

**MINUTES  
WORCESTER PLANNING BOARD  
SEPTEMBER 27, 2000**

**Planning Board Members Present:** Joseph Sova  
Joe Boynton  
Samuel Rosario  
John Shea

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Pace, Health/Code Department  
Stephen Madaus, Law Department  
Pamela Harding, OPCD  
Judith Stolberg, OPCD

**Regular Meeting (5:30 p.m.) - City Council Chambers, City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – September 13, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Pleasant Estates Subdivision – Amendment to Definitive Subdivision Approval:** Samuel Rosario recused himself. Stephen Madaus informed the Board that this subdivision was grandfathered to the old rules and regulations and also that a sunset provision cannot be applied to the whole subdivision at this time. Mark Tamorini, from Hamwey Engineering, presented the plan. No one spoke in opposition. Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the amendment conditioned as follows:
  - **Applicant keep sanitary and surface mains 1.5 feet apart vertically.**
  - **Applicant use City of Worcester standard catch basins and connections.**
  - **Applicant provide a twenty foot wide level access for maintenance of detention ponds.**
  - **Applicant clarify limits of drainage easement.**
4. **70 Briarwood Circle – Amendment to Special Permit:** This hearing was continued from September 13, 2000. Attorney Robert Longden represented the applicant, Salem Community Corporation. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the amendment and adopted the following findings of fact:
  - **Size of the parcel is 16.4 acres.**

- **Sixty-six percent of the land in Worcester is open space.**
- **The maximum allowable density in Worcester is 183 dwelling units; the special permit as amended will allow for 94 dwelling units.**

And imposed the following condition:

- **The petitioner, its successors and assigns, shall provide at a minimum the following:**
    - (1) **Nursing home care as part of the continuing care retirement community.**
    - (2) **Van services to the residents of the continuing care retirement community.**
    - (3) **Prepared meals to the residents of the continuing care retirement community.**
    - (4) **Assistance with daily living skills for the appropriate population.**
- 5. James Street/Ludlow Street Area Zoning Map Amendment (MG-1.0 to BL-1.0):** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone, Herb Ingram and Richard Perlman spoke in favor of the zone change. Linda Fernsten, daughter of an abutter on Lebanon Street, asked some questions about what kind of businesses would be allowed. No one spoke in opposition. Upon a motion John Shea and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to recommend approval of the zoning map amendment with the following changes:
- **The BL-1.0 zone line go only so far as the rear lot lines of the parcels fronting on the easterly side of James Street and that the portions remaining MG-1.0 be changed to ML-0.5.**
- 6. 500 Salisbury Street - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
- **Parking calculations be shown on the plan.**
  - **Applicant must use 8" PVC, DR18,CL 150 pipe for catch basin connections with minimum slope equaling .016.**
  - **Label size and material of roof drain connection on plan.**
  - **Keep velocity of drainage mains under ten feet per second.**
  - **Provide lengths of pipes on plan.**
  - **Drain inlets must be connected to a City of Worcester standard catch basin above trap.**
  - **Provide weir with sump at outlet of detention structure.**
  - **Catch basin to catch basin connection not allowed.**
  - **Provide profile of drain system mains.**
  - **Provide calculations for pipe sizing using Rational Method and Manning Formula for 25-Year storm.**
  - **Designate snow storage area on the plan.**

- **The number of plantings be shown on the landscaping table.**
  - **Subject to 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 decision.**
7. **535 Salisbury Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to extend the deadline for approval to October 12, 2000 and continue the item to October 11, 2000 at the request of the applicant.
8. **5 Elmwood Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the request of the applicant for Leave to Withdraw without prejudice.
9. **151 & 165 Ballard Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to waive the requirement of an engineer's stamp on the plan. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the parking plan with the following conditions:
- **Landscaping table showing species, number and caliper of plantings to be shown on the plan.**
  - **Dumpster be screened with a stockade fence and shown on the plan.**
  - **Landscaping in front of the building to be completed six months after the completion of roadwork on Ballard Street (weather permitting).**
  - **Applicant must provide hydraulic calculations with a Professional Engineer stamp.**
  - **Applicant must use City of Worcester standard drainage catch basins and connections.**
  - **Applicant plant three trees within the parking area.**
  - **Applicant come back to the Board for an extension of time to coordinate the landscaping and drainage if necessary.**
10. **101 Highland Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to extend the deadline to October 26, 2000 and continued the item to October 25, 2000 at the request of the applicant.
11. **51-65 Pleasant Street/61 Pearl Street:** Joe Boynton recused himself from this item. Upon a motion by John Shea and seconded by Joseph Sova (who vacated the Chair), the Board voted 2-1 (Samuel Rosario voted no) to approve the parking plan with the following conditions:
- **Snow is to be removed from the site.**
  - **Existing entrance on Pleasant Street is to be closed.**

**12. Hidden Farm Estates (Phase I) – Extend Work Completion Date and Bond Expiration**

**Date:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the work completion date to December 1, 2001 with a bond expiration date of February 1, 2002.

**13. Hidden Farm Estates (Phase II) – Extend Work Completion Date and Bond**

**Expiration Date:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the work completion date to June 1, 2001 with a bond expiration date of August 1, 2001.

**14. Ratify Plans:** Upon a motion by Samuel Rosario and seconded by John Shea the Board voted unanimously to ratify the following Approval Not Required plans:

**#5177 Lenora Street**

**#5178 Oriol Drive**

**#5179 Lincoln Street**

**#5180 Renfrew/Grafton Streets**

**#5181 Main Street**

**#5182 Blackthorn Drive**

**Other Business:**

**Subdivision Regulations:** The Board requested that the Law Department draft an amendment to the regulations that would provide for a sunset provision.

The meeting was adjourned at 8:00 P.M.