

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

AUGUST 2, 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: 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 5:45 PM. After introductions, he informed the attendees that Board member, Margaret Guzman would be arriving late

APPROVAL OF THE MINUTES

Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-0 to approve the July 19, 2006 Planning Board minutes.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **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 September 6, 2006. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-0 to continue the Definitive Site Plan to September 6, 2006 and extend the constructive grant date to September 7, 2006 at the request of the applicant.
2. **15-17 Seconset Street / 6 Tihonet Street (PB-06-91) – Definitive Site Plan:** Mr. Haghanizadeh, representative for the applicant, requested Leave to Withdraw. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw.

UNFINISHED BUSINESS

3. **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 July 19, 2006. He said that the open space calculations were submitted, garage spaces had been labeled and that a wetlands expert had visited the site and prepared a report. City Councilor Philip Palmieri stated that the developer met with the neighbors about their concerns and questioned the accuracy of the dimensions on the plan. Ms. Bartness stated that dimensions need to be verified because some measurements did not seem accurate because different scales were used on different pages of the plan and the Board should not act on the site plan until all owners are party to the application. David Alexandrovich was concerned about handicapped parking and the ability of emergency services to navigate the driveway. Mr. Cashman requested that the note on the plan referencing selectively saving existing trees should be changed to read, “Save as many existing trees as possible”. Chair Shea noted that Sheet 1 indicates 12 units and Sheet 2 indicates six units. Upon a motion by Scott Cashman and seconded by Anne O’Connor, the Board voted 4-0 to continue the item to September 6, 2006 and extend the constructive grant deadline to September 7, 2006, at the request of the applicant.

4. **99 Stafford Street (PB-06-82) – Definitive Site Plan:** Todd Rodman, Matt Asia, Ed Gless, Bob Michaud and Matt Mirva, representatives for the applicant, presented the plan. Upon a motion by Scott Cashman and seconded by Margaret Anne O’Connor, the Board voted 4-0 to approve the Definitive Site Plan with the following conditions:
 - **Show existing driveway to existing building that will remain.**
 - **Provide one additional street tree along the Stafford Street sidewalk. Staff recommends placing the tree on the east side of the pedestrian walkway, parallel to the existing tree near the Stafford Street entrance, so as not to affect visibility of the sign.**
 - **Label the Special Permit for Retail Use granted by the Zoning Board of Appeals on July 10, 2006.**
 - **Applicant will change traffic flow to one-way traffic on the easterly side of the property for northbound traffic.**
 - **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

Margaret Guzman arrived at 6:20 PM.

5. **Avery Estates (PB-06-93) – Definitive Subdivision Amendment:** The Board took up the Definitive Site Plan contemporaneously. Seth Toch and Hossein Hazhanizadeh, representatives for the applicant and Harry Avery, the applicant, presented the plan. Mr. Adams stated that the Department of Public Works had the following concerns: 1) maintenance of the retaining wall for the detention pond next to the right-of-way and that the City would not assume the responsibility; 2) ownership of Lot 5 as it is not contiguous to the subdivision; 3) inconsistencies between the plans and that there are no details for the retaining wall; and 4) the detention pond is not 25 feet from lot lines as are required by the Subdivision Regulations. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to continue the hearing to September 6, 2006.
6. **Avery Estates (PB-06-94) – Definitive Site Plan:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the Definitive Site Plan to September 6, 2006.

PUBLIC MEETINGS

7. **Lots 25-31 Sarah Drive (PB-06-92) – Definitive Site Plan:** Seth Toch, representative for the applicant, presented the plan. Peter Michaud and Barbara White both asked if Cultec units were being used on the property. Bill Roche was concerned about the drainage of the area and erosion. He stated that the cutting of the trees was disturbing the natural drainage for the area. Mr. Fontane stated Cultec units are shown on the site plan. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the Definitive Site Plan to August 16, 2006, in order to give the applicant time to address staff comments.
8. **Lot 1A New York Street (PB-06-79) – Definitive Site Plan:** The applicant was not present at the meeting. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Site Plan to August 16, 2006.

OTHER BUSINESS

9. **1393 Grafton Street – Extend Work Completion Date:** Upon a motion by Anne O'Connor, and seconded by Margaret Guzman, the Board voted 4-0 (John Shea abstained) to extend the work completion date to April 1, 2007 with a bond expiration date of June 1, 2007.

10. **Appointment of CMRPC delegates:** Nicole Xifaras Parella was nominated to be the Planning Board delegate to CMRPC and Margaret Guzman was nominated to be the alternate delegate to CMRPC. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-1 (Margaret Guzman voted against) to accept the nominations of the appointments.
11. **Correspondence from CMRPC:** Mr. Fontane stated that the correspondence was to inform the Planning Board that a change had been made to allow Board members who had not been at all the meetings where a public hearing had been held would still be allowed to vote on the item. At this time, this change will not affect the Board.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR-6346:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to endorse the ANR Plan #6346, Lorenzo Street.
2. **ANR-6347:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to endorse the ANR Plan #6346, Batavia/Edison Streets.
3. **ANR-6352:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6352, Bothnia Street.
4. **ANR-6359:** The Board held ANR Plan #6359, Viele Avenue/Tylee Street because they had not completed their site view of the property.
5. **ANR-6361:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 (John Shea abstained) to endorse ANR Plan #6361, Havana Road.
6. **ANR-6362:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6362, Louise Street.
7. **ANR-6363:** Upon a motion by Scott Cashman and seconded by Anne O'Connor the Board voted 5-0 to endorse ANR #6363, Cambridge Street.
8. **ANR-6364:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to continue ANR #6364, Sarah Drive until August 16, 2006.
9. **ANR-6365:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6365, 52 High Street.
10. **ANR-6366:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted to continue ANR #6366, Moreland Street until August 16, 2006.
11. **ANR-6367:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6367, Gardner Street/Prescott Street.

ADJOURNMENT

Chair Shea adjourned the meeting at 7:45 PM.