

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

**JULY 19, 2006
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

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

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
Judy Stolberg, Division of Planning & Regulatory Services
K. Russell Adams, Department of Public Works
Kathleen Donovan, Department of Public Works
Jody Kennedy-Valade, Division of Code Enforcement

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair 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 (Nicole Xifaras Parella abstained) to approve the June 21, 2006 Planning Board minutes.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **Zoning Map Amendment – 166-172 Stafford Street:** Samuel DeSimone, representative for the petitioner, requested Leave to Withdraw. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 (Nicole Xifaras Parella abstained) to grant the petitioner's request for Leave to Withdraw.
2. **99 Stafford Street (PB-06-82) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had submitted a letter requesting a continuance until August 2, 2006. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the item to August 2, 2006.

3. **Lot 1A Eden Street (PB-06-68) – Special Permit - MUOD:** Ms. Bartness informed the Board that this item was on the agenda but that it was an improper item to be before the Board. The applicant had submitted a letter requesting Leave to Withdraw. No action was necessary by the Board.
4. **75 Shore Drive (PB-06-81) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had submitted a letter requesting a continuance to August 16, 2006. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the item to August 16, 2006.
5. **10 Fourth Street (PB-06-74) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had submitted a letter requesting a continuance until August 2, 2006. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to continue the item to August 2, 2006.
6. **40 Plantation Street (PB-06-76) – Definitive Site Plan:** 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 5-0 to approve the request of the applicant for Leave to Withdraw.
7. **50 Redfield Road (PB-06-78) – Definitive Site Plan:** Ms. Bartness informed the Board that this item was on the agenda but that it was an improper item to be before the Board. No action was necessary by the Board.
8. **Sarah Drive (ANR - 6339):** Ms. Bartness informed the Board that the applicant had submitted a letter requesting Leave to Withdraw. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw.

UNFINISHED BUSINESS

9. **Totem Trail (a private way) - Removal of 150-foot portion from the Official Map:** Joe Boynton, representative for the applicant, presented the plan and informed the Board that, after discussion with the Department of Public Works, the applicant has agreed to reduce the request from 150 feet to 140 feet of Totem Trail, thereby eliminating any easement issues. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 (Nicole Xifaras Parella abstained) to close the hearing. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 (Nicole Xifaras Parella abstained) to remove a 140-foot portion of Totem Trail from the Official Map.
10. **765 West Boylston Street (PB-06-50) – Definitive Site Plan:** Patrick Healy, representative for the applicant, presented the plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive 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 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.**

11. **42-44-46 Amesbury Street (PB-06-57) – Definitive Site Plan:** Donald Bray, representative for the applicant, presented the plan. Mr. Bray stated that he has addressed the concerns of the Planning & Regulatory Services Division that were presented at the Planning Board Meeting of June 21, 2006. Ms. Bartness informed the Board that the open space on the plan remains inadequate. Mr. Bray stated that he has not had any definitive direction from the Planning & Regulatory Services Division as to how big the open space area needs to be for this size project. Mr. Fontane informed the Board that, while there is no hard and fast rule, the Board historically has requested 40-60 square feet of open space per dwelling unit. City Councilor Phillip Palmieri expressed concern about the accuracy of the dimensions on the plan and he said the neighbors were concerned about wetlands in the area. Ms. Donovan asked if a wetlands scientist had walked the site. Mr. Bray answered no. Ms. Bartness stated that the parking space and garage door dimensions need to be verified because there seemed to be some inaccuracies and some measurements did not seem to meet the Zoning Ordinance requirements. The applicant's representative requested a continuance to the August 2, 2006 meeting and an extension of the constructive grant until August 3, 2006. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to continue the item to August 2, 2006 and extend the constructive grant deadline to August 3, 2006.

