

**MINUTES  
WORCESTER PLANNING BOARD  
APRIL 12, 2000**

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

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
Stephen Madaus, Law Department  
Judith Stolberg, OPCD  
Pamela Harding, OPCD  
Stephen Parker, OPCD

**Regular Meeting (5:30 P.M.) – Room 409, City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – March 8, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Rustic Drive Extension – Definitive Subdivision Approval:** Attorney Mark Donahue presented the plan. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the hearing to April 26, 2000 so the developer can revise the plan so that Lot 8 meets dimensional requirement.
4. **115 Northeast Cutoff – Special Permit:** Notice of the hearing was read by the Clerk. Arthur Allen and Donald Alger presented the plan. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to grant the Special Permit with the condition that the applicant provide for containment of compressor discharge in a sealed container. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to reconsider. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to grant the Special Permit with the condition that the applicant provide for containment of compressor discharge in a sealed container.
5. **Second Street - Lot 37 – (15% Slope) – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to waive the requirement that the plan be prepared by an engineer and 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.**
6. **12, 14 & 16 Sherwood Road – (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the requirement that the plan be prepared by an engineer and 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.**
  - **Back lot line stakes be installed by a Registered Land Surveyor prior to construction.**
  - **All comments in Department of Public Works letter dated March 16, 2000 be addressed to the satisfaction of said department.**
  - **Temporary construction fence be installed around any unattended construction holes.**
7. **Oak Leaf Circle – (15% Slope) – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Joe Boynton voted no) 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.**
8. **39 First Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to extend the deadline to May 10, 2000 and continued the item to May 10, 2000 at the request of the applicant in order for the proponent to submit a new plan which shows boundary line and abutters.

9. **119 Lovell Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted to approve the parking plan with the following conditions:
- **Move dumpster toward the street between the doors and enclose with stockade fence.**
  - **Fence to be repaired.**
  - **Plan to state that snow is to be removed from the site.**
  - **A sign on the Lovell Street side be installed stating parking in rear of building.**
  - **Lighting should point down and away from abutters.**
  - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**
10. **Zoning Ordinance Amendment – Non-accessory Signs:** City Councillor Paul Clancy, the petitioner, asked the Board to recommend denial and a new petition would be referred to the Board at a later date. Attorney John Spellane and Joseph Murray concurred. Upon a motion by Samuel Rosario seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to recommend denial.
11. **Cataline Street – Lot 406C (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, 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.**
  - **All comments in Department of Public Works letter dated April 5, 2000 be addressed to the satisfaction of said department.**
12. **81 Providence Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
- **All comments in Department of Public Works letter dated April 7, 2000, with the exception of #3, be addressed to the satisfaction of said department.**

13. **Camelot Drive – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
- **Plan show parking for each unit.**
  - **All comments in Department of Public Works letter dated April 5, 2000 be addressed to the satisfaction of said department.**
  - **Drainage comply with City of Worcester standards.**
  - **Three copies of revised plan to be submitted to OPCD prior to release of decision.**
14. **Devonshire Street – Lot 15 (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to waive the requirement that the plan be prepared by an engineer and to approve the site plan with the following conditions:
- **Sub-drain and swale to be installed within one month of April 12, 2000 and prior to issuance of building permit.**
  - **All comments in Department of Public Works letter dated April 5, 2000 be addressed to the satisfaction of said department.**
  - **A temporary fence be placed around the existing sedimentation pond or it be filled in if allowed by Conservation Commission.**
  - **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.**
15. **477 Park Avenue – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the item to April 26, 2000 and advised the applicant to meet with the Department of Public Works.
16. **Weetamoe Street – Street Opening:** The hearing was not opened. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to continue the item to April 26, 2000 in order to determine if the street is on the Official Map.
17. **Wamsutta Avenue – Street Opening:** Notice of the hearing was read by the Clerk. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to continue the hearing to April 26, 2000 in order to determine if the street is on the Official Map.

18. **Westmont Subdivision (Phase VIII) – Bond Reduction:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to release \$80,000 of the existing bond leaving a new bond amount of \$10,000.00.
19. **Hidden Farm Estates (Phase 3) – Establish Bond:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to establish a bond in the amount of \$77,000.00. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to set a work completion date of July 1, 2001 and a bond expiration date of October 1, 2001. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to release Lots 30-38 inclusive from the covenant.
20. **Arboretum – Extension of Work Completion Date and Bond Expiration Date:** No action was taken since developer has assured DPW that work will be completed by the expiration date.
21. **Plans To Be Ratified:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to ratify the following plans:

- #5118 444 Massasoit Road
- #5119 Dighton/Evers Streets
- #5120 Maranda Street
- #5121 Beatrice/Ledgecrest Streets
- #5122 Northeast Cutoff
- #5123 Revere Street
- #5124 Second Street
- #5125 Wildrose Avenue
- #5126 Henrietta Street
- #5127 Jefferson Street
- #5128 Massasoit Road/Minerva Street
- #5129 Dale Street
- #5130 Parkton Avenue
- #5131 Marion Avenue
- #5132 Buckley Road

**Other Business:**

**Brooks Crossing Subdivision – Informal Discussion:** John Shea recused himself. An informal discussion regarding Ridgewood Road ensued. No action was necessary or taken by the Board.

The Chairman adjourned the meeting at 8:50 P.M.