

**MINUTES
WORCESTER PLANNING BOARD
APRIL 28, 1999**

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

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 14, 1999:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted to approve the minutes of the April 14, 1999 meeting as amended.
3. **Zoning Ordinance Amendment – Accessory Apartments In Residential Districts:** Notice of the hearing was read by the Clerk. Petitioners were not present. The hearing was continued to May 26, 1999.
4. **Willvail Street – Street Opening (81-G):** Samuel Rosario did not vote on this item since he was not present at the last meeting when the hearing was opened. Robert O’Neil and George Smith presented the revised plan. Bill Walsh again spoke in opposition. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted 4-0 to close the hearing. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted 4-0 to approve the street opening.
5. **New York Street – Remove Portion:** Notice of the hearing was read by the Clerk. Attorney Robert Longden, representing Valkyrie Co., spoke in favor of the petition. Paul Brunelle, Peter Ankstitus, David McClure, Peter Pellegrino, Thomas Carraher, Thomas O’Connell, Kenneth Colzie and a resident of 8 Delaware Street spoke in opposition. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to recommend denial of the petition because the company could still have its parking lot without the street removal.

6. **Neponset Street – Remove Portion And Alter Layout:** Notice of the hearing was read by the Clerk. Attorney Peter Dawson, Rick Feldman and Alan Gordon spoke in favor of the petition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to recommend approval of the petition conditioned as follows:
 - Department of Public Works retain easement rights.
 - Final plan be approved by Department of Public Works.
 - Work to be done in accordance with prior agreement.

7. **Preliminary Subdivision Approval – Fenton Estates:** Notice of the meeting was read by the Clerk. Attorney Donald O’Neil presented the plan to the Board. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the preliminary subdivision plan with the following comments to be used for redesign of the plan:
 - **The Planning Board approves the sidewalk design and 3% leveling area waiver request as identified in the attached Department of Public Works letter dated April 22, 1999.**
 - **The applicant shall meet with Department of Public Works and Office of Planning and Community Development staff prior to submittal of the definitive subdivision plan application.**
 - **The definitive subdivision application shall include a landscape buffer along the property line behind Lots 1-6 and a landscape buffer along the rear property line of Lot 7.**

8. **68 Stafford Street (Webster Square Plaza) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:
 - **Snow be removed from site.**
 - **Dumpsters be screened on Curtis Street Parkway side of property.**
 - **Installation of a cosmetic landscape barrier along Curtis Street Parkway side of property.**
 - **Utilities and grading be shown on plan.**
 - **Proponent meet with OPCD landscape architect to determine tree locations and species and number of trees to be added to plan.**
 - **Lighting be directed inward.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**

9. **1 Duncan Avenue (Price Chopper Supermarket – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted 3-1 (Joan Bagley voted no) to approve the site plan with the following conditions:

- **All comments in Department of Public Works letter dated April 22, 1999 be addressed to the satisfaction of said department, including those in the letter dated April 21, 1999 from the Director of Traffic Engineering.**
 - **Four foot picket fencing be installed.**
 - **Signage for snow storage area.**
 - **Proponent enter into a permanent licensing agreement with the owners of three houses on Waller Avenue to provide six (6) parking spaces per house in the employee parking lot.**
 - **Proponent obtain City Council approval for street widening on Cambridge Street.**
- 10. 19 Tacoma Street – Amendment To Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to approve the amendment to the site plan.
- 11. Cataline Street (Lots A & B) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:
- **Department of Public Works check with Fire Department before issuing street address for Parcel A.**
 - **Department of Public Works issue a Carpenter Street address for Parcel B.**
 - **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.**
- 12. Nelson Place (Lot 2) & Hapgood Road (Lots 3&4) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Joe Sova, the Board voted unanimously to continue the item to the May 26, 1999 meeting.
- 13. 10 Midgely Avenue (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:
- **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.

14. **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 continue the item to the May 12, 1999 meeting.
15. **Guilford Street – Request To Make Public:** Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to recommend a Priority 2 for the first 140' based on information provided by DPW and OPCD.
16. **Plans To Be Ratified:** Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted unanimously to ratify the following Approval Not Required Plans:

- #5000 Cataline Street
- #5005 Emerson Street/Benedict Road
- #5006 Middlesex Avenue
- #5007 Wildwood Avenue
- #5008 Salisbury Street/Paul Revere Road
- #5009 Woburn Street/Mount Avenue

Other Business: None

Wildwood Estates – Shadybrook Lane: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to set a work completion date of September 30, 1999 with a bond expiration date of November 30, 1999.

The Chairman adjourned the meeting at 9:40 P.M.