

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**February 27, 2002**

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

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Pace, Health/Code Enforcement  
Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Executive Office of Economic Development  
Katie Donovan, Executive Office of Economic Development  
Jeffrey Head, Law Department

**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 – February 13, 2002 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the minutes of the February 13, 2002 meeting.
3. **Armendale Street – Approval Not Required Plan Discussion:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the discussion to March 13, 2002 to allow all members to view the street.
4. **351 Park Avenue - Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for approval and continue the item to April 24, 2002.
5. **799 West Boylston Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to waive the interior landscaping requirement because the applicant would not be able to meet the minimum parking requirement. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
  - **Applicant put notation on the plan that 92 parking spaces are required.**
  - **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 prior to release of decision.**
- 6. Winifred Avenue Extension – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the item to March 13, 2002 so the applicant can address comments from the Department of Public Works, provide verbiage for easements and show a 25' no disturb zone on the plan and advised the applicant that stumps buried on the property must be removed immediately.
- 7. 72 Pullman Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:
- **Applicant must ensure the sidewalk is handicapped accessible.**
  - **Applicant is responsible for the costs associated with the design and installation of a new fully actuated traffic and pedestrian signal system to be located at the intersection of Pullman Street and West Mountain Street. Signalization must have countdown clock for pedestrian crossing.**
  - **Applicant is responsible for the costs associated with design and implementation of improvements to two existing traffic signals along West Mountain Street in the form of coordination via a closed loop system that includes the above mentioned new traffic signal.**
  - **All traffic signal equipment shall meet all of the City of Worcester Traffic Engineering specifications and all closed loop coordination shall be compatible with the City of Worcester's existing closed loop systems.**
  - **All improvements including those mentioned herein must be complete, in place and operational, prior to grand opening of the proposed supermarket.**
  - **Intersection of Pullman Street and West Mountain Street must be widened at the applicant's expense so the turning radius can accommodate large trucks.**
  - **Signage must be installed stating "Light Vehicle Traffic Only" at entrance and "Truck Traffic Only" at rear entrance off Pullman Street, said signage to be shown on the plan.**
  - **No outdoor PA system to be allowed on the site.**
  - **On the northerly side of the property, landscaping be installed as close to West Mountain Street and at the highest point possible to create a visual barrier.**
  - **Applicant provide a lighting plan with all lighting directed down and away from abutting property.**
  - **Applicant locate the pole for traffic signalization as close to the southwest corner of the Stankus property as possible.**
  - **Verbiage for easements be to the satisfaction of the Law Department.**
  - **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.**

- **Applicant must complete the supermarket within three years from date of approval or, if there is an appeal, three years from the date said appeal is acted upon.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**

- 8. Brookline Street – Request To Make Public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to recommend a Priority 4.
- 9. Plans To Be Endorsed:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5349 Standish Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 (John Shea had left the room) to endorse ANR Plan #5360 Forest/Salisbury Streets. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5361 Carter Road/Carter Way. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5362 Salisbury Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5363 Winfield Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5364 Sigel Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to hold ANR Plan #5365 pending submission of a new site plan for Winifred Avenue Extension.

**Other Business: None**

The meeting was adjourned at 9:40 P.M.