classification including what is proposed on the plan.
- Indicate on the plan the dimensions and construction materials to be used on the driveway, sidewalk, and parking spaces for both lots.
- Indicate the height in stories and feet for the proposed two-family dwelling on the plan.
- Indicate the height, square footage of the garage to be restored on the plan.
- Indicate number of bedrooms on the proposed two-family dwelling on the plan.
- Label exterior materials for the proposed dwelling and garage on the plan.
- Indicate the total proposed floor area on the plan.
- Indicate the total square feet of ground area coverage for each lot on the plan.
- Indicate the relief granted by the Zoning Board of Appeals on March 27, 2006 on the plan.
- Indicate the Worcester Registry of Deeds Book and Page number for the ANR approved for 76 Sagamore Road 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 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.**

18. **19 Hemans Street (PB-06-64) – Definitive Site Plan:** Patrick Healy, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to continue the item to June 21, 2006.

19. **96 Brantwood Road (PB-06-65) – Definitive Site Plan:** Benjamin Clark, representative for the applicant, presented the plan. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to continue the item to June 21, 2006 so that the Board may revisit the site. The applicant shall revise the plan to show a solid board fence along the retaining wall, flatten the driveway between the retaining walls, provide an elevation and double the scale on the plan.

OTHER BUSINESS

East Worcester Street Abandonment: Ms. Holtan and Mr. Fontane presented the plan. Gary Vecchio, Chairman of the Shrewsbury Street Neighborhood Association, expressed his support for the project but suggested that valet parking be required during peak hours on Thursdays through Saturdays. Ms. Holtan stated it would be up to the City Council to put the conditions on the abandonment. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-1 (Scott Cashman voting against) to recommend City Council to approve the abandonment of the portion of East Worcester Street from South Hill Street to Shrewsbury Street.

Arboretum Subdivision Performance Bond – Phase I and II: Mr. Adams presented the Performance Bond recommendation for Arboretum Definitive Subdivision Phase I and II on behalf of the Department of Public Works. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to set a bond in the amount of \$800,000.00 for Arboretum Definitive Subdivision, Phase I with a work completion date of June 1, 2007 and a bond expiration date of August 1, 2007.

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to set and to set a bond in the amount of \$450,000.00 for Arboretum Definitive Subdivision, Phase II with a work completion date of June 1, 2007 and a bond expiration date of August 1, 2007.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6317:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-0 to endorse the ANR Plan #6317, Rodney Street.
2. **ANR-6318:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-0 to endorse the ANR Plan #6318, 31 Sterling Street.

3. **ANR-6319:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6319, Wyola Drive.
4. **ANR-6320:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6320, 364 Belcourt/Plantation Street.
5. **ANR-6321:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to continue the review of ANR Plan #6321, 1393 Grafton Street to June 21, 2006.
6. **ANR-6322:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR #6322, Angela Rose Lane.
7. **ANR-6323:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6323, Arcadia Street.
8. **ANR-6324:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR #6324, Sprague Street.
9. **ANR-6325:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6325, 1413 Grafton Street.
10. **ANR-6326:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6326, Stowell Avenue.

ADJOURNMENT

Chair John Shea adjourned the meeting at 9:15 PM.