

MINUTES
WORCESTER PLANNING BOARD
May 26, 2004

Planning Board Members Present: Joe Boynton
John Shea
Samuel Rosario

Staff Present: Michael Pace, Department of Code Enforcement
Kathleen Donovan, Land Use
Russ Adams, Department of Public Works
Michael Traynor, Law Department
Carrie Holtan, Law Department
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office
Ali Khorasani, DPW, Traffic Engineering

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:35 PM.
2. **Approval of the Minutes – May 12, 2004 Meeting:** The minutes were held for the next meeting.
3. **Rodney Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to extend the date for constructive grant to June 9, 2004 and continued the site plan approval to June 9, 2004.
4. **503 Plantation Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to extend the deadline for constructive grant to June 10, 2004 and continued the site plan to June 9, 2004.
5. **Andrews Avenue – 81G Street Opening:** Site Plan Approval was taken collectively. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to extend the deadline for constructive grant to June 10, 2004 and continued the street opening and site plan approval to June 9, 2004.
6. **Andrews Avenue – Site Plan Approval:** See #5.
7. **135 Olean Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to extend the constructive grant to June 10, 2004 and continued the site plan approval to June 9, 2004.

8. **68 Laurel Street – Site Plan Approval:** Special Permit and Definitive Subdivision Approval were taken collectively. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to extend the date for constructive grant to June 10, 2004. The items were held to June 9, 2004 because only three members were present.
9. **Worcester Center Boulevard – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to continue the site plan approval to June 9, 2004.
10. **1200 West Boylston Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to extend the deadline for constructive grant to June 24, 2004 and continued the site plan approval to June 23, 2004 so the applicant can submit a revised plan showing a separate topography plan and a written response from the Fire Department.
11. **68 Laurel Street – Special Permit:** See #8.
12. **68 Laurel Street – Definitive Subdivision Approval:** See #8.
13. **Zoning Map Amendment – Fay Street:** Notice of the hearing was read by the Clerk. Ms. Antonelli and Margaret Arsenault spoke in favor. Graciela Estramara and Patrick Pagan spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to close the hearing. A motion by Samuel Rosario to recommend denial of the petition was not seconded. Upon a motion by John Shea and seconded by Joe Boynton (Joe Boynton stepped down from the Chair and Samuel Rosario assumed the Chair), the Board voted 2-1 (Samuel Rosario voted no) to recommend approval because the area is conducive to residential uses, abuts residential zones and is consistent with uses of three abutting parcels on Grafton Street and uses for all other developed parcels on Fay Street.
14. **Zoning Ordinance Amendment – Height Requirement:** Notice of the hearing was read by the Clerk. Joel Fontane informed the Board the amendment had not been properly advertised so was not properly before the Board. No action was taken.
15. **Waterview Estates – Preliminary Subdivision Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to continue the preliminary subdivision approval to June 23, 2004 at the request of the applicant to have five members present to hear the petition.
16. **Heath Street – 81G Street Opening:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to deny the street opening because the proposed grading at the intersection of Malvern Road and at the bend in the roadway is so steep as to present a serious safety to the public.
17. **50 Adams Street – Site Plan Approval:** The item was not heard because a quorum was not present to hear the item. It will be heard at the June 9, 2004 meeting.

18. **166-207 Grafton Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to approve the site plan with the following conditions:
- **Landscaping detail on Sheet 5 be corrected to include two shade trees.**
 - **All conditions of prior approval are to remain in effect except as amended by this approval.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 revised plan be submitted to the Land Use Office prior to release of the decision.**
19. **397 Mill – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to approve the site plan with the following conditions:
- **A four-foot high fence is to be installed at the high point on top of the riprap in the side yard and at the same location in the side yard on the other side of the building and shown on the plan.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 revised plan be submitted to the Land Use Office prior to release of the decision.**
20. **2 Hancock Street/921 Main Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted to 3-0 to extend the

deadline for constructive grant to June 10, 2004 and the parking plan approval will be heard at the June 9, 2004 meeting.

21. **Worcester Center Boulevard & Commercial Street – Discontinue and Abandon Portions:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to report its recommendation that the petition be granted with the property line of the hotel developer being moved to the line on the hotel developer’s plan labeled “property highway easement” on the easterly side of Commercial Street and with the following additional conditions:
 - **Worcester Center Boulevard – Canopy easement intended to be granted to the hotel developer be included in the legal description of the abandonment.**
 - **Commercial Street – City retain utility easements shown on the plan and City retain an easement for the public to pass and repass over that strip of land between the lines labeled “property highway easement” and the line labeled “proposed property line” on the easterly side of Commercial Street.**

22. **Papagni Estates Subdivision (Phase II) – Work Completion Date:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to set a bond amount of \$175,000.00 with a work completion date of July 15, 2005 and bond expiration date of September 15, 2005.

23. **Marissa Estates Subdivision – Work Completion Date:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to extend the work completion date to June 1, 2005 and bond expiration date to August 1, 2005.

24. **Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to endorse ANR Plan #5802 Norfolk Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5803 Knox Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5804 Gardner Street/Canterbury Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5805 1236 Pleasant Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5806 Ararat Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to endorse ANR Plan #5807 Smith Lane. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan # 5808 Wayside Road/White Avenue. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5809 Spring Valley Drive. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5810 Coburn Avenue.

Other Business:

Edgewater Estates Subdivision – Bond Release: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to release \$150,000.00 of the existing bond leaving a new bond amount of \$40,000.00.

The meeting was adjourned at 8:05 PM.