## Worcester Planning Board November 12, 1997

Planning Board Members Present:

George Russell Joan Bagley Joseph Sova Joe Boynton Samuel Rosario

Staff Present: Paul Moosey, DPW Engineering

Michael Caforio, DPW Engineering Joseph Mikielian, Code Enforcement

Alan Gordon, OPCD Judith Stolberg, OPCD Diana Collins, OPCD

Stephen Madaus, Law Department

Regular Meeting (5:30 P.M.) - City Council Chambers, City Hall

- 1. Call to Order: Chairman George Russell called the meeting to order at 5:30 P.M.
- 2. Approval of Minutes October 22, 1997: Upon a motion by Joe Sova and seconded by Joan Bagley, the Board voted to approve the minutes.
- 3. Southwest Cutoff (Chabot Motors) Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to extend the deadline to December 11, 1997. The item was continued to December 10, 1997.
- 4. 7-9 Woodland Street Reconsideration Hearing: Notice of the hearing was read by the Clerk. George Najamey explained how the new proposal differed from the original proposal which had been denied by the Zoning Board of Appeals. Barbara Haller and William Breault spoke in opposition. The hearing was continued to December 10, 1997.
- 5. Winter Heights Subdivision (Chester Street) Preliminary Subdivision Approval: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to approve the Preliminary Plan with the following conditions:
  - \* Inclusion in the definitive subdivision plan application of a detailed, definitive traffic impact analysis including all parcels plus ANR parcels not included in this plan.
  - \* All comments in the letter from the Department of Public Works dated November 6, 1997 be addressed in the definitive plan.

- \* Consider cluster zoning concept in the definitive subdivision plan application.
- \* The Planning Board recommends that land strips labeled "1" and "3" be reconsidered because maintenance of these land strips needs to be addressed.
- \* The street right-of-way width for the portion of Oriental Street abutting the future ANR lots be redesigned in the definitive subdivision plan to a 50 foot width.
- 6. 160 Institute Road (15% Slope) Site Plan Approval: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
- 7. 82 Wauwinet Road (15% Slope) Site Plan Approval: Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted to approve the site plan with the following conditions:
  - \* Ground cover for stabilization be in place before issuance of occupancy permit.
  - \* 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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
- 8. 8 Minerva Street (15% Slope) Site Plan Approval: George Russell recused himself from this item. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted 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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.

- 9. 90 Washington Street Amendment to Site Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the amendment to the site plan with the following conditions:
  - \* One shade tree for every ten parking spaces be shown on plan per OPCD specifications.
  - \* Entrances be located close to handicapped parking areas.
  - \* Three copies of revised plan be submitted to OPCD prior to release of decision to proponent.
- 10. Airport Drive Request To Make Public: Upon a motion by Joan Bagley and seconded by Joan Bagley, the Board voted to recommend a Priority 1.
- 11. Rice Lane Request To Make Public: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to recommend a Priority 1.
- 12. Phoebe Way Request To Extend: Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted to recommend denial based on the Law Department letter dated January 3, 1996.
- 13. Westmont Subdivision (Phase VII) Bond Reduction: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to release \$110,000.00 of the \$130,000.00 performance bond thereby setting a new bond amount of \$20,000.00.
- 14. Arboretum Subdivision Extension of Work Completion Date and Bond Expiration Date: Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set a work completion date of December 1, 1998 and a bond expiration date of February 1, 1999.
- 15. Brook Crossing Subdivision Discussion: No action was necessary on this item.
- 16. CMRPC Delegate Appointments: Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board appointed Samuel Rosario as the Planning Board delegate and Joseph Sova as the alternate Planning Board delegate.
- 17. Plans To Be Ratified:

#4868 Orient Street/Norfolk Street

#4869 Cambridge Street

#4871 Tiffany Avenue

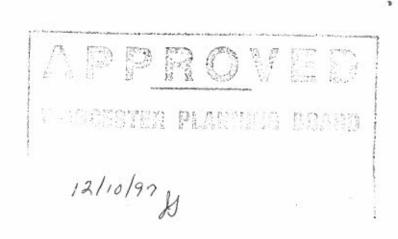
#4872 Northboro Street

#4873 Frothingham Road

Other Business: None

The Chairman adjourned the meeting at 7:30 P.M.

0



## CITY OF WORCESTER PLANNING BOARD DECISION CORRECTED

PLRASE TAKE NOTICE

DATE: November 13, 1997

At a meeting held on November 12, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Joseph Record.

The petition involves the construction of a single family home and a garage with an accessory apartment on land with 15% or more slope on a parcel located at 82 Wauwinet Road, Worcester, Massachusetts.

Proper notice on October 29, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- Ground cover for stabilization be in place before issuance of occupancy permit.
- Subject to the 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 should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

## CITY OF WORCESTER PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: November 13, 1997

At a meeting held on November 12, 1997 the Worcester Planning Board voted unamiously to approve the Definitive Site Plan Approval application filed by Mutual Builders, Inc.

The petition involves the construction of a single family home on land with 15% or more slope on a parcel located at 160 Institute Road, Worcester, Massachusetts.

Proper notice on October 29, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- Subject to the 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 should be installed and maintained throughout construction to the satisfaction of the Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

DATE: /3/W097

## CITY OF WORCESTER PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: November 13, 1997

At a meeting held on November 12, 1997 the Worcester Planning Board voted 4-0 to approve the Definitive Site Plan Approval application filed by George Russell.

The petition involves the construction of a single family home on land with 15% or more slope on a parcel located at 8 Minerva Street, Worcester, Massachusetts.

Proper notice on October 29, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- Subject to the 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 should be installed and maintained throughout the satisfaction of construction to the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

DATE: 13/100 97