

MINUTES
WORCESTER PLANNING BOARD
October 13, 2004

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

Staff Present: Kathleen Donovan, Land Use
Denise McGinley, Land Use
Russ Adams, Department of Public Works
Carrie Holtan, Law Department
Michael Traynor, Law Department
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office

Regular Meeting (5:30 PM) – Room 409, City Hall.

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:35 PM.
2. **Approval of the Minutes – September 22, 2004 Meeting:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the September 22, 2004 meeting.
3. **64-79 Beacon Street – More Than One Building on a Lot:** Site Plan Approval and Special Permit were taken collectively. Attorney Robert Longden, Robert Michaud and David Larson delineated the on street parking spaces that could be used by residents of the project. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to close the hearings. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the More Than One Building on a Lot application.
4. **64-79 Beacon Street - Special Permit (Adaptive Re-use Overlay District):** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-2 (Joe Boynton and Stephen Petro voted no) to approve the Special Permit, however, since four affirmative votes are required, the Special Permit was denied. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to reconsider the vote. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to approve the Special Permit with the following findings:

- **The Proposed use is in harmony with the general purpose and intent of the Zoning Ordinance and the Adaptive Reuse Overlay District and meets the review criteria in Article II.**
- **The specific site is an appropriate location for the proposed use because the site is not currently being used and the rehabilitation of a vacant site will have a positive impact on the neighborhood.**
- **The proposed use as developed will not adversely affect the neighborhood because the proposed use will be a reuse of an underutilized site and create additional housing opportunities.**
- **There will be no nuisance or serious hazard to vehicles or pedestrians because the proposed use has been designed to insure the safe and efficient flow of traffic to and from the property and the property will be attractively landscaped, well lighted and well maintained.**
- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use because there is appropriate lighting, landscaping and internal traffic circulation.**
- **The area will not be adversely affected by the requested residential use as the proposed use will promote development and improve the aesthetics of the surrounding area.**

The following conditions were also voted:

- **Applicant must file a petition requesting that the City Council rescind the prohibition of parking on Jackson Street and Beacon Street.**
- **Applicant stripe the on street parking spaces that are available in the area.**

5. **64 – 79 Beacon Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-1 (Joe Boynton voted no) to approve the site plan with the following conditions:

- **Applicant must remove the day care facility from the plan.**
- **Applicant must provide crosswalks to be approved by the Department of Public Works.**
- **Applicant must stripe the on street parking spaces that are available for use by project.**
- **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 must be submitted to the Land Use Office prior to release of decision.**
6. **Lots 22 & 23 Plantation Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant to October 27, 2004 and continued the site plan approval to October 27, 2004.
 7. **70 Winter Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request for Leave to Withdraw.
 8. **8 Arrow Street – 81G Street Opening:** John Shea recused himself. Josh Reinke presented the plan. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to approve the street opening plan.
 9. **Myrick Avenue – 81G Street Opening:** John Shea recused himself. Josh Reinke presented the plan. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to continue the street opening plan to November, 17, 204and advised the applicant to include Toronita Avenue and that the street opening must be re-advertised.
 10. **Willvail Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant to October 27, 2004 and to continue the item to October 27, 2004 at the request of the applicant and advised the applicant to submit a plan that depicts the previously approved 81G street opening.
 11. **304, 315, 319 & 321 Cambridge Street/2 Hacker Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 3-2 (John Shea and Stephen Petro voted no) to approve the site plan with the following conditions:
 - **Plan must show the crosswalk at the corner of Dwight/Cambridge Streets.**
 - **Applicant must provide signs in both directions stating “State Law: Stop When Pedestrians in the Crosswalk.” subject to obtaining any necessary municipal approval.**
 - **Plan must show the catch basin in the Dwight Street parking lot connecting to drain manhole.**
 - **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 must be submitted to the Land Use Office prior to release of decision.**

12. 264 Stafford Street – Site Plan Approval: Stephen Petro recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:

- **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.**

13. 17 Teddy Road – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant to October 27, 2004 and continued the site plan approval to October 27, 2004 advising the applicant to show parking that meets the requirements of the Zoning Ordinance.

