

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**November 6, 2002**

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

**Staff Present:** Michael Pace, Code Enforcement  
Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Regulatory Services  
Jeff Head, Law Department  
Paul Moosey, DPW  
Russ Adams, DPW

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – October 23, 2002 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the October 23, 2002 meeting.
3. **3 Quaker Road - Site Plan Approval:** John Shea and Joe Boynton recused themselves. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to extend the time for constructive grant and continue the item to November 20, 2002 at the request of the applicant.
4. **Roseville Lane (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11) – Site Plan Approval:** 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:
  - **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. **225-333 Shrewsbury Street – Parking Plan Approval:** Samuel Rosario recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant and continued the item to November 20, 2002 at the request of the abutters and consent of the applicant.
6. **Zoning Ordinance Amendment – Special Permit for Food Service BG-2.0 District:** The hearing was not opened. Upon a motion by John Shea and seconded by Anne O'Connor, the request of the petitioner to have the hearing held on November 20, 2002 was approved.
7. **1173 West Boylston Street – Zoning Map Amendment:** John Shea and Joe Boynton recused themselves. Samuel Rosario took the Chair. Notice of the hearing was read by the Clerk. Attorney Beth Schuster and City Councilor Stephen Patton spoke in favor. Jerry Dorsey, Philip Leary and Phil Borget spoke in opposition. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to close the hearing. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 2-1 (Samuel Rosario voted no) to recommend approval of the petition.
8. **15 Fletcher Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, 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.**
9. **Roseville Estates - Site Plan Approval:** See #4.
10. **166-207 Grafton Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the item to November 20, 2002 so the Traffic Engineer can review the plan and report back to the Board
11. **Winter Heights – Extension of Work Completion Date:** John Shea recused himself. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted to extend the work completion date to November 30, 2002 for paving and infrastructure related work and April 15, 2003 for engineering and landscaping.

12. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5485 Lawton Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5486 Gambier Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5492 Hillside Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5493 Mason Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5494 Cumberland Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5495 Pullman Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5496 Massasoit Road. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5497 Mower Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5498 Apricot Street/Goddard Memorial Drive.

**Other Business:**

**Angela Rose Garden Subdivision – Bond Reduction:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to reduce the bonds to \$10,000.00 each for Phases I & II and set a work completion date of April 1, 2003 for both phases.

The meeting was adjourned at 8:30 P.M.