12. **155 Ararat Street (PB-06-58) – Parking Plan:** Gary Brackett and Wayne Salo, representatives for the applicant, presented the plan. Mr. Salo stated that the applicant is requesting a waiver from the 6-inch curb requirement and would like to use indigenous stone instead. Timothy McGee spoke on behalf of the neighborhood and stated that the parking lot should be paved and striped because the capacity of the lot will be unenforceable without such striping. He further stated that significant dust and dirt will be created and will adversely affect the neighborhood. He requested that the Board impose a condition of approval requiring the applicant to obtain a Special Permit from the Zoning Board of Appeals for expansion or change of a nonconforming use. He also stated that the angle of access and egress is unsafe and the required parking table be removed from the plan because it did not reflect the actual parking requirement. He also stated Indian Hill Road is a public road and not private, as indicated on the plan. Tom Wade informed the Board that the walkway on Indian Hill Road is currently being used as a driveway and should be for handicap access only. He also stated that the loading

space on the plane should be available full time because of the current loading issues. Diane Scavone asked that the dumpster and trailer be relocated and the parking area be paved because the dust causes breathing problems. She also requested that the PVC pipe proposed is not aesthetically acceptable and that the lighting be addressed because it is currently too bright. Peg Woods and Fred Moriarty were concerned about lighting and asked that the lighting be shut off or dimmed after 10:00 PM. Arthur Larson had questions about drainage and asked if there are no drainage facilities currently, where did the site drain to. Mr. Adams stated that the site currently drains to the southwest corner of the site into the woods. The Board stated that they would like the applicant to meet with the Planning & Regulatory Services Division and possibly representatives from the neighborhood to discuss the concerns of lighting, dumpster location, PVC pipes in parking lot, curb stops, boulders and paving of the parking lot. The applicant's representative requested a continuance to the August 16, 2006 meeting and an extension of the constructive grant deadline until August 17, 2006. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the item to August 16, 2006 and extend the constructive grant deadline to August 17, 2006.

13. **38 Lebanon Street (PB-06-68) – Definitive Site Plan:** David Sadowski, representative for the applicant, presented the plan. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to approve the Definitive 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 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.**

NEW BUSINESS

PUBLIC HEARINGS

14. **Zoning Map Amendment – Franklin/Plastics Street:** Mark Donohue presented the zone change petition. Assistant City Manager Julie Jacobson stated that the Administration of the City strongly supports this zone change because it encourages, enhances and stimulates private investment, which is consistent with the City's economic development action plan, smart-growth and transit-oriented development. Mr. Fontane also recommended the zone change on behalf of the Administration, stating that the changes will allow a variety of uses by right, but will not impinge on the current uses in the area. Cathy Simpson, a representative of the owner of 2 Keese Street, said that her client is concerned that the change will not be consistent with the trucking business that

currently exists there. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to recommend approval of the zone change to the City Council because the proposed zoning will permit uses that are compatible with the desired long term redevelopment of the area and because the change aligns the City's land use policy for the area with the City's Economic Development Action Plan and the Canal District plans.

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15. **Zoning Map Amendment – 126 Maywood Street:** Mr. Norsigian requested Leave to Withdraw for his original zone change petition for this property referred to the Planning Board on May 16, 2006. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to approve the petitioner's request for Leave to Withdraw.
16. **Zoning Map Amendment – 126 Maywood Street:** Robert Norsigian, petitioner, presented another zone change petition for the same property. He stated that the property had been a retail store in the past. Mr. Fontane recommended that the Planning Board not recommend the zone change to the City Council because land uses are a long term and that this area is already well served by business zones. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to close the hearing. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-1 (Margaret Guzman voting against) to not recommend approval of the zone change to the City Council because it would lead to further encroachment of business uses into the residential area and because existing business districts adequately serve the needs of the surrounding neighborhood.

PUBLIC MEETINGS

17. **3A Cadorna Road (PB-06-77) – Definitive Site Plan:** Shelby Hammond, representative for the applicant, presented the plan. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:
 - **Label the plan Definitive Site Plan in the title block.**
 - **Correct the property address to read Lot 3A Cadorna Road.**
 - **Correct Locus Plan to show exact location of Lot 3A Cadorna Road.**
 - **Correct frontage requirement in the zoning classification and requirements summary block (65 feet).**
 - **Label location and height of any existing fences.**
 - **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. **Lot 1A New York Street (PB-06-79) – Definitive Site Plan:** Michael Ravelli, applicant, presented the plan. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to continue the Definitive Site Plan to August 2, 2006 to allow the applicant time to address the items in the memorandum of Edgar Luna, dated July 10, 2006.

