

**MINUTES  
WORCESTER PLANNING BOARD  
SEPTEMBER 13, 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  
Doug Scott, Health/Code Department  
Michael Pace, Health/Code Department  
Stephen Madaus, Law Department  
Pamela Harding, OPCD  
Judith Stolberg, OPCD

**Regular Meeting (5:30 p.m.) - City Council Chambers, City Hall**

- 1. Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
- 2. Approval of Minutes – August 23, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the minutes.
- 3. Pleasant Estates Subdivision – Amendment to Definitive Subdivision Approval:** Samuel Rosario recused himself. Notice of the hearing was read by John Shea. Mark Tamorini, from Hamway Engineering, presented the plan. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the hearing so that the Law Department can provide an opinion as to whether the current regulations apply to the entire subdivision and if the Board can vote a sunset provision.
- 4. Hadwen Lane Walk - 81G Street Opening:** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein and Mark Santoro, Project Engineer, presented the plan. Tony Irving, Dan Dillon, Natalie Palley, Mark Petrosen, Doreen Johnson and S. Latino expressed concerns about erosion. Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to close the public hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to approve the opening of a way for public use, a portion of Hadwen Lane Walk, southerly of Hadwen Lane with the following conditions:
  - **Plan show rip rap, to State Detail specifications, beginning at the opening to the southwest corner where it intersects with the concrete wall.**
  - **Leaching bed be moved five feet to the west.**
  - **Elevation lines for easterly portion of the plan be shown.**

- Applicant provide contours, top and bottom elevations and details of the proposed wall.
  - Applicant provide drainage calculations to the Department of Public Works.
  - 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.
5. **70 Briarwood Circle – Amendment to Special Permit:** Notice of the hearing was read by the Clerk. Attorney Robert Longden represented the applicant, Salem Community Corporation. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the hearing to September 28, 2000 in order for the Board to craft the decision language. The site plan approval application was voted separately. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
- Applicant include drainage structures and mains in profiles or calculations for the drainage system around Drive E (area in Worcester).
  - 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. **10 New Bond Street (2<sup>nd</sup> Building) - Site Plan Approval (Floodplain):** Upon a motion Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the 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.
7. **40 Belmont Street - Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to waive the interior landscaping requirement. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the parking plan with the following conditions:
- Worcester Housing Authority install six shade trees 30’ on center along the sidewalk to Department of Public Works specifications.
  - Applicant must obtain Zoning Board of Appeals approval of a Variance for parking within the front yard setback.
  - Lighting be installed pointing in and down.
  - Three copies of revised plan be submitted to OPCD prior to release of decision.

8. **70 Briarwood Circle – Amendment to Site Plan Approval:** See #5 above.
9. **442 & 450 Park Avenue – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to approve the parking plan application with the following conditions:
  - **Applicant must use City of Worcester standard catch basin and connect to a leaching area.**
  - **Applicant must provide hydraulic calculations for parking lot and leaching facility.**
  - **Applicant must provide detail of leaching facility.**
  - **Snow is to be removed from the site.**
  - **All parking calculations are to be shown on the plan.**
  - **Lighting is to be installed to point in and down.**
  - **One tree to be installed next to the dumpster.**
  - **Landscaping to be added within the northerly five foot buffer of 442 Park Avenue and along the Enfield Street side of 450 Park Avenue.**
  - **Three copies of revised plan to be submitted to OPCD prior to release of decision.**
10. **70-74 West Boylston 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 applicant for leave to withdraw.
11. **Hidden Farm Estates (Phases I & II) – Reduce Bond:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to deny the request for a bond reduction for Phases I & II based on the Department of Public Works’ inspection of work completed to date. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to release \$23,000.00 of the existing bond leaving a new bond amount of \$54,000.00 for Phase III based on the recommendation of the Department of Public Works.
12. **Century Drive Subdivision – Release Declaration of Restrictive Covenants:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to deny the request since the Department of Public Works has found the required bounds, decree plans and descriptions required by the subdivision approval have not been completed.
13. **Ratify Plans:** Upon a motion by Samuel Rosario and seconded by John Shea the Board voted unanimously to ratify the following Approval Not Required plans:
  - #5172 Angela Rose Lane**
  - #5173 Holden Street**
  - #5174 Indian Hill Road**
  - #5175 Loxwood Street**
  - #5176 Chester Street**

**Other Business:**

**Hidden Farm Estates (Phase III) – Release Covenant For Lots 53 and 6:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to deny the request since the developer is in default of the work completion date for Phase II.

**Decisions – Department of Public Works Letters:** The Board established a new policy that eliminates the reference to DPW letters and spells out conditions they want from the letters to be written out as part of the decision.

**Meeting Dates:** The Board set the following schedule for November and December:

November 15

November 29

December 13

The meeting was adjourned at 7:30 P.M.