

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

**December 19, 2007
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

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

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Ruth Gentile, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
Michael Traynor, Law Department
K. Russell Adams, Department of Public Works
Jody Kennedy-Valade, Department of Code Enforcement

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Vice Chair Cashman called the meeting to order at 5:45 PM.

APPROVAL OF MINUTES

Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to approve the minutes of the December 5, 2007 meeting as amended.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

1. **76, 78, 82, May Street, 0 Park Avenue, 394 Park Avenue, 402 Park Avenue, 123 Winfield Street (PB-07-135) – Definitive Site Plan:** Attorney Mark Donahue requested the site plan approval be continued to January 9, 2008. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to continue the item to January 9, 2008 and to extend the deadline for decision to January 9, 2008.

UNFINISHED BUSINESS:

2. **128 Alvarado Avenue (PB-07-136) – Preliminary Subdivision Plan:** There was not a quorum to hear this item. It will be heard on January 9, 2008.

NEW BUSINESS

3. **10-12 Rosemont Road (PB-07-140) – Definitive Subdivision Plan:** Scott Cashman informed Dominic Leverone, applicant, that all three members present would have to vote affirmatively in order to approve the definitive subdivision plan if the hearing were opened or he could opt to wait until the next meeting to proceed. Mr. Leverone chose to move forward.

Mr. Leverone informed the Board that he is subdividing the lot to construct a single-family detached dwelling on the second lot. Additionally, he requested a waiver of all Subdivision Regulations with the exception of those for an Approval Not Required plan because this is a frontage subdivision. He indicated that Variances for 9 feet of relief from the frontage requirement and 2.8 feet of relief from the setback requirement for accessory structures had been approved by the Zoning Board of Appeals. Mr. Traynor advised the Board that if the applicant had the required frontage, the lots could be divided by means of an Approval Not Required plan. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to close the hearing. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 3-0 to approve the Definitive Subdivision plan with the following conditions:

- **The relief granted by the Zoning Board of Appeals and conditions of approval and date of approval must be noted on the plan.**

Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted to waive the frontage requirement and all Subdivision Regulations with the exception of those for an Approval Not Required plan.

4. 1 Wigwam Hill Drive (PB-07-139) – Extension of Time for Definitive Site Plan

Approval: Attorney Joe Boynton, representative for the applicant, said that the applicant is requesting an Extension of Time for a Definitive Site Plan Approval, originally approved on November 15, 2006, for an additional two years due to the deterioration of the housing market and serious health issues of the applicant. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to approve the extension of time to November 15, 2009.

OTHER BUSINESS

36 Quabog Street Subdivision: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to set a bond in the amount of \$40,000.00 with a work completion date of August 1, 2008 and bond expiration date of October 1, 2008.

Fenton Estates Subdivision: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to release the entire bond in the amount of \$35,000.00 as all work has been completed to the satisfaction of the Department of Public Works.

Wildwood Circle Subdivision: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to set a bond in the amount of \$40,000.00 with a work completion date of August 1, 2008 and bond expiration date of October 1, 2008. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to release Lots 1-5 from the restrictive covenant upon proof of surety.

Olean Estates Subdivision: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to set a bond in the amount of \$175,000.00 with a work completion date of August 1, 2008 and bond expiration date of October 1, 2008.

APPROVAL NOT REQUIRED (ANR) PLANS:

1. **ANR 6602:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to endorse ANR #6602, 96-98 Pocasset Avenue.
2. **ANR 6603:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to endorse ANR # 6603, 104 Pocasset Avenue.
3. **ANR 6604:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 3-0 to endorse ANR # 6604 Kilby Street.
4. **ANR 6605:** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 3-0 to endorse ANR # 6605 Hollis Street.

ADJOURNMENT

Vice Chair Cashman adjourned the meeting at 6:08 PM.