

MINUTES
WORCESTER PLANNING BOARD
April 9, 2003

Planning Board Members Present: Joe Boynton
Samuel Rosario
Stephen Petro
John Shea
Anne O'Connor

Staff Present: Judith Stolberg, Executive Office of Economic Development
Diana Collins, Regulatory Services
Michael Pace, Code Enforcement
Jeff Head, Law Department
Paul Moosey, DPW
Russ Adams, DPW
Joel Fontane, EONS

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – March 26, 2003 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the March 26, 2003 meeting.
3. **Barbara Lane – Private Street Removal:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the matter to May 14, 2003 at the request of the applicant.
4. **297 June Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:
 - **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
5. **Sigel Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no citing the excessive loss of on street parking) to approve the site plan with the following conditions:

- **A six-foot solid board fence be placed along the southerly property line (rear of property) and shown on the plan.**
 - **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Four copies of revised plan be submitted to Regulatory Services Office prior to release of decision.**
6. **Roda Estates – Amendment to Definitive Subdivision (Name Change):** Notice of the hearing was read by the Clerk. Art Bouley explained that the only changes were to the names of the subdivision and the road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to approve the amendment.
7. **Putnam Lane – Zone Change:** Notice of the hearing was read by the Clerk. Attorney Joseph Losapio, Joe Capone, Rep. Vincent Pedone, City Councilor Philip Palmieri, Mayor Timothy Murray and Paul Barber spoke in favor. Attorney Samuel DeSimone, representing Universal Metals, and Leonard DiLiddo expressed concerns that some properties would become nonconforming and would no longer be in compliance with zoning as a result of the change. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the hearing to April 23, 2003 to determine the affect the proposed zone change would have on abutting properties and which properties would be affected.
8. **Circuit Avenue West – 81G Street Opening:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the street opening with the following conditions:
- **Applicant use 15" RCP for surface drain.**
 - **Applicant keep pipe velocity under ten feet per second.**
 - **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**
9. **Inman Avenue – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:

- Applicant leave a “do not disturb area” behind the existing tree line and note on the plan.
 - Applicant connect sanitary line directly into sanitary main and show on the plan.
 - 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.
 - Four copies of revised plan be submitted to the Regulatory Services Office prior to release of the decision.
10. **Tacoma Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the site plan to April 23, 2003 at the request of the applicant.
11. **356 Plantation Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
- No lighting to spill off the site.
 - Manholes be covered and made flush with pavement.
 - Applicant install a four-foot solid board fence on the easterly side of Natick Street between the parking area and the proposed landscaping island
 - Wall construction to be Versa-Lock or equivalent material and shown on the plan.
 - Four trees (2.5” caliper) and bushes be installed in the landscaping island and shown on the plan.
 - Applicant must use City of Worcester standard manholes, catch basins and connections and so note on the plan.
 - 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.
 - Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.
12. **380 Coburn Avenue – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
- Lighting not to spill off the site and so noted on the plan.

- **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Four copies of revised plan to be submitted to the Regulatory Services Office prior to release of decision.**
13. **2 Standish Street - Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:
- **Lighting not to spill off the site and so noted on the plan.**
 - **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**
14. **Marissa Estates – Set Bond and Release Covenant:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted set a bond in the amount of \$90,000.00 with a work completion date of June 1, 2004 and a bond expiration date of September 1, 2004. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to release the covenant for Lots 1-11 inclusive upon receipt of surety.
15. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5564 Corrine Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5565 Cataract & Olean Streets. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Samuel Rosario voted no) to endorse ANR Plan #5566 June Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5567 Huron/Bullard Avenues because the way does not have sufficient width, suitable grades and adequate construction. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5568 Rena Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Samuel Rosario recused himself) to endorse ANR Plan #5569 Massasoit Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5570 Mower Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 (Samuel Rosario recused himself) to endorse ANR Plan #5571 Pelham Street. Upon a motion by

Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5572.

Other Business:

Oak Leaf Circle: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to declare Oak Leaf Circle, LLC in default and authorized the Law Department to draw down upon the surety if the default is not cured by June 15, 2003.

The meeting was adjourned at 8:15 P.M.