

**MINUTES  
WORCESTER PLANNING BOARD  
JULY 14, 1999**

Planning Board Members Present: Joseph Sova  
Joe Boynton  
Samuel Rosario  
Stephen Petro

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 Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – June 23, 1999:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the minutes of the June 23, 1999 meeting as amended.
3. **Zoning Ordinance Amendment – Accessory Apartments In Residential Districts:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the hearing to July 28, 1999.
4. **Rustic Drive Extension – Preliminary Subdivision Plan:** Attorney Mark Donohue explained the plan. Allen McLure, an abutter, spoke in favor of the plan. Stanley Jablonski, Paul Martin and Helen Kowalski spoke in opposition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to deny approval of the preliminary subdivision plan application since the Board found that the proposed plan exceeds the 500 foot dead end road limitation and, as such, recommends redesign.
5. **Salisbury Street/Institute Road (WPI) – Site Plan Approval:** Samuel Rosario recused himself from this item. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
  - **All comments in Department of Public Works letter dated July 8, 1999 be addressed to the satisfaction of said department.**
  - **Snow storage area be labeled on plan.**

- **Caliper of trees should be changed from 1-1.5” to 2-2.5” and so designated on the plan.**
  - **Dumpster should be screened.**
  - **Three copies of revised plan be submitted to Office of Planning and Community prior to release of decision.**
6. **24 Jolma Road (Saltus Realty Trust) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
- **All comments in Department of Public Works letter dated July 8, 1999 be addressed to the satisfaction of said department.**
  - **Spaces 1-4 on plan be designated as employee parking only.**
7. **Abington Street (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, 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.**
8. **141 Higgins Street (Trudy Corp. & Curtis Trailer Cab) – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to approve the parking plan with the following conditions:
- **Caliper of trees be designated on plan.**
  - **Two trees be noted in landscaping table.**
  - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**
9. **26 Queen Street (UMass Memorial Health Care) – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan with the following conditions:
- **Snow storage area be labeled on plan.**
  - **Approval is for Phase I only.**
  - **Lighting be directed away from abutting property.**
  - **All comments in Department of Public Works letter dated July 8, 1999 be addressed to the satisfaction of said department.**

- 10. 44 Hammond Street (Warehouse Distribution Facility) – Parking Plan**  
**Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the parking plan with the following conditions:

- **Eliminate shrubs on plan.**
- **Five trees at 3-3.5” caliper be added to plan.**
- **Snow storage area be labeled on plan.**
- **All comments in Department of Public Works letter dated July 7, 1999 be addressed to the satisfaction of said department.**
- **Access on Hammond Street be blocked.**
- **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**

- 11. Hidden Farm Estates Subdivision (Phase I) – Bond Reduction:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release \$91,000.00 of the existing bond and set a new bond amount of \$169,000.00 and to set a work completion date of September 1, 1999 with a bond expiration date of November 1, 1999.

- 12. Teddy Road – Sewer Petition:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend a Priority 1.

- 13. Plans To Be Ratified:** No plans were ratified.

**Other Business:**

**Brooks Crossing Subdivision:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to declare the developer in default and if work is not completed by July 28, 1999 at Noon to authorize the Law Department to take whatever action is necessary to obtain the security to allow the Department of Public Works to take over and complete the work.

**CMRPC Delegate:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to have Joseph Sova serve as the Planning Board delegate to the Central Mass. Regional Planning Commission and Samuel Rosario as the alternate.

The Chairman adjourned the meeting at 7:45 P.M.