

MINUTES
Worcester Planning Board
January 8, 1997

Planning Board Members Present: George Russell
 Joan Bagley
 Joseph Sova
 Samuel Rosario
 Joseph Boynton

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

Regular Meeting (5:30 P.M.) - Room 409, City Hall

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Zone Change - Correction For Mayfield Street/May Street Area:** Notice of the hearing was read by the Clerk. City Councilor Wayne Griffin spoke in favor of the petition. Attorney Mark Donahue, representing Superland Limited Partnership, spoke in opposition to the petition. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to recommend approval of the petition.
3. **Zone Change - 18 East Mountain Street From RS-7 to BL-1.0:** Notice of the hearing was read by the Clerk. Vincent Viapiano, Mary & Robert Sieurin and Alice Mard were recorded in favor of the petition. Frank Pignataro and Anthony Pignataro were recorded in opposition to the petition. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted unanimously to recommend denial of the petition because of opposition from residential property owners.
4. **115 Northeast Cutoff (Allegro Microsystems, Inc.) - Special Permit:** Notice of the hearing was read by the Clerk. Paul McManus spoke in favor of the petition. The hearing was continued to February 12, 1997.
5. **New Street Extension - Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Attorney Sam DeSimone and George Smith spoke in favor and no one spoke in opposition. The hearing was continued to February 12, 1997.

6. **Stafford Street (Kettlebrook Trace Subdivision) - Site Plan Approval:** The item was continued from the December 11, 1996 meeting so newly appointed members Samuel Rosario and Joseph Boynton could not vote on this item. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 3-0 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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
7. **Foxmeadow Drive (Scenic Heights Subdivision) Site Plan Approval:** The item was continued from the December 11, 1996 meeting so newly appointed members Samuel Rosario and Joseph Boynton could not vote on this item. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 3-0 to approve the site plan with the following conditions:
- * Said site plan approval based on revised plan dated January 8, 1996.
 - * 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.
8. **294 West Boylston Street (Speedy Muffler) - Parking Plan Approval:** The item was continued from the December 11, 1996 meeting so newly appointed members Samuel Rosario and Joseph Boynton could not vote on this item. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted 3-0 to approve the site plan with the following conditions:
- * Dimensions of screening around dumpster be shown on plan.
 - * Snow storage area be delineated on plan.
 - * Concerns in letter from Department of Public Works dated January 2, 1997 be addressed to satisfaction of said department.
 - * Revised plan be submitted to OPCD prior to release of written decision to proponent.

9. Railroad Site Near Greendale Mall (Whiteco Outdoor Advertising) - Site Plan Approval: The item was continued to February 12, 1997.
10. 72 Pullman Street (Shaw's Supermarket): The item was continued to February 12, 1997.
11. 125 Goddard Memorial Drive (Madison Cable) - Site Plan Approval: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously 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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
 - * Detention pond area be grassed and mowed on regular basis.
 - * Six handicapped spaces on original plan be replaced by six regular spaces with the six handicapped spaces to be reconfigured to other areas.
 - * All concerns in Department of Public Works letter dated January 3, 1997 be addressed to the satisfaction of said department.
 - * Revised plan be submitted to OPCD prior to release of written decision to proponent.
12. 15 Jamesbury Drive (Solomon Schecter Day School) - Parking Plan Approval: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
 - * Striped walk area be placed along northern side of parking area constructed at same grade as lot and a width of five feet.

- * Six foot arbor vitae be placed along the northern end of the property behind snow storage area for screening purposes.
 - * Two (2) speed bumps in parking lot and two (2) signs warning of pedestrians walking be installed.
 - * Revised plan be submitted to OPCD prior to release of written decision to proponent.
13. 11 Midgely Lane (Lot 38A) - Blithewood Heights Subdivision - Bond Release: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously not to release the surety since the work has not been completed to the satisfaction of the Department of Public Works.
 14. Smallwood Village Subdivision (Phase I - Arborwood Drive) - Extension of Work Completion Date and Bond Expiration Date: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to extend the work completion date to April 26, 1997 with a bond expiration date of June 26, 1997.
 15. Plans To Be Ratified: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to ratify the following Approval Not Required plans:

#4799 - Sunderland Road
#4800 - Iroquois Street

Other Business:

Election Of Officers: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to elect George Russell to serve as Chairman. Upon a motion by Joseph Sova and seconded by George Russell, the Board voted unanimously to elect Joan Bagley to serve as Vice Chairman. Upon a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to elect Joseph Sova to serve as Clerk. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to elect Samuel Rosario to serve as Planning Board representative on the Central Mass. Regional Planning Commission.

Perkins Farm Marketplace Discussion: Regarding the condition of the Perkins Farm Marketplace site plan approval for a physical barrier between Papa Gino's property and the property of National Development of New England, the Board advised Mark Paris to submit a site plan approval amendment for review by the Board.

The Chairman adjourned the meeting at 8:35 P.M.