

**MINUTES  
WORCESTER PLANNING BOARD  
OCTOBER 13, 1999**

**Planning Board Members Present:** Joseph Sova  
Joe Boynton  
Stephen Petro

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
Michael Pace, Code Enforcement  
Stephen Madaus, Law Department  
Alan Gordon, OPCD  
Joseph Borbone, Traffic Engineering

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

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – September 22, 1999 Meeting:** Joseph Sova stepped down from the Chair and Joe Boynton took the Chair. Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted 2-0 to approve the minutes. Joseph Sova again took the Chair.
3. **Zoning Map Amendment – Indoor and Outdoor Shooting Ranges:** Notice of the hearing was read by Stephen Petro. City Councilor Paul Clancy, Sandra Ellis, Steven Power and Mike Troiano spoke in favor of the petition. No one spoke in opposition. The Board requested OPCD produce a GIS map detailing the radius of locations to be affected by the proposed prohibitions. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the hearing to October 27, 1999.
4. **Definitive Subdivision Approval - Papagni Circle:** Notice of the hearing was read by Stephen Petro. Robert O'Neil presented the plan. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the Definitive Subdivision with the following condition:
  - **All comments in the Department of Public Works letter dated October 7, 1999 be addressed to the satisfaction of said department.**
5. **340-370 Park Avenue (Stop & Shop) – Site Plan Approval:** Attorney Samuel DeSimone presented the plan. Joseph Borbone, Director of Traffic Engineering, stated that traffic would be improved at the site. Attorney Timothy Robenhymer and Weldon Kilgar expressed opposition to the plan. Upon a motion by Joe

Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the item to October 27, 1999.

6. **Grafton Street (Stop & Shop Fueling Station) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the item to October 27, 1999 at the request of the proponent.
7. **160 Gold Star Boulevard (Wright Line) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
  - **All comments in Department of Public Works letter dated October 7, 1999 be addressed to the satisfaction of said department.**
  - **Required floodplain information be added to the application.**
  - **Five shade trees be added in rear of parking area.**
  - **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.**
  - **Three copies of revised plan be submitted to Office of Planning and Community prior to release of decision.**
8. **290 Millbury Street (Sign) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
  - **Proponent meet with OPCD landscape architect to design landscaping for base of sign and install same.**
  - **Three copies of revised plan stamped by Registered Engineer be submitted to Office of Planning and Community prior to release of decision.**
9. **472 Lake Avenue (15% Slope) – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Joseph Sova, the Board voted unanimously to continue the item to October 27, 1999.
10. **Moreland Green Drive – Lot B (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously 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.**
  - **Driveway onto Moreland Green Drive be moved away from corner.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
11. **43 Indian Hill Road (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
- **Roof drains be tied into sewer.**
  - **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.**
12. **4A Maplewood Road (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
- **Applicant will immediately grass seed the rear of the lot.**
  - **Full berm to be installed in front of the lot.**
  - **Roof drains be tied into sewer.**
  - **Prior to house construction recommencing, lot must be completely graded per the grades shown on the plan.**
  - **Engineer meet with OPCD landscape architect to design landscaping for northwest corner of the lot.**
  - **Standard driveway to be installed.**
  - **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.**
  - **Three copies of revised plan be submitted to OPCD prior to release of written decision to proponent.**

13. **Arcadia Street (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
  - **Vegetation in rear of the lot behind hay bales is not to be disturbed.**
  - **Plan be stamped by a Registered Engineer.**
  - **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.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
  
14. **431 West Boylston Street (Safety Fund/Family Bank) – Amendment to Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to approve the amendment to the parking plan with the following conditions:
  - **Shade tree to be added at northeast corner of the lot.**
  - **Landscaping to be added along Whitmarsh Avenue periphery.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
  
15. **Viele Avenue – Request To Make Public:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend a Priority 1.
  
16. **Prescott Street – Request To Discontinue Portion of Public Way:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to recommend approval to remove a portion of Prescott Street from the Official Map. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to discontinue a portion of Prescott Street as a public way.
  
17. **Brooks Crossing – Bond Release:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to release the bond since work has been completed to the satisfaction of DPW and on condition that a new bond in the amount of \$8,000.00 be issued simultaneously.
  
18. **Brooks Crossing – Set Bond:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to set a new bond in the amount of \$8,000.00 for the cul-de-sac to be completed by October 13, 2000 with a bond expiration date of December 13, 2000.

19. **Hillside Estates – Discussion:** DPW updated the Board on continued progress. No action was taken by the Board.
20. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to ratify the following plans:

- #5065 Winfield Street
- #5066 Washington Street/Madison Street
- #5067 West Boylston Drive
- #5068 Montclair Drive
- #5069 Westwood Drive
- #5070 Plantation Street
- #5071 Acushnet Avenue
- #5072 Plantation Street
- #5073 Barclay Street/Harrison Street
- #5074 Poulken Road
- #5075 East Worcester Street
- #5076 Jeremiah's Lane

**Other Business:** Stephen Madaus provided the Board with a site plan zoning opinion for discussion at the October 27, 1999 meeting.

The Chairman adjourned the meeting at 8:20 P.M.