14. 125 Olean 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:

- **Plan must show a ten-foot separation between water and sewer services.**
- **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 must be submitted to the Land Use Office prior to release of decision.**

- 15. Zoning Map Amendment – Airport Drive:** John Shea recused himself. Item #16 was taken collectively. Notices of the hearings were read by the Clerk. Chairman Joe Boynton explained the history related to the two Zoning Map amendments. Joel Fontane explained the amendments and showed the proposed changes on a map. City Councilor Michael Perotto stated his support and thanked the Board for its creative solution to avoid a lengthy building moratorium in the vicinity of the Worcester Airport. Tom Flynn, Brian Goodall, Martin Gurwitz, Linda Hargrove and Jody Firth asked questions concerning the zoning map amendments. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to close the hearings. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-1 (Stephen Petro voted no) to recommend approval of the zoning map amendment because it is prudent land use planning.
- 16. Zoning Map Amendment – Near Pleasant Street to the North; Mill Street, Farm Street, Swan Avenue, Passway Four, Admiral Avenue and Ward Farm Circle to the East; and Wescott Street, Swan Avenue and the rear parcel lines of Ledgecrest Drive to the South:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-1 (Stephen Petro voted no) to recommend approval of the zoning map amendment because the established road network and topography in the affected area are not conducive to multi-family uses.
- 17. Emile Street – 81G Street Opening:** Stephen Petro recused himself. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to continue the item to October 27, 2004 and advised the applicant the revised plan should include: extending the sanitary and drain mains to Station 3+50; pipe velocities under 10 feet per second; relocate existing hydrant and hydrant gate valve to the end of the proposed water main; City of Worcester standard catch basins; and a turn around area.
- 18. Lot 4 Corrine Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw.
- 19. Eden Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to deny site plan approval because the plan does not appear to show a structure or facility for which a building permit is required and the retaining wall is on two separate properties.
- 20. 100 Institute 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:

- **Landscaping plan and landscaping table (species other than ginkos) must be updated on the plan.**
- **Applicant must use 12”RCP minimum for drain main.**
- **Applicant must use 8” DR-18 PVC for catch basin connections.**
- **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 must be submitted to the Land Use Office prior to release of decision.**

21. **5L, 5R1, 6A Main Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-2 (Samuel Rosario and Joe Boynton voted no) to deny site plan approval because the engineering on the plan was insufficient for the Board to make a favorable determination on the plan with or without conditions.
22. **Zoning Ordinance Petition – Dimensional Table Correction:** Item was held at the request of the Land Use Office.
23. **Anchor Street Subdivision – Extend Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Anne O ‘Connor, the Board voted 5-0 to extend the work completion date to June 1, 2005 and the bond expiration date to August 1, 2005.
24. **Hilltop Subdivision – Extend Work Completion Date:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to extend the work completion date to June 1, 2005 and the bond expiration date to August 1, 2005.
25. **Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5881 Woodcliff/Dupuis/Julian Streets 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 Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5882 Barrett Avenue. Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #5884 Pine Hill Road/Ockway Street. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #5890 84-86 Wyola Drive. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5891 20 Woodcliff Avenue because 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 Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5901 Gould Hill Road. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5902 Wyman Street because the plan failed to show the required minimum frontage on the way as constructed. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5903 El Carney Road. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5904 Canterbury Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5905 Hyde Street. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5906 White Avenue. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5907 Arrowsic Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5908 Kennebec Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5909 Stafford Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #5910 Drury Lane. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to deny endorsement of ANR Plan #5911 Mystic/Greenwood Streets because the plan failed to show the required frontage on the way as constructed. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5912 Woods Avenue.

Other Business: None

The meeting was adjourned at 9:45 PM.