

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**August 10, 2005**

**Planning Board Members Present:** John Shea  
Samuel Rosario  
Anne O'Connor  
Scott Cashman  
Margaret Guzman

**Staff Present:** Carrie Holtan, Law Department  
Michael Traynor, Law Department  
Joel Fontane, Planning Division  
Edgar Luna, Planning Division  
Judith Stolberg, Planning Division  
Lara Bold, Planning Division  
K. Russell Adams, DPW  
Joanne Valade, Code Enforcement

**Regular Meeting (5:30 PM) – Saxe Room, Worcester Public Library**

1. **Call to Order:** Chairman John Shea called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – July 27, 2005 Meeting:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 (John Shea did not attend that meeting) to approve the minutes of the July 27, 2005 meeting.
3. **Macwaboc Street:** Notice of the hearing was read by the Clerk. Ellen Gardner presented her petition. Philip Leary stated he had no objection. Peter Brothers and Lisa Gallagher, abutters, objected. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to continue the hearing to August 24, 2005 and advised those who had objections to provide proof that, in fact, they are parties of interest. The Board advised the abutters to speak with the petitioners to explore what they have in mind for their property's use if the street is removed.
4. **Harrison Street/Coral Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-1 (Samuel Rosario voted no) 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.**
5. **641-651 West Boylston Street – Parking Plan Approval:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 5-0 to extend the deadline for constructive grant to September 14, 2005 and to continue the parking plan approval to September 14, 2005. Applicant was advised to bring proof of lease for off site land.
6. **1283 Pleasant Street – Site Plan Approval:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to extend the deadline for constructive grant to September 14, 2005 and to continue the site plan approval to September 14, 2005. Applicant was advised that the scale of the plan is incorrect, square footage of the building to the north and the second building must be noted on the plan, dumpster must be screened and noted on the plan, and buffers must be shown on the plan.
7. **31 Caroline Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw.
8. **109 Holden Street – Definitive Subdivision Approval:** Jeff Howland informed the Board that, after meeting with DPW, they determined the plan had to be re-done in its entirety and that they would possibly need to request some waivers upon re-submittal. Edward Sleczkowski said people had not come to the meeting because they were told the hearing was going to be continued and was informed by the Chair that Mr. Howland’s question was procedural and no decisions would be made on anything but the continuance request at this meeting. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to extend the deadline for constructive grant to September 28, 2005 and to continue the hearing to September 28, 2005 with the condition that the applicant re-notify abutters.
9. **63 Jackson Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the parking plan with the following conditions:
- **Applicant agrees to regrade and berm the lower lot to the satisfaction of the Department of Public Works and so note 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.**
- **Five copies of the revised plan must be submitted to the Planning & Regulatory Services Office prior to release of the decision.**

- 10. Aldena Road/Meridale Road (Adaptive Reuse Overlay District) - Zoning Map Amendment:** Notice of the hearing was read by the Clerk. Attorney Patricia Gates presented the amendment. Robert Reed, Leicester Town Administrator, presented a letter stating no abutters in Leicester had been notified. Michael Traynor advised the Board that abutter notification is not a legal requirement for a zone change – only advertising. Brian Saberma, 17 Brooks Street, Leicester, MA, spoke in opposition to the zone change. Joel Fontane informed the Board that the Administration recommends approval. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to recommend approval.
- 11. Omnibus Zoning Ordinance Amendment:** Notice of the hearing was read by the Clerk. The Chairman said this document was the culmination of many hours of work at many hearings. Attorney Jonathan Finkelstein stated that he had done some review of the document and had found problems in the document. Michael Traynor advised him to give the Board his comments in writing so they can be reviewed by the Board. Margaret Guzman and Scott Cashman, both new members of the Board asked for some time to meet with Joel Fontane to get up to speed on the proposed changes. Michael Traynor stated only the highlighted parts of the Omnibus Zoning Ordinance document were to be considered at this time. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to continue the hearing to September 14, 2005 allow the new Board members to fully review the document.
- 12. 101 Barry Road – Site Plan Approval:** Anne O’Connor recused herself. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 4-0 to continue the site plan approval to August 24, 2005.
- 13. 252A Stafford Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 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.**

**14. 1112 West Boylston Street – Preliminary Site Plan Approval:** Preliminary More Than One Building on a Lot was taken collectively. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the preliminary site plan with the following to be resolved upon submission of the definitive site plan approval application:

- **Aisle widths must be 24’.**
- **Fire Department comments regarding access to the site must be obtained.**
- **Catch basins must meet DPW standards.**

**15. 1112 West Boylston Street – Preliminary More Than One Building On A Lot:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve the preliminary application for More Than One Building On a Lot.

**16. Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to deny endorsement of ANR Plan #6096 Deepdale Street because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6113 Arrowsic/Orono Streets. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6121 Perkins/Windsor Streets. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6122 Claffey Avenue. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6123 Johnson Street. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6124 Crown Street. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6125 45 Barclely Street. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6126 23 Barclely Street. Upon a motion by Anne O’Connor and seconded by Samuel Rosario, the Board voted 5-0 to endorse ANR Plan #6127 Eagle Road. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6128 Dell Avenue. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to deny endorsement of ANR Plan #6129 5 Morgan Street. Upon a motion by Anne O’Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6130 Lynnwood Lane. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #6134 Burncoat Street.

**OTHER BUSINESS:**

**Orton Street Extension – Covenant Release:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to release Lots 1 through 33 inclusive from the restrictive covenant because all work has been completed to the satisfaction of the Department of Public Works.

The meeting was adjourned at 8:00 PM.