19. **542 Lincoln Street (PB-06-80) – Definitive Site Plan:** Samuel DeSimone, representative for the applicants, presented the plan. Ms. Donovan stated that the Traffic Engineer would prefer if the applicant extended the center island as opposed to the proposed rumble strips. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **Label plan, “Definitive Site Plan”.**
- **Label floor to area ratio.**
- **Label total floor area.**
- **Label total square footage of ground area coverage including impervious and green space.**
- **Correct number of parking spaces in table and on plan. Parking table states 66 spaces proposed when only 65 shown on plan (#20 should be #19).**
- **Add a breakdown of regular and compact spaces to the parking table.**
- **Label the materials used for paving and parking spaces.**
- **All efforts should be made to preserve the existing 48” tree in the southwestern portion of the site as a street tree. If this tree is saved, any additional trees can be planted in such a manner to work with the existing tree. The existing tree may be provided in lieu of some other street trees.**
- **Additional street trees are required along Lincoln Street, planted 20 to 25 feet on center.**
- **Correct Landscaping Table: Required trees for internal parking spaces equals 3. Required street trees-about 7 (less existing 48” tree); only 3 shown. To qualify as a street tree, the tree must run parallel to the street along the boulevard area and be planted 20 to 25 feet on center.**
- **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.**

20. **83 Harrison Street (PB-06-83) – Definitive Site Plan – Extension of Time:** James Vevone, representative for the applicant, requested the extension of time. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to extend the deadline for construction to commence to August 24, 2007.

21. **Gilman Street (PB-06-84) – Definitive Site Plan:** Jeff Howland, representative for the applicant, presented the plan. Upon a motion by Margaret Guzman, and seconded by Scott Cashman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **Label the 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.**

22. **Dodge Park Extension (PB-06-85) – Preliminary Subdivision Plan:** Jeff Howland, representative for the applicant, presented the plan. The Board informed Mr. Howland that it would not be in favor of the waiver of the minimum centerline radii for residential streets from 275 feet to 125 feet. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-1 (Scott Cashman voting against) to approve the Preliminary Subdivision Plan and directed the applicant to address the following before filing the Definitive Subdivision Plan:

- **The Law Department would like confirmation of the applicant’s rights along Dodge Park Road, Cerie Avenue and Bayberry Road.**
- **Property owners to the south and east need to be labeled on the Definitive Plan.**
- **Clearly label width of proposed street on Definitive Plan.**
- **Determine whether lots meet the regularity factor requirement.**

- **Coordinate with DPW to determine what is required for the submission of the Definitive Subdivision Plan.**
- **Proposed contours not shown. Definitive Plan must show existing and proposed contours.**
- **Label any existing and proposed pins that delineate the boundary lines of the existing property and proposed property lines on the Definitive Subdivision Plan.**
- **Show wooded areas and any large trees on the existing conditions plan for the Definitive Subdivision Plan.**
- **The zoning classification for BG-3.0 should also be labeled on the Definitive Plan.**

23. **38 Toronita Avenue (PB-06-86) - Definitive Site Plan – Extension of Time:** Jeff Howland, representative for the applicant, requested the extension of time. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to extend the deadline for construction to commence to August 1, 2007.

24. **Lot 1A Eden Street (PB-06-87) – Definitive Site Plan:** Scott Charpentier, representative for the applicant, presented the plan. The Department of Public Works requested that the plan show an access easement for the rear parking area and that the curb cut for the two parking spaces on Eden Street be limited to a 24-foot opening. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the item to August 16, 2006 to allow the applicant time to address the items in the memo of Robin Bartness, dated July 19, 2006.

