

MINUTES
WORCESTER PLANNING BOARD
December 22, 2004

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

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

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – December 8, 2004 Meeting:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the minutes of the December 8, 2004 meeting. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to amend the minutes of the November 17, 2004 meeting.
3. **40-180 Ballard Street – Zoning Map Amendment:** Joel Fontane presented the Administration's analysis and recommendation based on input from staff, the neighborhood, the petitioner and other stakeholders in the area. Jack Donahue, Mike Keating and Attorney Samuel DeSimone spoke in favor of the petition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-1 (Joe Boynton voted no citing the facts that the parcel to be rezoned is suited for modern manufacturing and that the zone change could have possible negative effects on Quinsigamond Village retail) to recommend approval of the petition for the following reasons:
 - a. **It will reduce the risk associated with developing retail space thereby increasing the likelihood of successful redevelopment.**
 - b. **The proposed development will greatly enhance the tax revenue for this site.**
 - c. **The proposed development will increase the number of jobs at the site.**
4. **550 Franklin Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive

grant to January 12, 2005 and continued the parking plan approval to January 12, 2005 at the request of the applicant.

5. **Denver Terrace – Remove Portion From Official Map:** Samuel Rosario recused himself. It was determined that the petition was worded correctly. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 to remove said portion of Denver Terrace and it is therefore removed from the Official Map.
6. **Evelyn Street, Keach Avenue & Narragansett Avenue – 81G Street Opening:** Joe Boynton recused himself. Samuel Rosario assumed the Chair. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 to approve the street opening plan subject to the following conditions:
 - **The full length of Heath Street be constructed with utilities and drainage in the street and paved to binder.**
7. **Willvail Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the site plan approval to January 12, 2005 at the request of the applicant.
8. **Johnson Street (Lots 32 & 33) – Site Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 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.**
9. **83 Malvern Road – Site Plan Approval:** Joe Boynton recused himself. Samuel Rosario assumed the Chair. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 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.**

10. 11 East Central Street – Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to extend the deadline for constructive grant to January 12, 2005 and to continue the parking plan approval to January 12, 2005.

11. 65 Temple Street – Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to defer approval of the interior landscaping until an application for a building permit other than that contemplated by the current site plan is made for any construction on the site. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the parking plan with the following conditions:

- **A six-foot high chain link fence must be installed around the existing foundation and a notation put on the revised plan that states, “Applicant agrees to apply for parking plan approval should said foundation be built upon in the future.”**
- **A notation on the plan must state “Applicant must apply for an amendment to parking plan approval should any further building permits be applied for.”**
- **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 prior to release of decision.**

12. Private Street Conversions: Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to recommend a Priority 1 for Clover Street. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted to recommend a Priority 1 for Balis Avenue. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to recommend a Priority 1 for Miranda Street. Upon a

motion by John Shea and seconded by Anne O'Connor, the Board voted to recommend a Priority 1 for Inverness Avenue. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to recommend a Priority 1 for Papagni Circle. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted to recommend a Priority 3 for Accommodation Street.

13. **Accommodation Street – Sewer Petition:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to recommend a Priority 3.
14. **Ellis Estates – Bond Release:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to release \$80,000.00 of the existing bond leaving a new bond amount of \$25,000.00.
15. **Approval Not Required (ANR) Plans:** Upon a motion by Anne O'Connor and seconded by John Shea, the Board voted 4-0 to deny endorsement of ANR Plan #5949 Progressive/Benoit Streets 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 John Shea, the Board voted 4-0 to deny endorsement of ANR Plan #5950 Rural Street 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 John Shea, the Board voted 4-0 to deny endorsement of ANR Plan #5951 Rural Street/Ockway Street 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 Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5952 Acton/Vale Streets. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5954 Franklin Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to deny endorsement of ANR Plan #5955 Hemans Street because two lots overlap a way on the Official Map. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to deny endorsement of ANR Plan #5956 Farm Street/Swan Avenue because 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 4-0 to endorse ANR Plan #5957 Worcester Center Boulevard. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5958 Woodford Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5959 Kingsbury Street.

Other Business:

Papagni Estates – Set Bond/Release Covenant: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to set a bond in the amount of \$65,000.00 with a work completion date of June 1, 2005 and bond expiration date of August 1, 2005 and to release Lots 1-7 inclusive from the restrictive covenant upon receipt of surety.

Roseville Estates – Bond Release: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to release \$42,000.00 of the existing surety because work has been completed to the satisfaction of the Department of Public Works.

Dellawanda Drive – Set Bond: Joe Boynton recused himself. Samuel Rosario assumed the Chair. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to set a bond in the amount of \$10,000.00 with a work completion date of June 1, 2005 and a bond expiration date of August 1, 2005.

The meeting was adjourned at 9:35 PM.