

**MINUTES
WORCESTER PLANNING BOARD
JUNE 9, 1999**

Planning Board Members Present: Joseph Sova
Joe Boynton
Samuel Rosario
Stephen Petro

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Michael Pace, Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Alan Gordon, OPCD
Diana Collins, OPCD

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

1. **Call to Order:** Vice Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – May 26, 1999:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the minutes of the May 26, 1999 meeting.
3. **Willvail Street – Private Street Removal:** Notice of the hearing was read by the Clerk. Richard Casey, Jr. spoke in favor of the petition. There was no opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to approve the petition and to remove the portion of Willvail Street from the intersection of Willvail Street and Bauer Street to a point where the 81G turn around commences from the Official Map provided the City of Worcester retain easement rights.
4. **Abbot Street – Private Street Removal:** Winfield Place and Winfield Street were taken collectively. Notices of the hearings were read by the Clerk. Attorney Samuel DeSimone, Fred Pandiani and Jim Pedula spoke in favor of the petition. Walter Kilgar and Tim Rogenheimer spoke in opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the hearings to June 23, 1999 to enable the Law Department to determine if Mr. Kilgar is a legitimate party of interest.
5. **Winfield Place – Private Street Removal:** See #4 above.

6. **Winfield Street – Private and Public Street Removal:** See #4 above.
7. **Bradley Street – Abandon Public Way:** Notice of the hearing was read by the Clerk. Attorney Robert Longden, Jr. spoke in favor of the petition. There was no opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to recommend approval of the petition.
8. **Marissa Estates – Preliminary Subdivision Plan:** Attorney Mark Donahue and Art Boulay explained the plan. City Councilor Paul Clancy, Representative John Fresolo, Robert Pezzella, representing Senator Guy Glodis, Anthony Cerone, David Holm and Lynn Restucie spoke in opposition. Upon a motion by Joe Boynton and seconded by Joseph Sova who stepped down from the Chair, the Board voted unanimously not to approve the plan because the length of the cul-de-sac exceeds the 500' limit. The Board advised the proponent that he should meet with DPW and OPCD prior to submission of the definitive plan and that waivers regarding sidewalks, leveling area at intersection, maximum grade at cul-de-sac and maximum length of dead end would not be granted.
9. **Madison-Washington Street (Burger King) - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
 - **All comments in Department of Public Works letter dated May 19, 1999 be addressed to the satisfaction of said department.**
 - **Snow be removed from the site.**
 - **Caliper of trees should be 3-3.5” and said caliper be changed on the plan.**
 - **Fifth pear tree be shown on the plan.**
 - **Stop signs be added at exits.**
 - **Crosswalk be added on Washington Street between Burger King and the Flea Market subject to DPW standards.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of written decision to proponent.**
10. **Surrey Lane (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to approve the request of the proponent for leave to withdraw without prejudice.
11. **172 Clover Street (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:
 - **Roof drain leaders and perimeter drain be connected to surface line.**

- **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, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
 - **Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.**
12. **395 Chandler Street (U.S. Post Office) – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joseph Sova who stepped down from the chair, the Board voted unanimously to approve the parking plan with the following conditions:
- **Handicapped spaces in Brooks Pharmacy portion of the lot be re-stripped and signs be installed to designate these spaces.**
 - **Signage be installed designating snow storage area.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision to proponent.**
13. **149 Washington Street (Flea Market) – Amendment to Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to approve the amendment with the following conditions:
- **The date on the plan be changed.**
 - **Handicapped spaces be moved to the corner of Washington and Lamartine Streets and the fence be opened to provide access.**
 - **Division between parking lot and lot used by Maurice the Pants Man be shown on plan.**
 - **Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.**
14. **Diana Street – Request To Make Public:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to recommend a Priority 1 based on information provided by DPW and OPCD.
15. **O’Hara Circle – Request To Make Public:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to recommend a Priority 1 based on information provided by DPW and OPCD.
16. **Brooks Crossing Subdivision – Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to extend the work completion date to Noon on July 14,

1999 and if the work is not completed by that time and date, action will be taken by the Board to have the work completed.

17. **Arboretum Subdivision – Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted the DPW recommendation. Paul Moosey pointed out that, in fact, DPW was not making a recommendation. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to reconsider the vote. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the item to June 23, 1999.
18. **Plans To Be Ratified:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to ratify the following Approval Not Required Plans:
 - #5021 Lincoln Street/Knight Street
 - #5022 Third Street
 - #5024 Glezen Street
 - #5025 Dixfield Street
 - #5026 Providence Street

Other Business:

Approval Not Required Plan – Dixfield Street: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 2-2 to sign the plan. Therefore, motion did not carry. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted to continue the review to June 23, 1999 so the Law Department could provide an opinion.

Election of Officers:

Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to elect Joseph Sova as Chairman.

Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to elect Joe Boynton as Vice Chairman.

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to elect Samuel Rosario as Clerk.

The Chairman adjourned the meeting at 8:40 P.M.