

**MINUTES
WORCESTER PLANNING BOARD
JANUARY 12, 2000**

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 Pace, 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.
2. **Approval of Minutes – December 15, 1999 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Zoning Ordinance Amendment – Non-Accessory Signs:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the hearing to February 9, 2000 at the request of the petitioner.
4. **Waller Avenue – Relocate and Alter a Private Way:** Notice of the hearing was read by the Clerk. Lawrence Broder presented the plan. DPW did not think it was necessary. 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 Samuel Rosario, the Board voted unanimously to approve the alteration of Waller Avenue with the condition that the petitioner enter into a binding agreement with the City of Worcester for maintenance and plowing and maintenance of the 15 parking spaces created for abutters.
5. **Princeton Street -Lots 1&2 (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted to approve the site plan with the following conditions:
 - **Driveway be relocated 5 feet from the designated handicapped parking space on the street, said relocation can be to either side of the handicapped space and must be shown on the plan.**

- **If driveway is moved to the northwesterly corner of the lot, one concrete bollard be placed at the property line.**
 - **Two signs be installed stating “No Parking – Tow Zone” at the northern and southern ends of the easterly boundary.**
 - **Catch basin on site to be tied into drain in right of way.**
 - **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.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
6. **2 Washington Square (Union Station) – Amendment to Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-1 (Samuel Rosario voted no) to continue the item to January 24, 2000 to add landscaping to the plan.
7. **31 Iroquois Street (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:
- **Erosion controls be installed within one week of approval.**
 - **Three gallon yews and ground cover junipers be installed on the southerly boundary.**
 - **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**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**

Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to reconsider the item. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the conditions listed above and waived the requirement that a Registered Engineer prepare the plan.

8. **61 Indian Hill Road (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to

approve a waiver of the requirement that plan be prepared by a Registered Engineer and approved 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.**

9. **Quaker Road Lot 61 (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve a waiver of the requirement that plan be prepared by a Registered Engineer and approved 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.**

10. **Lancaster/Grove Streets (Northworks) – 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:

- **Snow be removed from the site.**
- **Driveway be relocated southerly separated from crosswalk.**
- **Delete reference to “16 spaces” and change to “13 spaces” on southerly side.**
- **Incorporate landscaping which appeared on plan dated 2/21/97 to the new plan.**
- **Move the shade tree shown between the two parking lots on the plan.**
- **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.**
- **Three copies of revised plan to be submitted to OPCD prior to release of decision to proponent.**

11. **449 Southbridge Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the request for Leave to Withdraw and suggested that the proponent request a waiver of the fee when resubmitting.
12. **57 Millbrook Street – Parking Plan Approval:** Joe Boynton recused himself from this item. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the request for a waiver of the requirement that a Registered Engineer prepare the plan and approve the parking plan with the following condition:
 - **Dumpsters be enclosed with stockade fence.**
13. **21 Cambridge Street – Parking 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.
14. **Hillside Estates Subdivision – Release From Covenant and Bond:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release the covenant and all remaining surety since all work has been completed to the satisfaction of the Department of Public Works.
15. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to ratify the following plans:

#5100 Trenton Street
#5101 Dale Street
#5102 Plantation Street
#5103 Zenith Drive/Iroquois Street
#5104 Cheyenne Road/Shawnee Road
#5105 Taj Drive, Jasmine Drive, Oriental Street
#5106 Brookshire Road

Other Business:

The Chairman adjourned the meeting at 8:10 P.M.