

**MINUTES  
WORCESTER PLANNING BOARD  
MAY 10, 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  
Stephen Madaus, Law Department  
Judith Stolberg, OPCD  
Pamela Harding, OPCD  
Stephen Parker, OPCD  
Michael Pace, Health/Code Enforcement

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

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – April 26, 2000 Meeting:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the minutes as amended.
3. **Westinghouse Parkway, Cheyenne Road & Shawnee Road – Lots 1N, 2N & 4N through 27N (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario 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.**
  - **Swale along northerly border be permanent and maintained.**
4. **290 West Boylston Street (Kentucky Fried Chicken) - Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously 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.**
  - **Lighting to be directed down and away from abutting property.**
5. **39 First Street (Coes Pond Village) – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to deny the parking plan because the information required by the Board was not submitted.
  6. **442-450 Park Avenue – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to extend the deadline to May 24, 2000 and to continue the item to May 24, 2000 at the request of the applicant.
  7. **Zoning Ordinance Amendment – Retail Food Sales:** Notice of the hearing was read by the Clerk. Attorney Stephen Burwick and Attorney Robert Longden spoke in favor. 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 Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to recommend approval of the amendment.
  8. **Zoning Map Amendment – 250 Franklin Street – MG-2 to BG-6.0 District:** No action was taken since this hearing was advertised incorrectly.
  9. **Roseville Estates – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Robert O’Neil presented the plan. Richard Widak and David Boulay asked questions regarding the subdivision. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-1 (Samuel Rosario voted no) to continue the hearing to May 24, 2000 so the applicant can submit the site plan for review by the Board.
  10. **Marissa Estates – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Attorney Mark Donahue and Arthur Bouley presented the plan. City Councilor Paul Clancy, who also spoke on behalf of Mayor Raymond Mariano, expressed concerns relative to buffers, blasting and dust mitigation measures. Patricia Cody, Michael Troiano, Lynn Restuccia (who submitted written concerns), David Holm, Robert Pezzella, Annie Holm and Janet Oberolla spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-1 (Joseph Sova voted no) to grant the requested waiver of the right of way width from 50’ to 40’ with written findings to be presented at the May 24, 2000 meeting. Upon a motion by Joe Boynton and seconded by Samuel

Rosario, the Board voted to continue the hearing to May 24, 2000 so the applicant can submit the site plan for review by the Board and remove the Approval Not Required notation from the subdivision plan.

11. **Bradford Avenue – Request To Put Back on the Official Map:** Notice of the hearing was read by the Clerk. Marc Damik, petitioner, spoke in favor. Robert Bonet spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to continue the hearing to June 14, 2000 to give the petitioner more time to research to see if any evidence exists to support his contention that Bradford Avenue was, in fact, removed in error.
12. **Beacon/Oread Streets – Amendment to Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to approve the amendment to site plan with the following conditions:
  - **Applicant’s engineer meet with Department of Public Works to resolve previous comments.**
13. **274-276 Lincoln Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
  - **All comments in Department of Public Works letter dated May 5, 2000 be addressed to the satisfaction of said department.**
  - **Snow to be removed from the site and noted on plan.**
  - **Lighting be directed down and away from abutting property.**
14. **1 College Square – Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan with the following conditions:
  - **Eight shade trees be planted around the perimeter of the proposed lot within the existing lot.**
  - **All comments in Department of Public Works letter dated May 5, 2000 be addressed to the satisfaction of said department.**
  - **Three copies of the revised plan be submitted to OPCD prior to release of decision.**
15. **500 Grafton Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to continue the item to May 24, 2000 so the applicant can meet with DPW and Traffic Engineering to revise the plan and meet with OPCD regarding landscaping for the parking lot.
16. **Demolition Delay Ordinance:** This was referred to the Planning Board in error. No action is necessary by the Board.

17. **Summer Schedule:** The Board decided to maintain the usual schedule of meeting on the second and fourth Wednesdays during July and August.

18. **Plans To Be Ratified:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to ratify the following plans:

#5138 Dunkirk Avenue

#5139 Cutler Street

#5140 Meola Avenue/Oakmont Road

#5141 Forsberg Street

#5142 Quaker Road

#5143 Sunderland Road

**Other Business:** None

The Chairman adjourned the meeting at 9:00 P.M.