

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

**SEPTEMBER 6, 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:** Joel Fontane, Division of Planning & Regulatory Services  
Robin Bartness, Division of Planning & Regulatory Services  
Ruth Gentile, Division of Planning & Regulatory Services  
Michael Traynor, Law Department  
Carrie Holtan, Law Department  
K. Russell Adams, Department of Public Works

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Shea called the meeting to order at 5:50 PM.

**APPROVAL OF THE MINUTES**

Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to approve the August 16, 2006 Planning Board minutes.

**REQUESTS FOR WITHDRAWALS OR CONTINUANCES**

1. **Zoning Ordinance Amendment – Article IV, Section 7(1) G:** Mr. Fontane stated that the Division of Planning and Regulatory Services needed more time to make a recommendation for the zoning ordinance amendment and requested a continuance until September 20, 2006. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the item to September 20, 2006.
2. **20 Shannon Street (PB-06-107) – Amendment to Definitive Site Plan:** Sam DeSimone, representative for the applicant, requested a continuance until September 20, 2006. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Amendment to Definitive Site Plan to September 20, 2006.

3. **2-4 Hollis Street/49 Gardner Street (PB-06-108) – Definitive Site Plan:** Todd Rodman, representative for the applicant, requested a continuance until September 20, 2006. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the Definitive Site Plan to September 20, 2006.
4. **322 Cambridge Street (PB-06-109) – Parking Plan:** Todd Rodman, representative for the applicant, requested a continuance until September 20, 2006. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to continue the Parking Plan to September 20, 2006. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to request that the applicant extend the constructive grant deadline to September 20, 2006.
5. **10 Fourth Street (PB-06-74) – 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 Anne O'Connor, the Board voted 5-0 to grant the applicant Leave to Withdraw.
6. **834 Grafton Street (PB-06-74) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had submitted a letter requesting a continuance until November 15, 2006. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Site Plan to November 15, 2006.
7. **687 Millbury Street (PB-06-106) – Parking 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 grant the applicant Leave to Withdraw.
8. **2 Eastern Avenue/58-66 Mulberry Street (PB-06-110) – Parking 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 Anne O'Connor, the Board voted 5-0 to grant the applicant Leave to Withdraw.
9. **Good Harbor Heights (PB-06-104) – Definitive Subdivision Plan:** Michael Konan, applicant, requested a continuance until October 4, 2006. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the item to October 4, 2006.

### **UNFINISHED BUSINESS**

10. **Avery Estates (PB-06-93) – Definitive Subdivision Amendment:** Seth Toch and Ben Clark, representatives for the petitioner, presented the plan. The Board took up the site plan contemporaneously. Mr. Toch stated that the Department of Public Works' questions regarding the detention pond had been answered and that the retaining wall on Avery Path had been moved to the right side of the property, and now met the Department of Public Works design standards. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to close the hearing. Upon a motion by

Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the Definitive Subdivision Amendment with the following conditions:

- **Add sheet labeled “Site Plan” without grading, erosion, sedimentation control shown. Add this sheet to the table on the cover sheet.**
- **Correct typo (proposed) on Cover Sheet.**
- **Add a note that the applicant will provide, at no cost to the City, all facilities shown on the plan including but not limited to roadways, curbs, bounds, drainage systems, sanitary sewer systems, utilities, street lights and earthworks, except as otherwise noted.**
- **Properly executed easements to the City of Worcester in all ways shown on the Definitive Plan for all purposes for which ways are commonly used in the City and properly executed easements to the City of Worcester in and over all lands not included within the ways which are shown on the plan to be devoted to drainage or other common use. Wherever a drainage easement is shown, there shall also be an easement to discharge and dispose of said drainage whether within or without the subdivision. A sum of money sufficient to pay recording fees shall accompany the easements. Said easements to be duly recorded prior to start of construction.**
- **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 and a mylar must be submitted to the Planning and Regulatory Services Office.**

11. **Avery Estates (PB-06-94) – Definitive Site 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:

- **Add sheet labeled “Site Plan” without grading, erosion, sedimentation control shown. Add this sheet to the table on the cover sheet.**
- **Correct typo (proposed) on Cover Sheet.**
- **Add a note that the applicant will provide, at no cost to the City, all facilities shown on the plan including but not limited to roadways, curbs, bounds, drainage systems, sanitary sewer systems, utilities, street lights and earthworks, except as otherwise noted.**
- **Properly executed easements to the City of Worcester in all ways shown on the Definitive Plan for all purposes for which ways are commonly used in the City and properly executed easements to the City of Worcester in and over**

**all lands not included within the ways which are shown on the plan to be devoted to drainage or other common use. Wherever a drainage easement is shown, there shall also be an easement to discharge and dispose of said drainage whether within or without the subdivision. A sum of money sufficient to pay recording fees shall accompany the easements. Said easements to be duly recorded prior to start of construction.**

