

**MINUTES
WORCESTER PLANNING BOARD
March 12, 2003**

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

Staff Present: 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.) – Room 409, City Hall

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – February 26, 2003 Meeting:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the February 26, 2003 meeting.
3. **298 Grafton Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw.
4. **84 Fremont Street - Site Plan Approval:** Anne O'Connor recused herself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the site plan with the following conditions:
 - **Landscaping table on the plan show crushed stone.**
 - **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.**
 - **Four copies of revised plan be submitted to Regulatory Services Office prior to release of decision.**
5. **Strasburg Road – 81G Street Opening:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the item to March 26, 2003 and advised the applicant to revise the plan and to include a sidewalk the entire length of Strasburg Road.

6. **105 Harrington Way – Zoning Map Amendment:** Notice of the hearing was read by the Clerk. James Whalen spoke in favor. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to recommend approval because the RL-7 zone will be extended to encompass property that already contains a multi-family dwelling and will bring the parcel closer to compliance with the Zoning Ordinance.
7. **Good Harbor Heights – Definitive Subdivision Approval:** John Shea recused himself. Site plan approval was taken collectively. Notice of the hearing was read by the Clerk. Donald Graves, Graves Engineering, presented the plan. William Pepper, Helen Pepin, Michelle Pepin, Philip Bourgette, Ruth Donovan and Steven Nawn asked questions about the development. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to continue the item to March 26, 2003 and advised the applicant to revise the plan to show two-car garages and/or parking that is in compliance, to show the temporary detention pond, to show fencing (solid board, 6' in height), to show sidewalk detail, to show fencing around the detention basin (Lot 16), and to show compliance with the following Department of Public Works comments: (1) Extend drain line on Meola Avenue to Station 4+90 with drain line elevation below basement floor elevations; (2) Use City of Worcester standard catch basin and connection in place of drop inlet; (3) Provide recharge calculations; (4) Use drywell structures for infiltration; and (5) Provide cross section of grading for cross country profile.
8. **Good Harbor Heights – Site Plan Approval:** John Shea recused himself. This item was taken collectively with #7 and was continued to March 26, 2003.
9. **767 Main Street – Site 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 site plan with the following conditions:
 - **Handicapped parking in the rear be moved closer to the building or eliminated because it is not 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.**
 - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of the decision.**
10. **Sigel Street - Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to continue the site plan to April 9, 2003 and the

applicant was advised to have revised plans at the Regulatory Services Office by April 2, 2003.

11. **Plans To Be Endorsed:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 (Joe Boynton recused himself) to deny endorsement of ANR Plan #5546 Circuit Avenue West because the way does not have sufficient width, suitable grades and adequate construction. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 (John Shea and Stephen Petro recused themselves) to endorse ANR Plan #5552 Mill Street/Airport Drive. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 (Stephen Petro recused himself) to endorse ANR Plan #5553 Salisbury Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5554 Lachapelle Street because the way does not have sufficient width, suitable grades and adequate construction. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5555 Primrose Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #5556 Ridgewood Road Extension. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5557 Wigwam Hill Drive. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5558 Lake Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5559 Navajo Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5560 Milton Street.
12. **Request of Land Use Committee Regarding Shade Trees in Subdivisions:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to report back to the City Council that it is in favor of regulating shade trees in residential subdivisions and requests the City Manager have the Planning Director propose an amendment to the Subdivision Regulations to accomplish that end.

Other Business: None

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