

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

**January 21, 2009
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
Lara Bold, Division of Planning & Regulatory Services
Luba Zhaurova, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Department of Inspectional Services
Michael Traynor, Law Department
Jennifer Beaton, Law Department
Chris Gagne, Department of Public Works and Parks

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Shea called the meeting to order at 5:37 PM.

APPROVAL OF MINUTES

Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to approve the minutes from the January 7, 2009 meeting.

OTHER

Chair Shea asked to observe a moment of silence in memory of Mike Pace who worked in the Worcester's Code Department for many years and for whom a memorial service was held that day.

REQUESTS FOR WITHDRAWALS OR CONTINUANCES

- 1. 35 Central Street – Parking Plan (PB-2008-082):** Attorney Brian Beaton requested a continuance to February 4, 2009 and an extension of the Board's decision deadline date to February 19, 2009 in order to allow the Zoning Board of Appeals to review the plan at its meeting on January 26, 2009 and for the applicant to incorporate any conditions of approval into the plan. Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, the Board voted 5-0 to continue the item to February 4, 2009 and to extend the constructive approval date to February 19, 2009.

- 2. Katie Circle – Definitive Subdivision (PB-2008-12):** Attorney Donald J. O'Neil, representative for Michael J. and Patricia Hannon, the applicants, requested a Leave to Withdraw Without Prejudice for the Definitive Subdivision Plan Approval. Upon a motion by Anne O'Connor and seconded by

Margaret Guzman, the Board voted 5-0 to approve the request for Leave to Withdraw Without Prejudice for Definitive Subdivision Plan Approval.

NEW BUSINESS

Public Meetings

3. **470 Pleasant Street – Amendment to Parking Plan (PB-2008-092):** Todd Rodman, representative for the applicant, presented the plan to the Board. Present at the meeting were Jackie Marsh and Matt Brassard from Brassard Design and Engineering, Inc. Mr. Rodman presented the amended plan with the following proposed changes: 1) provide a single driveway access to the under-building parking area, instead of two, 2) increase the number of van accessible spaces from one to two, and locate them in the exterior parking area, and 3) re-stripe the northwestern portion of the exterior parking area. Andrew Seratto of 70-80 Dewey Street asked for clarification on whether the Pleasant Street driveway access would be eliminated. Mr. Rodman confirmed that the only access to the site will be from Dewey Street. Mr. Serrato stated that he felt his business will be impacted by this project and also stated for the record that he was informed of the previous two public meetings for this item by the Planned Parenthood, but not of this one. Upon a motion by Anne O'Connor and seconded by Nicole Xifaras Parella, the Board voted 5-0 to approve the Amendment to Parking Plan with the following conditions:

- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, 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 fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
- **Six copies of the full plan set must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

4. **1-7 Piedmont Street (a.k.a. 1 Piedmont Street) – Amendment to Definitive Site Plan (PB-2008-094):** Kevin Quinn of Quinn Engineering, representative for Worcester Common Ground, the applicant, presented the plan to the Board. He stated that the goal of the amended plan is to comply with Zoning Ordinance's Article IV, Table 4.2, Footnote 3 which states, in part, that 10% of the lot must be set aside for recreational purposes for new construction in BG zoning districts. Mr. Quinn showed that a 1,025 recreational area (2 basketball court areas) has been added to the site, which takes up approximately 18% of the total site area. Bernardina Barone of 6 Piedmont Street stated that she wanted to be present to learn more about the project but did not have any objections to it. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to approve the Amendment to Definitive Site Plan with the following conditions:

- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, 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 fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**

OTHER BUSINESS

Papagni Estates Subdivision – Extend Work Completion Date: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to set a new work completion date of June 30, 2009.

Wildwood Circle Subdivision (Rodi Circle) – Extend Work Completion Date: Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to set a new work completion date of November 30, 2009.

1300 Grafton Street – Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to draw down the performance guarantee for 1300 Grafton Street to complete unfinished work in the subdivision.

APPROVAL NOT REQUIRED (ANR) PLANS:

- **AN-2008-095: Navajo Road (public):** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan AN-2008-095.
- **AN-2009-003: Dixfield Road (private):** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan AN-2009-003.
- **AN-2009-005: Burgess Road/Metcalf Street (private):** Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 5-0 to endorse ANR Plan AN-2009-005.

ADJOURNMENT

Chair Shea adjourned the meeting at 6:00 pm.