

MINUTES
WORCESTER PLANNING BOARD
November 12, 2003

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

Staff Present: Katie Donovan, Regulatory Services
Michael Pace, Department of Code Enforcement
Paul Moosey, Department of Public Works
Russ Adams, Department of Public Works
Jeffrey Head, Law Department
Joel Fontane, EONS Planning Division
Edgar Luna, EONS Planning Division
Judith Stolberg, Economic Development Office

Regular Meeting (5:30 PM) - City Council Chamber, City Hall.

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – October 22, 2003:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to approve the minutes of the October 22, 2003 meeting.
3. **88 Stafford Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:
 - **Applicant must use City of Worcester standard catchbasins, manholes and connection.**
 - **All dumpsters are to be screened with a solid board fence on the Curtis Street Parkway side of the property.**
 - **All trees shown on the plan but not actually in the ground are to be planted.**
 - **The following mitigations from the Traffic Impact and Access Study are recommended by the Director of Traffic Engineering and shall be implemented by the applicant at the applicant's expense and subject to the Director of Traffic Engineering's approval:**
 - ** **Main Street/Curtis Parkway/Gates Lane Intersection:**
Applicant will retime the intersection to reduce delays on the

Curtis Parkway northbound approach at the applicant's expense.

** **Main Street/Sylvan Street Intersection:** Applicant will retime signal at the intersection to reduce the occurrence of vehicle queue back-ups to Gates Lane during peak hours at applicant's expense.

** **Plaza Driveway:** Widen the central plaza driveway at Stafford Street to facilitate turns from the site. Specific modifications include providing two eleven-foot wide exiting lanes and a fifteen-foot wide entering lane at the driveway. Curb radii will also be increased to fifteen feet to facilitate vehicle turns.

** **Stafford Street/Curtis Parkway/Heard Street:** Rephase the signal to provide a lead westbound (Stafford Street) phase. This will require the supplemental mast arm assembly be installed to accommodate overhead signal indicators at the applicant's expense.

- Snow is to be removed from the site.
- Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 the revised plan to be submitted to the Regulatory Services Office prior to release of decision.

4. **82 Winter Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board vote 5-0 to approve the request of the applicant for leave to withdraw.

5. **Attleboro Street – 81G Street Opening:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny approval because the road is impassable and there is not enough area to provide an adequate turn-around.

6. **1404 Main 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:

- Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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.

7. **317 Southwest Cutoff – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the parking plan with the following conditions:
- **Applicant must use 8” PVC pipe and so note 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.**
 - **Four copies of the revised plan must be submitted to the Regulatory Services Office prior to release of the decision.**
8. **Grafton Street, Mendon Street, Cutler Street – Zoning Map Amendment:** Notice of the hearing was read by the Clerk. Attorney Lawrence Brodeur spoke in favor of the petition. There was no opposition. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 5-0 to recommend approval because the property to be changed is adjacent to a BL zone and it is in conformity with other uses in the immediate area.
9. **7 Harrison Street – Site Plan Approval:** Stephen Petro recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the item to December 3, 2003 at the request of the applicant and advised the applicant that revised plans must be submitted by November 26, 2003.
10. **12 Poniken Road – 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:
- **A dry well is to be placed at the southeast section of the property and shown on the plan.**
 - **Roof drains and perimeter drains must be connected to proposed drain line and shown 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.**

- **Four copies of the revised plan must be submitted to the Regulatory Services Office prior to release of the decision.**

11. 65 Moreland Green Drive – 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:

- **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all the 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.**

12. 30 Milton Street (Lots 3,4,5,8,9,10,11,12,13) – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:

- **A ten-foot separation between water and sewer services must be shown on the plan.**
- **A recharge system must be installed and shown on the plan subject to the approval of 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.**
- **Four copies of the revised plan must be submitted to the Regulatory Services Office prior to release of the decision.**

13. Svenson Avenue (Lot 6) – 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:

- **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.**

- 14. 54 Brooks 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 review to December 3, 2003.
- 15. Cadorna Road – 81G Street Opening:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the item to December 3, 2003.
- 16. Seattle Street:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend a Priority 1 based on information provided by the Department of Public Works.
- 17. Wildwood Estates – Name Change:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to change the name of the approved Wildwood Estates Subdivision (approved on October 22, 2003) to Wildwood Circle Subdivision and the name of the street from Rodi Road to Rodi Circle because there is existing a subdivision named Wildwood Estates.
- 18. Endorsements of ANR Plans:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5688 Pocono Road/Dominion Road/Chequesett Road because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5689 Humes Avenue/Tacoma Street. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5690 Gould Hill Road. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #5691 Kelsey Drive. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-1 (Samuel Rosario voted no) to endorse ANR Plan #5692 Plantation Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Samuel Rosario voted no) to deny endorsement of ANR Plan #5693 Rosemary Street because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5694 Toronita Avenue because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 5-0 endorse ANR Plan #5695 Moreland Street. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #5696 Normal Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 (Joe Boynton recused himself) to endorse ANR Plan #5697 Wilbur Street/Livermore Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5698 Halmstad Street. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to hold ANR Plan #5699 Heywood Street.

Other Business:

19. Comprehensive Planning Discussion: No action was taken on this item.

Parsons Hill – Bond Release: Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to release \$130,000.00 of the existing bond leaving a new bond amount of \$95,000.00.

Good Harbor Heights – Bond Release: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to release \$125,000.00 of the existing bond leaving a new bond amount of \$150,000.00.

Indian Hill (Phase V) – Set Bond and Release Covenant: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to set a bond in the amount of \$221,000.00 with a work completion date of September 1, 2004 and a bond expiration date of November 4, 2004. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to release Lots 66N through 76N inclusive, 99N through 104N and 78N through 80N inclusive and 81N, 82N 28N and 27N from the restrictive covenant upon receipt of surety.

The meeting was adjourned at 8:45 PM.