

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**July 9, 2003**

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

**Staff Present:** Diana Collins, Division of Regulatory Services  
Michael Pace, Division of Code Enforcement  
Jeffrey Head, Division of Law Enforcement  
Paul Moosey, Department of Public Works  
Russell Adams, Department of Public Works  
Joel Fontane, EONS Planning Division  
Edgar Luna, EONS Planning Division

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

- 1- Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
- 2- Approval of Minutes – June 25, 2003 Meeting:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the minutes of the June 25, 2003 meeting.
- 3- Amendment to Zoning Ordinance (Hearing Closed):** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to recommend to the city council that Article I Section 1 be amended by adding the following definition after the definition of "Drainage":

Drive-through Service

Drive through service shall mean: providing a product or service by means of a window or automated service point (i.e. ATM) where said window or automated service point is designed or intended to allow the customers of the business to remain in motor vehicles while obtaining the product or services offered.

The Board further recommended that Article IV, Section 7. 1.A. be amended by adding the following to the end of thereof:

All buildings and uses providing drive-through service shall provide one escape lane adjacent to the drive-through service lane (s). The escape lane shall allow vehicles to exit or bypass the drive through service lane (s). The length of the escape lane must be no less than the length of the adjacent drive-through service lane. The length of a drive-

through service lane shall be determined by measuring the linear distance from the point of the lane's beginning to the point of service.

Drive-through and escape lanes shall have a minimum width of ten (10) feet for their entire length. Notwithstanding the foregoing, the Special Permit Granting Authority (if a Special Permit is required), or the Planning Board in reviewing a site plan or parking plan, as the case may be, may require drive-through and escape lanes to have a width of up to twelve (12) feet along curved sections.

Drive-through and escape lanes shall comply with the following minimum length requirements to assure sufficient vehicle stacking:

<i>USE</i>	<i>DRIVE-THROUGH SERVICE LANE AND ESCAPE LANE MIN. LENGTH</i>
Fast food/Restaurant/Coffee shop.....	Two hundred forty linear feet (240)
Bank/Credit Union/ATM.....	One hundred eighty linear feet (180)
Pharmacy/Convenience Store.....	One Hundred twenty linear feet (120)
Dry cleaner/Laundry.....	Eighty linear feet (80)

Drive-through and escape lanes must be laid out such that they do not interfere with the internal traffic circulation of parking lots and so as not to block access to, or egress from, parking spaces.

- 4- **442 SW Cutoff – Zoning Map Change (Hearing Open):** The Planning Director verified ownership of abutting residential property. Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 4-0 to close the hearing. Upon a motion By Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to recommend approval.
- 5- **15–23 Eastern Avenue – Site Plan:** Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board vote 4-0 to approve the request by the developer, to continue the site plan approval to August 27, 2003.
- 6- **Creston Street – Site Plan:** Upon a motion by Sam Rosario and seconded by Stephen Petro, the board approve the site plan with the following conditions:
  - **Installation of a 4-foot high chain link fence on top of proposed retaining wall.**
  - **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 the revised plan to be submitted to Regulatory Services Office prior to release of decision.**

**7- 1A Ararat Street – Special Permit (Hearing Open):** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no), to continue the Special Permit & Site Plan to July 28, 2003, with the following conditions:

- **Obtain information regarding plans for snow storage.**
- **Research whether or not the parcel adjoining the site has a parking lot permit.**

**8- 1A Ararat Street- Site Plan:** See # 7.

**9- Upland Estates – Subdivision:** Hossein Haghanizadeh made a presentation of the plan. Sylvia Meservey asked questions relative to the subdivision but stated no opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the subdivision with the following waivers:

- **Reduce width of pavement from 30 feet to 26 feet.**
- **3% leveling at Upland Street from 100 feet to 50 feet.**
- **Maximum grade in the cul-de-sac from 3% to 8%.**
- **4 complete sets of revised subdivision plans to be submitted to Regulatory Services.**

**10- Upland Estates – Site Plan:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 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.**

**10A- Tacoma Street – Site Plan:** Upon a motion from Stephen Petro and seconded by Anne O’Connor, the Board vote 4-0 to approve the site plan with the following conditions:

- **Show northerly parking lots (2), reflecting dimensions and exits & striping.**
- **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 the revised plan to be submitted to Regulatory Services Office prior to release of decision.**

**11- Grafton Street (from Lachapelle to Acadia) - Zoning Map Amendment:** Notice of the hearing was read by the clerk. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-0 to recommend to the City Council that the petition be denied because the petitioners appeared and stated that they wish to have the proposed amendment to the zoning map affect many more parcels than those identified in the public notice.

**12- Zoning Ordinance Amendment – In-H Zoning District:** Notice of the hearing was read by the clerk. Attorney Samuel DeSimone presented the amendment to the Board. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the board voted 4-0 to continue to July 23, 2003 at the request of the applicant.

**13- Park Hill Road Extension – Preliminary Subdivision:** Robert Duff, an engineer for the proposed project requested to continue the petition until July 28, 2003 (citing the absence of the developer -away on a business trip- as the reason). Upon a motion to grant the continuance by Stephen Petro and seconded by Anne O’Connor, the board voted 2-2 and the motion failed to carry. Mr. Duff proceeded to make a presentation. Dennis Perez, Robert Brother, John Howe, Donald Fornier and Christina Gamble asked questions relative to the project. Upon a motion by Sam Rosario and seconded by Stephen Petro, the board voted 4-0 to approve the preliminary subdivision plan with the following recommendations:

- **Show an existing old trail.**
- **Develop sidewalks on both sides of the road where the new development will be located.**
- **Submit plan showing effective access and egress for the Worcester Fire Department to the proposed site.**
- **Submit plans showing location of mature trees; and strategy plans to protect and preserve them.**
- **Install dry sewers in the new site.**
- **Develop plans to improve road conditions on all roads leading to the new site, to facilitate access/egress for Worcester Fire Department trucks.**
- **Pave Nyland Street.**

**14- 5 Mount Vernon Street – Site Plan:**

Daniel Benoit and Kevin Quinn made a presentation. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the board voted 4-0 to approve the site plan with the following condition:

- **Show City Standard Driveway on the site.**

- **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 the revised plan to be submitted to Regulatory Services Office prior to release of decision.**

**15-32 Brattle Street – Site Plan:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-0 to approve the site with the following conditions:

- **Submit 4 copies of the revised plan showing resurfacing on Brattle Street 280 feet from the northerly edge of the site to Stoneleigh Road.**
- **Install a solid 6 (six) feet solid wood fence between southerly property line and rear of property of lot 3 (south side).**
- **Show a hammerhead driveway on lot 4.**
- **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 the revised plan to be submitted to Regulatory Services Office prior to release of decision.**

**16-269 MILL STREET – Parking Plan:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the board voted 4-0 to approve the parking 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.**

**17-Trent Road – Sewer Petition:** Upon a motion by Anne O’Connor and seconded by Stephen Petro, the board voted 4-0 to recommend a priority #5.

**18-Site Plan Rules And Regulations:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-0 to approve the amended site plan rules and regulations and to advertise for a public hearing.

**19- Endorsement Of Anr Plans:**

- **5621 Jennings Street:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-0 to endorse the plan.
- **5622 Park Hill Road Extension:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-0 to endorse the plan.
- **5623 Orient Street:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-0 to endorse the plan.
- **5624 Gifford Drive:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-0 to endorse the plan.

**Other business:** None.

The meeting was adjourned at 9:15 P.M.