- **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.**

**12. Burncoat Estates (PB-06-102) – Definitive Subdivision Plan:** Ben Clark, representative for the applicants, presented the plan. Mr. Clark stated that issues with previous plans had been resolved and that the only remaining issues were the new trees proposed along the southern property line. Ms. Bartness recommended a 10 to 15-foot “no disturb” buffer along the southern property line of the subdivision. The Department of Public Works stated that the drainage calculations need to be revised for post-development drainage and impervious area. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to close the hearing. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to approve the Definitive Subdivision Plan with the following conditions:

- **Provide revised drainage calculations for post-development drainage and impervious areas to be reviewed and approved by the Department of Public Works.**
- **Provide a 10 to 15-foot “no disturb” area along the southern property line preserving as many trees as possible.**
- **Properly executed easements to the City of Worcester in all ways shown on the Definitive Plan for all purposes for which ways are commonly used in the City and properly executed easements to the City of Worcester in and over all lands not included within the ways which are shown on the plan to be devoted to drainage or other common use. Wherever a drainage easement is shown, there shall also be an easement to discharge and dispose of said drainage whether within or without the subdivision. A sum of money sufficient to pay recording fees shall accompany the easements. Said easements to be duly recorded prior to start of construction.**

- 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 and a mylar must be submitted to the Planning and Regulatory Services Office.

13. **Burncoat Estates (PB-06-103) – Definitive Site Plan:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to approve the Definitive Site Plan subject to the following conditions:

- Provide revised drainage calculations for post-development drainage and impervious areas to be reviewed and approved by the Department of Public Works.
- Provide a 10 to 15-foot "no disturb" area along the southern property line preserving as many trees as possible.
- Properly executed easements to the City of Worcester in all ways shown on the Definitive Plan for all purposes for which ways are commonly used in the City and properly executed easements to the City of Worcester in and over all lands not included within the ways which are shown on the plan to be devoted to drainage or other common use. Wherever a drainage easement is shown, there shall also be an easement to discharge and dispose of said drainage whether within or without the subdivision. A sum of money sufficient to pay recording fees shall accompany the easements. Said easements to be duly recorded prior to start of construction.
- 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.

14. **42-44-46 Amesbury Street (PB-06-57) – Definitive Site Plan:** Donald Bray, representative for the applicant, presented the plan. He stated that the concerns of the Division of Planning and Regulatory Services had been addressed. Councilor Palmieri asked if all of the requirements for this plan had been met and if the open space provided was standard for a project of this size. Mr. Fontane stated that 40 to 60 square feet per unit is the standard established by the Board for open space and that this project provides 68 square feet per unit of open space. Ms. Guzman stated that the open space was at the discretion of the Board and that this plan exceeds the standard. Chair Shea stated that the Board tries to work with the neighbors and developers and tries to be fair to both. He also stated that the open space on this plan is in excess of the standard established. Councilor Palmieri stated that: 1) 40 square feet for open space is too small for a single-family neighborhood; 2) the open space for this plan is too small; and 3) he can appeal the Board's decision. 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:

- **The 818 square feet open space delineated on page 1 of the revised plans dated July 19, 2006 is considered adequate for this project; however, in the landscaping plan another 320 square feet is also shown as part of the open space. This additional space is not appropriate to be used as open space because it is not level and should be deleted from the 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. **290 West Boylston Street (PB-06-98) – Definitive Site Plan:** Nathan Monahan and Sean Pepper, representatives for the applicant, presented the plan. Mr. Monahan stated that the concerns of the previous plan had been addressed by the following: 1) the dumpster had been relocated and screened; 2) the traffic congestion at the Post Office had been addressed by opening the back of the parking lot for a second entrance and that traffic circulation signage had been added; and 3) the façade would be a synthetic stucco with faced block with windows in the storefronts. The Department of Public Works requested that the northern curb cut on Barber Avenue be removed. Ms. Bartness stated that the tree line should be extended along the street where curb cut would be removed. Robert Awatt expressed concerns about parking in the area and traffic. Chair Shea stated that the plan meets the parking requirements for the size of the project. Mr. Cashman expressed concern that the Board had not seen the most recently revised plan. Ed Sutherland stated he was concerned with the style of the roof, the location of air

conditioning units, the size of the building and traffic and safety. Paula Sutherland was concerned about the location of any signs and the green space to the north of the building. John Oslund had concerns regarding loading on Barber Avenue and requested that there be parking signage. Paul Lenkarsky was concerned with the line of sight for the traffic making the corner. Chair Shea stated that the Department of Public Works had no comments regarding the sight line. Mr. Lenkarsky stated that this project was a bad transition from a commercial zone to the residential zone. Ms. Guzman stated that the plan is an improvement and that the lot in its current condition is not an enhancement to the neighborhood. She also stated that she did not think this project would not add to the traffic problem that already exists on West Boylston Street. Mr. Cashman stated that he did not like the idea of approving a plan that had a last minute change, which he considered more than de minimus. He did, however, state that he liked the overall plan. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 (Scott Cashman abstained) to approve the Definitive Site Plan with the following conditions:

