

MINUTES
WORCESTER PLANNING BOARD
August 22, 2001

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

Staff Present: Paul Moosey, DPW Engineering
Doug Scott, Health/Code Enforcement
Michael Baer, Health/Code Enforcement
Stephen Madaus, Law Department
Diana Collins, Executive Office of Economic Development
Stephen Parker, Executive Office of Economic Development

Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall

1. **Call to Order:** Vice Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – August 8, 2001 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the minutes of the August 8, 2001 meeting.
3. **166-168 & 169 Shrewsbury Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
4. **1454 Grafton Street – Parking Plan Approval:** Joe Boynton recused himself and Samuel Rosario assumed the chair. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

5. **Benjamin Road – 81G Street Opening:** The hearing was not opened at the request of the applicant. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the item to September 19, 2001.
6. **Benjamin Road (Lots 12-15) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the item to September 19, 2001 at the request of the applicant.
7. **Pleasant Street (Lots 8-11) – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted against) to approve the site plan with the following conditions:
 - **Plan show detail of proposed dry wells.**
 - **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOCD) prior to release of decision.**
8. **24 Gates Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the item to September 5, 2001 at the request of the applicant.
9. **Quaker Road (Lot 61) – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to deny approval of the site plan because the plan does not comply with Article V, Section 5, Paragraph 2, Subparagraphs E, G, I, L, N and P of the Zoning Ordinance.
10. **Plans To Be Ratified:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 3-0 (John Shea recused himself) to endorse ANR Plan #5283 Nizam Drive & Snowy Owl Drive. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5284 Valley View Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5285 Doran Road/Sears Island Drive. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 3-0 (John Shea recused himself) to endorse ANR Plan #5286 Southwest Cutoff. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5287 Atlas Street.

Samuel Rosario left the meeting.

11. **Taconic Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-0 to continue the item to September 5, 2001 at the request of the applicant.

- 12. Ashburnham Avenue – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 2-1 to approve the site plan. The Chairman ruled that approval was denied because the application failed to receive the votes of three Board members. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-0 to deny approval of the site plan because the petition, on its face, does not comply with the Zoning Ordinance.
- 13. Jeremiah's Lane/Pleasant Estates – Set Bond:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 3-0 to set a bond in the amount of \$50,000.00 with a work completion date of September 1, 2002 and a bond expiration date of November 1, 2002.
- 14. Brook Crossing (Phase I) – Bond Release:** John Shea recused himself so there were not enough members to vote so it was held until September 5, 2001.
- 15. Brook Crossing (Phase II) – Bond Reduction:** John Shea recused himself so there were not enough members to vote so it was held until September 5, 2001.
- 16. Northcrest Subdivision – Bond Reduction:** John Shea recused himself so there were not enough members to vote so it was held until September 5, 2001.

Other Business: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-0 to waive the fourteen day advertising requirement for three site plan approvals (2 Standish Street, 618 Lincoln Street and 20 Gambier Avenue) which were incorrectly advertised and to advertise on the next available advertising date.

The meeting was adjourned at 7:25 P.M.