25. **9 May Street (PB-06-89) – Definitive Site Plan:** Joe Boynton and Carl Hultgren, representatives for the applicant, presented the plan. George Haddad, an abutter, expressed concerns that there was not enough open space or parking. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **Label plan, “Definitive Site Plan”.**
- **Correct Zoning table for BL-1.0 – Area: 5,000 sq. ft., Height in stories: 2+.**
- **In addition, show what is proposed in the zoning table.**
- **Label total floor area.**
- **Label height in stories and feet.**
- **Label floor to area ratio.**
- **Label total square feet of ground area coverage to include buildings, paving and green space.**
- **Label dimensions of driveways.**
- **Show curb cuts and their dimensions on May Street.**
- **Label parking table with dimensions and number of compact and standard spaces.**
- **The applicant will adjust the two parking spaces in the westerly parking lot that do not have an adequate turning radius for backing out.**

- Label any existing sidewalks.
- Provide drainage calculations, both for pre-development and post-development, if required by DPW.
- Change “street light” symbol to a parking lot symbol and change label in legend.
- Additional landscape screening is required, which must be a combination of trees and shrubs or fencing, trees and shrubs.
- Snow storage is not allowed in the 5-foot landscape buffer. There are three areas shown on the plan that cannot be used for snow storage.
- Label relief from the Zoning Board of Appeals 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.

Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the waiver of the Definitive Site Plan fee because the applicant is a non-profit entity.

26. **1-7 Piedmont Street (PB-06-90) – Definitive Site Plan:** Joe Boynton and Carl Hultgren, representatives for the applicant, presented the plan. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- Indicate exact relief granted by the Zoning Board of Appeals on the Site Plan in the zoning analysis.
- Correct the zoning analysis table: required minimum area is 5,000 square feet; minimum frontage is 200 feet, provided height should be labeled.
- Label the height in feet and stories.
- Label the floor to area ratio.
- Label the total floor area.
- Label the total square feet of ground area coverage.
- Label the exterior materials to be used on structure.
- Provide drainage calculations, if required by DPW.
- Plan must show that lighting will be directed downward.
- Show four planter boxes in front of the property, one for each retail use.
- Indicate areas available for snow storage

- **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 5-0 to approve the waiver of the Definitive Site Plan fee because the applicant is a non-profit entity.

OTHER BUSINESS

27. **185 College Street Definitive Subdivision – Accept Covenant:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to accept a covenant pursuant to M.G.L. Chapter 41, Section 81U to obtain the Planning Board's endorsement of its approval of the Definitive Subdivision Plan.
28. **ANR-6349:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse the ANR Plan #6349, Ellie Way.
29. **185 College Street Definitive Subdivision – Covenant Release:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to release lot 1R from the covenant.
30. **Rustic Drive Extension – Performance Bond:** Upon a motion by Margaret Guzman, and seconded Anne O'Connor by the Board voted 5-0 to set a bond in the amount of \$125,000 with a work completion date of July 1, 2007 and bond expiration date of September 1, 2007 based on the recommendation of the Department of Public Works.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6337:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse the ANR Plan #6337, Chicopee Street.
2. **ANR-6338:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to deny endorsement of the ANR Plan #6338, Moreland Street because there is insufficient frontage.

3. **ANR-6340:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6340, Dana Avenue.
4. **ANR-6345:** Upon a motion by Anne O'Connor and seconded Margaret Guzman by, the Board voted 5-0 to endorse ANR Plan #6345, Whisper Drive.
5. **ANR-6348:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6348, 12 & 12 ½ Benefit Street.
6. **ANR-6349:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6349, Ellie Way.
7. **ANR-6350:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor the Board voted 5-0 to endorse ANR #6350, 9 Chesterfield Road.
8. **ANR-6351:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6351, 32 Randall Street.
9. **ANR-6353:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6353, Beaman Avenue.
10. **ANR-6354:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to deny endorsement of ANR Plan #6354, Rock Avenue because there is insufficient frontage.
11. **ANR-6355:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6355, Burncoat Street.
12. **ANR-6356:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6356, Bowker Street.
13. **ANR-6357:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6357, Southwest Cutoff.
14. **ANR-6358:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6358, 40 Quinapoxet Lane
15. **ANR-6360:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6360, Mohave Road.

ADJOURNMENT

Chair Shea adjourned the meeting at 9:30 PM.