- **Because Barber Avenue has been designated the front entrance for this building, a 5-foot sidewalk should also extend along the southerly end of the building from the parking area to the front entrance thereby removing the proposed landscaping.**
- **Label the main entrance on the site plan for building permit purposes.**
- **The label for the 2 additional existing parking spaces you included in the revision should be removed as they are not part of the original approved site plan and not an appropriate location for parking spaces on this plan.**
- **Label materials of the existing parking lot on the existing conditions plan. If this is a gravel parking area, I would recommend that the existing parking areas also be paved.**
- **Remove the curb cut on north side of Barber Avenue as requested by the Department of Public Works.**
- **Continue tree line along Barber Avenue where the curb cut is being eliminated.**
- **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 MEETINGS

16. **48 Mason Street (PB-06-105) - Definitive Site Plan:** Jeff Howland, representative for the applicant, presented the plan. He stated that the project was located on the former Institutional Linen property. It is a 21E site and that it was recently rezoned to the BG-3. He stated that the open space is all common space and is approximately 60 square feet per unit. He stated that he had received and addressed the comments of Ms. Gentile's memo of August 24, 2006. 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:

- **The correct Book and Page number is 3818-255, which is correct on the plan, but incorrect in the application.**
- **Provide open space calculations. 40 to 60 square feet of open space should be provided for each unit.**
- **The applicant is also required to request approval for More Than One Building on a Lot.**
- **The single-family semi-detached dwelling cannot be located on this lot per the Zoning Ordinance definition. This structure can be an up and down or side by side two-family dwelling with one common entrance.**
- **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. **406 Grove Street (PB-06-111) – Parking Plan:** Paul Novak, Everett Mink, and Ben Sherman, representatives for the applicant, presented the plan. Mr. Novak stated that the plan did not propose repaving only restriping of the lot. The Department of Public Works requested that the curb cuts be realigned to the proposed strip of access aisles. Mr. Longden, representative for Charter Gold Star, an abutter, stated that the strip of land reportedly acquired by adverse possession was not settled by Land Court and therefore not owned by the applicant. He also stated that the Board should not approve a parking plan that includes property that the applicant does not own, and requested that the Board continue the parking plan. Mr. Traynor stated that legal ownership of the property would have to be decided by the courts. Ms. Bartness stated that until the legal issue is resolved, the structure is considered nonconforming and would require a Special Permit from the Zoning Board of Appeals to expand the building. Mr. Novak requested a continuation and an extension of the constructive grant deadline until September 20, 2006. Upon a



motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Site Plan and extend the constructive grant deadline to September 20, 2006 to allow the applicant time to resolve the issue of ownership.

**18. 18-20 William Street (PB-06-112) – Definitive Site Plan:** Andrew Baum, representative for the applicant, and William Dowell, applicant, presented the plan. Mr. Baum stated the applicant is proposing cedar siding on the building to be consistent with the historical properties in the neighborhood and that the applicant is requesting a waiver of the one required interior tree. Carl Bessey was concerned with windows on the west side of the building and sufficient parking. He also stated that he would prefer the decorative fence as opposed to the solid board fence along his shared property line. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to waive the one required interior tree. 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”.**
- **Provide correct address for property - Lots 26 & 27 William Street.**
- **Label north point.**
- **Label necessary frontage for a 12-unit, multi-family low rise in an RG-5 zone (105’) in the zoning classification table.**
- **Correct lot area requirement for multi-family dwelling in an RG-5 zone: 5,000 square feet for the first unit and 1,000 square feet for each additional dwelling unit. (It is shown under density but should be listed as “lot area”.**
- **Provide square footage in numbers in place of (“unchanged”) in the zoning classification table.**
- **Provide height in stories in addition to feet in the zoning classification table.**
- **Provide date of Zoning Board of Appeals approval and provide exact relief granted.**
- **Provide square footage of proposed buildings.**
- **Provide size of dwelling units of proposed buildings.**
- **Provide number of bedrooms.**
- **Provide exterior materials and elevations as part of Definitive Site Plan**
- **Label location, dimensions and construction materials of sidewalks and access aisles.**
- **Provide a parking table indicating the total number of compact (8’x16’) and conventional (9’x18’) parking spaces; indicate size and location of parking spaces in parking garage.**
- **Provide lighting plan in the site plan set of plans. The lighting plan should provide no more than 1-foot candle spillage onto surrounding residential properties.**
- **Label any proposed signage for the apartment complex.**
- **Provide landscaping table with size, species, and quantities for landscaping.**
- **Provide a minimum of 3” caliper trees for proposed trees.**

