

**MINUTES
WORCESTER PLANNING BOARD
MAY 12, 1999**

Planning Board Members Present: Joan Bagley
Joseph Sova
Joe Boynton
Samuel Rosario
Stephen Petro

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Michael Pace, Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Alan Gordon, OPCD
Diana Collins, OPCD

Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall

1. **Call to Order:** Chairman Joan Bagley called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – April 28, 1999:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the minutes of the April 28, 1999 meeting as amended.
3. **Reconsideration – 1 Duncan Avenue (Price Chopper Supermarket):** Upon a motion by Joe Boynton and seconded by Joseph Sova, in a roll call vote the Board voted unanimously to reconsider the vote taken at the April 28, 1999 meeting. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the additional following conditions:
 - **Subject to the condition that landscaping be added to the plan, sufficient to OPCD, on the greenspace westerly of Waller Avenue and easterly of the resident parking.**
 - **The applicant obtain from the City Council the right to modify Waller Avenue, a private way, as shown on the plan.**
 - **The proposed resident parking travel lane westerly of Waller Avenue shall be striped as one way.**
 - **Subject to the Department of Public Works recommendation that the proposed Waller Avenue traffic island be discontinued.**
 - **Subject to Department of Public Works final design approval of the radius turn westerly from Waller Avenue.**
 - **Subject to any Waller Avenue final layout adjustment received by the Department of Public Works.**

- **Proponent licensing agreement with the owners of three houses on Waller Avenue to provide six (6) parking spaces per house in the employee parking lot be deleted.**
4. **Mill Street (Lots 1 & 2) 15% Slope - Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to unanimously to approve the site plan with the following conditions:
- **Grades be shown on plan.**
 - **Curtain drain be installed at rear of property.**
 - **Garages be shown on plan.**
 - **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of written decision to proponent.**
5. **98 & 100 Morningside Road (15% slope) – Site Plan Approval:** Joe Boynton recused himself from this item. Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:
- **Perimeter drains be installed and connected to street drains.**
 - **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
6. **Brooks Street (Greater Media) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Sova, the Board voted unanimously to
- **All comments in the Department of Public Works letter dated May 6, 1999 be addressed to the satisfaction of said department.**
 - **Table showing number of parking spaces required and number of parking spaces provided.**
 - **Applicant submit a new landscaping sheet with symbols to scale.**
 - **Signage for additional snow storage area.**

- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
 - **Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.**
7. **Scenic Heights (Phases III, IV & V) – Bond Reduction:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to release \$9,000.00 of the bond thereby establishing a new bond amount of \$2,000.00 for Phase III, to release \$6,000.00 of the bond thereby establishing a new bond amount of \$5,000.00 for Phase IV with a work completion date of June 30, 1999 and surety expiration date of August 30, 1999 for both phases. The Department of Public Works did not recommend reduction of the surety for Phase V at this time.
8. **Winter Heights (Lots 1 & 2 on Russell Calvin Street) – Release Covenant:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to release the covenant for said lots but that the title show a limited release for the purpose of constructing model homes.
9. **Westmont (Phase VIII) – Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to extend the work completion date to May 1, 2000 with a bond expiration date of July 1, 2000.
10. **Plans To Be Ratified:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to ratify the following Approval Not Required Plans:
- #5010 Chester Street
 - #5011 Dupuis Avenue
 - #5012 Admiral Avenue
 - #5013 Joseph Street

Other Business: None

The Chairman adjourned the meeting at 6:40 P.M.