

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

**April 16, 2008
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

Planning Board Members Present: John Shea, Chair
Scott Cashman
Anne O'Connor

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
Lara Bold, Division of Planning & Regulatory Services
Russ Adams, Department of Public Works
Jody Kennedy-Valade, Department of Code Enforcement
Michael Traynor, Law Department
Jennifer Healey, Law Department

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:30 PM.

APPROVAL OF MINUTES

The April 2, 2008 minutes were held until the May 7, 2008 meeting because Chair Shea was the only member present who attended the April 2, 2008 meeting.

UNFINISHED BUSINESS

- 1. Goldthwaite Road (PB-2008-016) – More Than One Building on a Lot:** Items #2 & #4, Special Permit – Cluster Group and Definitive Site Plan Approval were taken contemporaneously. Chair Shea informed Charles Scott that there were not enough members present to hear the Special Permit and More Than One Building on a Lot since four affirmative votes are required for approval. Mr. Scott opted to request a continuance to May 21, 2008 and requested the constructive grant deadline be extended to May 22, 2008. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to extend the deadline for constructive grant for the More Than One Building on a Lot and Definitive Site Plan to May 22, 2008. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-0 to continue all three items to May 21, 2008 at the request of the applicant.
- 2. Goldthwaite Road (PB-2008-017) – Special Permit:** See #1.
- 3. Goldthwaite Road (PB-2008-015) – Definitive Site Plan:** See #1.

4. **687 Millbury Street (PB-2008-001) – Amendment to Definitive Site Plan:** Mark Santoro and Huy Nguyen, who is seeking to amend a previously approved site plan by modifying the parking layout and making changes to the parking lot and landscaping for a building with five apartments and five commercial retail store fronts presented the plan. Mr. Adams said the parking and the handicapped access ramp were satisfactory to DPW. Ms. Kennedy-Valade said the plantings on the site are not in compliance with the previously approved plan. Mr. Santoro said the applicant understands he must do what is shown on the plan in order to receive an Occupancy Permit. Ms. Bold, referring to Ruth Gentile’s memo dated April 11, 2008, said the symbol for the proposed arbor vitae to match the plantings on the rear parking lot and the east and west sides of the Millbury Street parking lot must be added to the plan. In addition, she stated six complete sets of revised plans must be submitted to DPRS upon final approval. Chair Shea was concerned about the two mini dumpsters shown on the plan. He said they were not large enough. Mr. Cashman agreed and also said he could not tell if the fence in the rear of the property was six feet or four feet. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to continue the Amendment to Definitive Site Plan Approval to May 7, 2008 for plan revisions showing fence materials, landscaping and properly sized dumpster and the constructive grant deadline to May 8, 2008.

NEW BUSINESS

5. **Rondeau Court (MT-2008-002) – Remove Private Way From Official Map:** Four members are required for the hearing. Jefferson Mararian, petitioner, requested the item be held until the May 7, 2008 meeting. The hearing will be held on May 7, 2008.
6. **10 Ronald Drive (PB-2008-027) – Repetitive Petition Determination:** Four members are required for the hearing. Ben Clark, representative for the petitioner, opted to request a continuance to May 21, 2008. The hearing will be held on May 21, 2008.

OTHER BUSINESS

Arrowsic Street – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 1 based on information provided by the Department of Public Works and Parks.

Carter Road – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 1 based on information provided by the Department of Public Works and Parks.

Heroult Road – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 1 based on information provided by the Department of Public Works and Parks.

Lakewood Road – Make Public: No action was taken by the Board because the Department of Public Works and Parks determined the road has been public since 1880.

Laureldale Road – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 5 based on information provided by the Department of Public Works and Parks.

Marissa Circle – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 1 based on information provided by the Department of Public Works and Parks.

Onset Street – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 1 based on information provided by the Department of Public Works and Parks.

Sherer Trail – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 2 based on information provided by the Department of Public Works and Parks.

Revere Street – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 1 based on information provided by the Department of Public Works and Parks.

Winifred Avenue – Make Public: Upon a motion by Scott Cashman and seconded by Anne O’Connor, it was voted 3-0 to recommend a Priority 1 based on information provided by the Department of Public Works and Parks.

APPROVAL NOT REQUIRED (ANR) PLANS:

- 1. AN-2008-029:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR # AN-2008-029 Wilbur Street.
- 2. AN-2008-030:** Upon a motion by Scott Cashman and seconded by Anne O’Connor, the Board voted 3-0 to endorse ANR # AN-2008-030 Mill Street.

ADJOURNMENT

Chair Shea adjourned the meeting at 6:10 PM.