

MINUTES
WORCESTER PLANNING BOARD
May 9, 2001

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

Staff Present: Paul Moosey, DPW Engineering
Doug Scott, Health/Code Enforcement
Stephen Madaus, Law Department
Stephen Parker, Executive Office of Economic Development
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development

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 – April 25, 2001 Meeting:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the minutes.
3. **Holden Street - Definitive Subdivision Approval:** Joe Boynton recused himself. Matthew Brassard, representing the developer, asked that the item be continued so they can revise the plan. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the item to May 23, 2001.
4. **1173 West Boylston Street – Site Plan Approval:** Stephen Petro recused himself. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to continue the item to May 23, 2001 to allow the Department of Public Works, Traffic Division, to review the traffic study submitted by the applicant and provide a written recommendation back to the Board.
5. **81 Lafayette Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to continue the item to May 9, 2001 at the request of the applicant
6. **525-555 Lincoln Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Conditions of prior approval remain in effect except as amended by this approval.**
 - **Landscaping in each phase to be completed within the growing season that applies.**

- **Traffic signals be fully operational at both entrances prior to completion of the Target Phase.**

7. 30 Pullman Street – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to approve the approve the site plan with the following condition:

- **Applicant designate the snow storage area on the plan.**
- **Applicant show dumpster on the plan.**
- **Applicant provide drainage system for proposed lot.**
- **Applicant not to use a crushed stone surface; lot must be paved.**
- **Tire scrubber will be permitted at the entrance to the building should applicant choose to install it.**
- **Applicant must provide driveway detail.**
- **Applicant provide an existing utility plan with proposed changes, if any, and a description of water and sewer usage for the proposed use.**
- **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.**
- **Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**

8. Devonshire Street (Lots 6&7) – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 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. Princeton Street (Lots 1&2) – Site Plan Approval: Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to continue the item to May 23, 2001 so the applicant can determine if the handicapped space can be moved in order to redesign the driveway.

10. Sherwood Road (Lots 1,2&3) – Site Plan Approval: Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-1 (John Shea voted no) to approve the site plan with the following conditions:

- **Applicant include riprap detail on the plan.**

- Applicant must have the site graded, stabilized by seeding and stumps, rocks, etc. removed within 45 days.
- Driveways are to be developed per the plan including a retaining wall along Sherwood Road in common with Lots 1&2
- Retaining wall to be certified by a structural engineer and approved by the Department of Public Health and Code Enforcement.
- Retaining wall to be adequately screened by arborvitae or hemlock 6-8' in height installed 4' on center.
- Retaining wall to be faced with stone veneer.
- Retaining wall must have a guardrail to ensure safety.
- Cease and Desist Order to remain in effect until all mitigation work is completed.
- 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.
- Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.

11. 63 Laurel Street – Site Plan Approval: Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the site plan.

Samuel Rosario left the meeting.

12. 500 Salisbury Street – Site Plan Approval: Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 4-0 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.

13. 350 Harding Street – Parking Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the item to May 23, 2001 so the applicant can check with the Police Department on whether his license would be adversely affected and, should applicant choose to proceed, submit a new plan showing a 5' landscaping buffer, abutters and traffic flow.

14. Burncoat Meadows Subdivision (Phase III) – Bond Release: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to release the bond and release the covenant since all work has been completed to the satisfaction of the Department of Public Works.

15. Hidden Farm Estates (Phase IV) – Set Bond and Release Covenant: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to set a bond in the amount of \$210,000.00 with a work completion date of August 1, 2002 and a bond expiration date of October 1, 2002. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to release Lots 16, 18, 19, 20, 21, 22, 24, 64, 65 & 66 from the covenant.

16. Plans To Be Ratified: Upon a motion by Joe Boynton and seconded by John Shea the Board voted 4-0 to endorse ANR Plan #5251 Olean Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5252 Guisto Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5253 Swan Avenue. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5254 West Boylston Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5255 Belcourt Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-0 (Joe Boynton recused himself) to endorse ANR Plan #5256. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5257 Benson Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5258 Wayside Road/Bullard Avenue.

Other Business:

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to authorize the Chairman to sign a letter regarding covenant release of Lot 214 in Northcrest Subdivision.

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (John Shea recused himself) to authorize the Chairman to sign a letter regarding covenant release of Lot 23 in Brook Crossing Subdivision.

Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to authorize the Chairman to sign a letter to Robert Gallo denying endorsement of two ANR Plans for Ledgercrest Drive and Beatrice Drive.

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to authorize the Chairman to sign a letter approving a street opening (81G) for Onset Street.

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to authorize the Chairman to sign a letter rescinding definitive subdivision approval for Summit Park Subdivision.

Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 (Stephen Petro recused himself) to sign a letter granting definitive subdivision approval for Meadowbrook Subdivision.

The meeting was adjourned at 8:50 P.M.