

MINUTES
WORCESTER PLANNING BOARD
July 17, 2002

Planning Board Members Present: Joe Boynton
Samuel Rosario
Stephen Petro
John Shea
Anne O'Connor

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

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 – June 26, 2002 Meeting:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the minutes of the June 26, 2002 meeting as amended.
3. **157-159 Shrewsbury Street – Special Permit:** Notice of the hearing was read by the Clerk. Norton Remmer and Joseph Petrou spoke in favor. No one spoke in opposition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the matter to July 31, 2002 so the applicant can provide the Board with a copy of the agreement to allow parking on land owned by Mr. Evangelista and determine the number of seats at the restaurant to determine the number of parking spaces to be waived.
4. **Salisbury Street – Put Right of Way on Official Map:** John Shea recused himself. Notice of the hearing was read by the Clerk. Charles Monahan, Jr. spoke in favor and provided information relating to the fact that houses have existed on the way prior to the adoption of the Official Map. Christina Silpe, 346 Salisbury Street, and Susan and Jay Foley, 350 Salisbury Street, were opposed. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 to deny (Anne O'Connor voted no) the request because there would be no connection to another roadway.
5. **Johnson Street – Site Plan Approval:** Samuel Rosario recused himself. 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:

- **The proposed 6' high fence be a solid wood fence and so noted 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, 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 (EOED) prior to release of decision.**
6. **Arrowsic, Penobscot and Dixfield Streets – 81G Street Opening:** Site Plan Approval was taken collectively. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to approve the street opening subject to the following conditions:
- **The minimum width of the road is to be 26 feet.**
 - **Applicant must keep pipe velocities under 10 feet per second flowing full.**
 - **Cumberland Road is to be paved from the existing pavement westerly 30' past the westerly edge of Arrowsic Street.**
7. **Arrowsic, Penobscot and Dixfield Streets – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 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, 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 (EOED) prior to release of decision.**
8. **1239 Millbury Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to continue the site plan approval to August 14, 2002 so the applicant can submit a revised plan.
9. **150 Elliott Street – Site Plan Approval:** Samuel Rosario recused himself. 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:
- **Plan show the garage set back far enough so that second car would not be parked within the setback requirement (to be approved by the Department of Code Enforcement).**
 - **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 the release of decision.**
10. **173-185 Beacon Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
- **Applicant note on the plan that garages are two-car garages (stacked).**
 - **Applicant must provide self-contained recharge system for roof water for all buildings.**
 - **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 (EOED) prior to release of decision.**
11. **Southwest Cutoff (Lot 2) – Site Plan Approval:** Samuel Rosario recused himself. 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 must use City of Worcester Standard catch basins and connections.**
 - **Access be limited to right turn only in and out with a delta strip including signage facing out stating “No Left Turn”.**
 - **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 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 (EOED) prior to release of decision.**
12. **Wigwam Hill Drive/Plantation Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to seek an opinion from the Law Department relative to conditioning approval upon paving of the private drive.

13. **751-781 Grove Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:

- **The existing driveway for the nursing home be aligned with Drummond Avenue and be one-way exit only until the proposed traffic signal is installed.**
- **Enhanced landscaping is to be shown on the plan.**
- **Snow is to be removed from the site and noted on the plan.**
- **Dumpster is to be enclosed by a solid board fence at a minimum of six feet in height and noted on the plan.**
- **All exterior lighting to be pointed downward and way from abutting property.**
- **Interior landscaping requirement is waived.**
- **Applicant must provide hydraulic calculations for existing and proposed conditions.**
- **Applicant must use 8” PVC Class 150 pipe for catch basin connections.**
- **Applicant must provide an erosion control plan.**
- **Applicant must provide a detail of the proposed drop inlet.**
- **Applicant must provide pipe sizing for the existing drain in Grove Street.**
- **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 Executive Office of Economic Development (EOED) prior to release of decision.**

14. **501-505 Mill Street – Site Plan Approval Amendment:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to approve the site plan with the following conditions:

- **Applicant submit an updated landscaping plan consistent with the density and species types previously approved.**
- **DPW Water Operations and Fire Department approve design plans for the fire suppression system for sprinklers and hydrants.**
- **Applicant label vertical grade percentages for the site access road.**
- **Applicant provide a detail of the temporary pond outlet device for the temporary sedimentation basin to be used during construction, said device to consist of a perforated riser pipe encased in crushed stone.**
- **Applicant add a note to the plan stating "If material stockpiled for more than 30 days, it must be stabilized with temporary seeding or some other method of acceptable stabilization."**

