

**MINUTES
WORCESTER PLANNING BOARD
DECEMBER 15, 1999**

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

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Michael Baer, Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Pamela Harding, 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. There was a moment of silence in memory of the six firefighters killed on December 3, 1999.
2. **Approval of Minutes – November 17, 1999 Meeting:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the minutes.
3. **Zoning Ordinance Amendment – Indoor and Outdoor Shooting Ranges:** Pamela Harding presented a map prepared by OPCD's GIS section. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Samuel Rosario made a motion to recommend approval of the amendment as proposed but there was no second. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-1 (Samuel Rosario voted no) to recommend denial of the amendment as proposed with the recommendation to the City Council to focus on consideration of limiting the use to certain zoning districts.
4. **Zoning Ordinance Amendment – Non-Accessory Signs:** Notice of the hearing was read by the Clerk. Attorney John Spillane represented AK Media. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the hearing to January 12, 2000 since City Councilor Paul Clancy was unable to attend.
5. **Private Street Removal - Attleboro:** Notice of the hearing was read by the Clerk. Attorney Stephen Burwick represented PK Realty Trust. DPW had no objection to the removal of a portion of the street. No one spoke in opposition.

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to remove the portion of Attleboro Street between Coonan Street and Kendig Street from the Official Map of the City.

6. **Brook Crossing – Definitive Subdivision Amendment: Item #7 High Meadow Estates – Definitive Subdivision Amendment** was taken collectively. John Shea recused himself from these items. Notices of both hearings were read by the Clerk. Andrew Liston presented both amendments. Michael Moore, Patricia Joseph, Mary Barton and John Sundquist spoke in opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearings. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the amendments because of the Board’s opinion that long dead end roads are unsafe and limit emergency vehicle access.
7. **High Meadow Estates - Definitive Subdivision Amendment:** See Item #6
8. **501 Plantation Street – Special Permit:** Notice of the hearing was read by the Clerk. Attorney Robert Longden presented the plan. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Joe Boynton voted no) to approve the Special Permit.
9. **Jeremiah’s Lane (8 Lots with 15% Slope) – Site Plan Approval:** Samuel Rosario recused himself from this item. Upon a motion by Joe Boynton and seconded by John Shea, 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.**
 - **Six foot fence (chain link or stockade) along the back lot lines of Parcels D, E, F & G and across Parcels B&C between hay bale line and back lot line.**
 - **Install perimeter drain across Parcels C, D, E, F & G within the limit of clearing.**

10. **5 Suburban Road (Highland Estates) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the request of the proponent for leave to withdraw without prejudice.
11. **19 McKeon Road (AK Media) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan.
12. **100 Mayfield Street (Big Y Supermarket) – Amendment to Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
 - **Stop sign to be installed at Parker/Mayfield Street exit.**
 - **No deliveries between the hours of 11:00 P.M. and 5:00 A.M. Sunday night through Friday morning or 11:00 P.M. and 7:00 A.M. Friday night through Sunday morning.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**
13. **Oread, Beacon & Benefit Streets (Beacon Oread Limited Partnership) – 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:
 - **Landscaping table showing species, number, caliper and size be shown on plan.**
 - **Snow storage area be labeled on plan.**
 - **Seven shade trees to be installed and shown on plan: 3 at the parking lot on the northerly Oread Street rehabilitation site; 2 at the parking lot on the southerly Oread Street rehabilitation site; and 2 at the new construction site on Oread Street. Applicant should contact OPCD Landscape Architect to determine species of said trees.**
 - **All comments in Department of Public Works letter dated December 10, 1999 be addressed to the satisfaction of said department.**
 - **All comments in Department of Public Works, Water Division, dated December 13, 1999 be addressed to the satisfaction of said department.**
 - **Three copies of revised plan to be submitted to OPCD prior to release of decision.**
14. **Oak Hill Road – Parcel 1 (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, 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.**
15. **Princeton Street -Lots 1&2 (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board continued the item to January 12, 2000 and advised the proponent to submit a new plan.

Stephen Petro left the meeting at this point.

16. **193-195 Lake Avenue – Amendment to Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the request of the proponent for Leave to Withdraw without prejudice.
17. **Canterbury Street (Lot 32) – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the parking plan with the following conditions:
- **Decrease the width of the Canterbury Street curb cut to conform to the aisle width of the parking lot.**
 - **Direction of travel be painted in aisle.**
 - **Handicapped parking be designated on the plan per Code requirement.**
 - **Signage on Southgate Street entrance stating “Do Not Enter”.**
 - **Signage on Canterbury Street entrance stating “Entrance Only”.**
 - **All comments in Department of Public Works letter dated December 3, 1999 be addressed to the satisfaction of said department.**
 - **Six shade trees be installed on the Grand Street perimeter and added to plan.**
 - **Three copies of revised plan to be submitted to OPCD prior to release of decision to proponent.**
18. **Trevor Lane – Request to Make Public:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to recommend a Priority 1.
19. **Winter Heights Subdivision (Phase I) – Set Bond:** John Shea recused himself from this item. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to set a bond in the amount of \$230,000.00 with a work completion date of May 31, 2001 and a bond expiration date of August 31, 2001

with the condition that easement interests conveyed to the City are recorded prior to bond being released.

20. **Winter Heights Subdivision – Release From Covenant:** John Shea recused himself from this item. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to release lots 1-16, 28-38 and 58-66 from the covenant.
21. **Hidden Farm Estates (Phase II) – Bond Reduction:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release \$110,000.00 of the existing bond leaving a new bond amount of \$115,000.00.
22. **Westmont Subdivision (Phase IX) – Bond Reduction:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release \$80,000.00 of the existing bond leaving a new bond amount of \$100,000.00.
23. **Oak Leaf Circle – Set Bond:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to set a bond in the amount of \$45,000.00 with a work completion date of May 1, 2001 and a bond expiration date of July 1, 2001. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release the covenant for Lots A through O.
24. **Angela Rose Garden – Set Bond:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to set a bond in the amount of \$110,000.00 with a work completion date of May 1, 2001 and a bond expiration date of July 1, 2001. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release the covenant for Lots 12 A&B through 21 A&B.
25. **Chequesset Road – Sewer Petition:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to recommend a Priority 1.
26. **Plans To Be Ratified:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to ratify the following plans:

#5096 Cataline Street
#5097 Valmor Street
#5098 Chester Street
#5099 Glennie Street

Other Business:

Extension of Time For Action (Northworks Parking Plan Approval): Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted

unanimously to approve the request of the proponent for an extension to January 13, 2000.

The Chairman adjourned the meeting at 8:30 P.M.