- The decorative fence along William Street cannot be higher than 4 feet and must be 50% perforated.
- One additional street tree is required along William Street (20'-25' on center).
- Label square footage of usable open space area. Per the Planning Board's past approval, sites with multi-family dwellings should provide 40-60 square feet of usable open space per unit. This would mean a minimum of 480 square feet of usable open space for a play area should be provided
- Remove snow storage areas from landscape buffer areas (applicant should be providing a 2 foot landscaped area along easterly curb line.
- The proposed westerly curb cut must be realigned with the existing curb cut on William Street.
- Provide a four-foot fence on the retaining wall.
- 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.

19. **15 Putnam Lane (PB-06-113) – Definitive Site Plan – Extension of Time:** Robert Longden, representative for the applicant, presented the plan. Mr. Longden stated that applicant has run into trouble with CSX for the extension of a storm drain. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to approve the Extension of Time for the Definitive Site Plan to September 24, 2007.

20. **1511 Main Street (PB-06-114) – Definitive Site Plan Amendment:** Jeff Howland, representative for the applicant, presented the plan. He stated that there was a petition in front of the Historic Commission for the demolition of additional structures on this site. The amendment is creating Phase I, which is for 32 dwelling units with 39 parking spaces and 9 temporary parking spaces. Mr. Howland stated the applicant is amenable to reducing the number of units to 26 and removing the 9 temporary parking spaces, per staff recommendation. Ms. Holtan stated she believed an amendment to the Special Permit would also be required for the project. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Definitive Site Plan Amendment until October 4, 2006.

21. **41 Lancaster Street (PB-06-115) – Definitive Site Plan:** Steven Murphy, Ben Clark and Seth Toch, representatives for the applicant, presented the plan. Joseph Boynton, representative for the abutters to the north, expressed concern regarding the landscape

buffer and parking. Paul Cranston was concerned with parking and access and egress on Highland Street. Sandra Ensolve spoke on behalf of the neighborhood and stated that Mr. Hummer had agreed to meet with the neighborhood. Joyce Pieandrea was concerned with traffic. John Wilkes stated that the use of this property was a dramatic change on a dangerous corner and was concerned about parking. Richard Monegian expressed concerns about the applicant meeting with the neighborhood. Carmine Zamarro was concerned with the traffic in the area. Bill Krikorian was concerned with parking and backing out onto Highland Street. Chair Shea stated that parking spaces 1, 2, and 3 would be hard to negotiate and the driveway onto Highland Street was a problem. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to continue the Definitive Site Plan to October 4, 2006 to allow time for the applicant to meet with the neighborhood and address Board and staff concerns.

### **OTHER BUSINESS**

22. **Chase Estates Subdivision – Bond Release:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to release the remaining \$5,000 performance bond as all work has been completed at Kelsey Drive to the satisfaction of the Department of Public Works.
23. **Good Harbor Heights Subdivision – Phase I (Meola Avenue):** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to release the remaining \$30,000 performance bond for Phase I (Meola Avenue) as all work has been completed to the satisfaction of the Department of Public Works.
24. **Upland Estates Subdivision, (Bella Lane Station 0+00 to 2+15.5) – Release of Performance Bond:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to release the performance bond in the amount of \$50,000 leaving \$20,000 and to extend the work completion date to June 1, 2007 with a bond expiration date of August 1, 2007 based on the recommendation of the Department of Public Works.
25. **1393 Grafton Street (McAvey Way 0+00 to 4+00) – 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 release the performance bond in the amount of \$50,000 leaving \$50,000 and to extend the work completion date to June 1, 2007 with a bond expiration date of August 1, 2007 based on the recommendation of the Department of Public Works.

### **APPROVAL NOT REQUIRED (ANR) PLANS:**

1. **ANR-6382:** Upon a motion by Anne O'Connor and seconded Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6382, Townsend Street.
2. **ANR-6383:** Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to endorse ANR Plan #6383, Standish Street.

3. **ANR-6384:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6384, Maravista Street.
4. **ANR-6385:** Upon a motion by Anne O'Connor and seconded Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6385, Dupuis Avenue.
5. **ANR-6386:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6386, Gordon Street.
6. **ANR-6387:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6387, Truro Street.
7. **ANR-6388:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6388, Uxbridge Street.
8. **ANR-6389:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR #6389, Washburn Street.
9. **ANR-6390:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6390, Prudential Road.
10. **ANR-6391:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6391, Fairfield Street.
11. **ANR-6392:** Upon a motion by Scott Cashman, and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6392, First Street.

## **ADJOURNMENT**

Chair Shea adjourned the meeting at 9:25 PM.