

**MINUTES
WORCESTER PLANNING BOARD
OCTOBER 11, 2000**

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

Staff Present: Paul Moosey, DPW Engineering
Edward Kochling, DPW Engineering
Michael Pace, Health/Code Department
Stephen Madaus, Law Department
Pamela Harding, OPCD
Judith Stolberg, OPCD

Regular Meeting (5:30 p.m.) - City Council Chambers, City Hall

- 1. Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
- 2. Approval of Minutes – September 27, 2000 Meeting:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the minutes.
- 3. 535 Salisbury Street – Parking Plan Approval:** Stephen Petro recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the parking plan with the following conditions:
 - **Approval is for plan dated October 10, 2000.**
 - **Applicant provide hydraulic calculations to Department of Public Works.**
 - **Applicant use City of Worcester standard drainage components.**
 - **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.**
- 4. Tory Woods Estates Subdivision – Preliminary Subdivision Approval:** Notice was read by the Clerk. George Smith, Sr. and George Smith, Jr. presented the plan. John Dick, Peter Donker, Daniel Goldstein, Steven Fenneuff, Michael Vray, Deborah Moore, Jill Carlson, Ron Carlson, Lisa O’Clair, Joyce Persson, Jon Eaton, Ralph Eaton, George Blumquist, Brenda Corey, John DeLiddo, Jr., Frank DiGiorno, John Finlan, Jacqueline Shakar, Juliann Erickson, Zareh Markarian, Marilyn Markarian, Mrs. P.M. Thurston, Robert Turbidy, Richard Schmitt were recorded in opposition. Joyce Persson also presented a petition from

Tory Fort Lane residents in opposition for the record. 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 John Shea, the Board voted unanimously to deny preliminary subdivision approval for the following reasons:

- **The plan exceeds the limit for dead end roadways as prescribed in the City of Worcester Subdivision Regulations.**
 - **There is inadequate access to the site.**
5. **340-370 Park Avenue – Extension of Time (Site Plan Approval):** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to extend the deadline for construction to November 3, 2001 with the condition that the applicant provide updated traffic counts as requested by the Department of Public Works.
6. **58 Foxmeadow Drive – Amendment to Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan amendment with the following conditions:
- **Work is to be completed within 90 days.**
 - **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. **43 Indian Hill Road – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan amendment.
8. **Ansonia Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to waive the requirement of an engineer’s stamp on the plan. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
- **Roof drains be tied into drywell at the southeast corner with the design of the drywell to be approved by the Department of Public Works.**
 - **Ansonia Road be improved with gravel along the frontage of the property.**
 - **Three copies of revised plan be submitted to OPCD prior to release of the decision.**
9. **185 Salisbury Street – 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:
- **Applicant not use double catch basins.**
 - **Applicant provide Storm Water Management Form.**

- **Applicant provide profile of proposed drain mains.**
- **Applicant use an 8"x4" tapping sleeve and valve for the proposed 4" water service and an 8"x6" tapping sleeve and valve for the 8" fire service line.**
- **Applicant amend notes on Sheet C 1.4, item 6 to reflect the fact that the City of Worcester Department of Public Works is not a participating member of the DigSafe System and should call the department directly to get markouts for water and sewer.**
- **Three copies of revised plan be submitted to OPCD prior to release of the decision.**

10. Winter Heights Subdivision – Release Covenant and Set Bond: John Shea recused himself. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release the covenant for Lots 52 through 57 inclusive and to set a bond in the amount of \$21,000.00 with a work completion date of September 1, 2001 and a bond expiration date of November 1, 2001.

11. Westmont Subdivision (Phase VIII) – Release Bond: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to release the covenant and the \$10,000.00 surety since all work has been completed to the satisfaction of the Department of Public Works.

12. Scenic Heights Subdivision (Phases III, IV & V) – Extension of Work Completion Date and Bond Expiration Date: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the work completion date to June 30, 2001 and the \$2000.00 surety expiration date, the \$5,000.00 surety expiration date and the \$7,800.00 surety expiration date to August 30, 2001.

13. Ratify Plans: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required plans:

**#5183 St. Nicholas Avenue
#5185 West Chester Street
#5186 Wyola Drive/Brookline Street**

Other Business:

Subdivision Regulations: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to advertise an amendment to the Subdivision Regulations as prepared by the Law Department that would include a sunset provision and a change to the application form.

The meeting was adjourned at 7:20 P.M.