- Applicant add a note to the stormwater management notes on the plan that specify silt baskets to be installed within the existing catch basins in Mill Street that will receive stormwater runoff tributary to the site.
- Applicant add a note to the plan that requires street sweeping at the Mill Street entrance once visual sedimentation is observed.
- All catch basin lateral pipes changed to 8" PVC SDR 26.
- Applicant show additional silt fencing around the permanent detention ponds during construction and access to these ponds during construction must be specified.
- Plan details of drain manhole, catch basin and sewer manhole covers must specify the use of City of Worcester Standards.
- Applicant must add a temporary forebay at the outlet headwall during Phase One.
- Applicant add a note to the plan that specifies a base coat of pavement and berm to be constructed up the temporary water bars in Phase One.
- Applicant revise plan detail for the detention pond outlet structures to provide 100 cubic feet of sump.
- Applicant add detail of wetland replication to the plan.
- Design of the median opening be modified in such a way that it limits the traffic leaving the site to right turn only and the median should provide for a left turn lane in the northerly direction at a point 200 feet north of an existing median opening, said opening to replace the existing one located 200 feet south of this proposed site drive.
- 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 (EOED) prior to release of decision.
- The deed to such parcel or parcels shall include the following:
 1. A statement indicating that any proposed structure on the lot shall comply with FAA height restrictions.
 2. Notification that the lot is located within an Airport Environs Overlay District and is subject to aircraft overflights.

15. **1283 Main Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the site plan approval to July 31, 2002 at the request of the applicant.

16. **124 Jolma Road – Parking Plan Approval Amendment:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the parking plan with the following conditions:

- Landscaping table be corrected to 40 shrubs and 3 shade trees not 3 shrubs and 40 shade trees.
 - 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 Executive Office of Economic Development (EOED) prior to release of decision.
17. **301 Southwest Cutoff – Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 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.
18. **574 Southbridge Street – Parking Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, 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.
19. **385-399 Southbridge Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the parking plan with the following conditions:
- Drain line at south end must be connected to the main line in the street.
 - Snow is to be removed from the site and noted on the plan.
 - Dumpster is to be enclosed by a solid board fence a minimum of six feet in height and noted on the plan.
 - Traffic island on Hammond Street be enhanced to prohibit left turn in or out (to be approved by the Department of Public Works).
 - 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 Executive Office of Economic Development (EOED) prior to release of decision.**
20. **Holden Street Subdivision – Set Bond:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to set a bond in the amount of \$60,000.00 with a work completion date of June 1, 2003 and bond expiration date of September 1, 2003 and to release Lots 1,2, & 3 from the covenant upon receipt of said surety.
 21. **Scenic Heights Subdivision (Phases III, IV & V) – Extension of Work Completion Date:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to authorize the Law Department to draw down the surety so that the Department of Public Works will be able to complete the work.
 22. **Fenton Estates Subdivision – Set Bond:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to set a bond in the amount of \$200,000.00 with a work completion date of June 1, 2003 and a bond expiration date of September 1, 2003 and to release Lots 1 through 7 inclusive from the covenant upon receipt of said surety.
 23. **Ellis Estates Subdivision – Set Bond:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to set a bond in the amount of \$105,000.00 with a work completion date of June 1, 2003 and a bond expiration date of September 1, 2003 and to release Lots 1A through 6A inclusive and Lots 139, 140 and 141 from the covenant upon receipt of said surety.
 24. **Anchor Street Subdivision – Extension of Work Completion Date:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the work completion date to December 31, 2002.
 25. **Oak Leaf Circle - Default:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the work completion date to September 24, 2002.
 26. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5426 Pleasant Street (588). Upon a motion by Samuel Rosario and seconded by John Shea (Stephen Petro recused himself), the Board voted 4-0 to endorse ANR Plan #5430 Meadowbrook Road. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to hold ANR Plan #5438 Corrine Street to be viewed by the Board. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5439 Nyland/Granite Streets to be viewed by the Board. Upon a

motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5440 Morgan Street (25). Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5441 Caspar Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5442 Grove Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5443 Armory/Grand Streets. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5444 Willvail Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5445 Southgate Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5446 Jennings/Orton Streets.

Other Business:

Frongillo Farm Road – Extend Work Completion Date: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to extend the work completion date to August 13, 2002 for Phase I. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to extend the work completion date to October 8, 2002 for Phase II.

Election of Officers: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted to elect Joe Boynton to serve as Chairman. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted to elect Samuel Rosario to serve as Vice Chairman. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted to elect Stephen Petro to serve as Clerk.

The meeting was adjourned at 10:00 P.M.