

MINUTES
WORCESTER PLANNING BOARD
May 23, 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.) – 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 – May 9, 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. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to re-open the hearing. Matthew Brassard, representing the developer, presented a revised plan. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the hearing to June 6, 2001 to allow for staff review of the revised plan.
- 4. 1173 West Boylston Street – Site Plan Approval:** Stephen Petro recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to extend the deadline and continue the item to June 6, 2001 to allow the applicant to revise the traffic study to the requirements of the Department of Public Works, Traffic Division.
- 5. 501-505 Mill Street – Site Plan Approval:** John Shea recused himself. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to extend the deadline and continue the item to June 27, 2001 at the request of the applicant for submission of a revised plan.
- 6. Princeton Street (Lots 1&2) – 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:

- Applicant install bollard at northwest corner of the lot of sufficient strength to stop a skidding motor vehicle.
 - Applicant provide pre and post development drainage calculations.
 - Applicant provide drainage system that mitigates post development runoff (Increase in runoff not allowed to combined sewer).
 - Applicant provide sewer and water services on the plan.
 - Applicant provide an erosion control plan.
 - 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.
7. **330 Tacoma Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the item to June 6, 2001 at the request of the applicant.
8. **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 June 6, 2001 at the request of the applicant.
9. **350 Harding Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to approve the parking 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.
 - Applicant designate Ellsworth Street curb cut for exit only on the plan by posting a sign facing Ellsworth Street.
 - Applicant provide shade trees around the perimeter, said trees to be 3.5" caliper and installed 20-25' on center in compliance with Article V, Section 5(3) of the Zoning Ordinance.
 - Applicant provide landscaping table on the plan.
 - Six copies of revised plan to be submitted to Executive Office of Economic Development (EOED) prior to release of decision.
10. **Winter Heights Subdivision – Amendment To Definitive Subdivision Plan:** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein presented the amended plan. Patrick Caputo, Andrea Caputo, Kelvin Stein, Kara Stein, Robert Cohen, Deborah Cohen, Michele Heffernan, Michael Standard, Pradip Kumar Ghosh, Rita Gosh, Stephen Paulin, Conrad Bruce-Tague, Brian Tahmdush, Denise Dobbins, Renaka Jain, Joan Fitton and Frank

Smith were recorded in opposition. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to continue the hearing to June 6, 2001 so the Law Department can render an opinion on the Board's authority to grant the requested amendment and the extent of the Board's discretion.

- 11. Dixfield Road – Remove Portion Of Private Street From Official Map:** Notice of the hearing was read by the Clerk. Michael Irvine and Lory Skidmore-Irvine spoke in favor. No one spoke in opposition. Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 5-0 to remove said portion of Dixfield Road from the Official Map.
- 12. 1 Duncan Avenue – Extension of Time For Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 5-0 to grant an extension of time for one year.
- 13. 81 Providence Street – Amendment To 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:
 - **Plan be stamped by a Registered Engineer.**
 - **Applicant label the compact spaces on the plan.**
 - **Applicant provide shade trees around the outer boundary of the site as required by Article V, Section 5(3) of the Zoning Ordinance, said landscaping to be shown on the plan with appropriate landscaping table.**
 - **Applicant provide drainage.**
 - **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.**
- 14. Upland Gardens Drive – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
 - **Applicant abandon existing water at main.**
 - **Applicant connect domestic water at street line.**
 - **Applicant connect storm drain to main line.**
 - **Applicant provide site entrance matt.**
 - **Applicant provide inlet protection for catch basin.**
 - **Applicant show relocation of trees on the plan.**
 - **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 revised plan be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**

15. 92 Downing Street – Site Plan Approval: Joe Boynton recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:

- **Applicant use 8" PVC DR 18 for catch basin connections.**
- **Applicant use solid covers for leaching basins.**
- **Applicant tap domestic water at street line from 8" fire pipe.**
- **Dumpster be enclosed and shown on the plan.**
- **Applicant show new shade tree to be planted rather than existing tree on the plan.**
- **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 revised plan be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**

16. 26 Houghton Street – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:

- **Plan be stamped by a Registered Engineer.**
- **Applicant provide utility and erosion control plan.**
- **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 revised plan be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**

17. 24 Willowbrook Lane – 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:

- **Applicant connect proposed swales to drainage system.**
- **Applicant cannot connect to sewer and drain manholes.**
- **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.**
- **Six copies of revised plan be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**

18. Florence & Downing Streets – Parking Plan Approval: Joe Boynton recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the parking plan with the following conditions:

- **Applicant designate snow storage areas in both corners of the southerly portion of the lot.**
- **Applicant provide shade trees around the outer boundary of the site as required by Article V, Section 5(3) of the Zoning Ordinance, said landscaping to be shown on the plan with appropriate landscaping table.**
- **Applicant show lighting pointing away from abutting property on the plan.**
- **Applicant show erosion controls on the plan.**
- **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 revised plan be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**

19. 143-145 East Central Street – Parking Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 5-0 to approve the parking plan with the following conditions:

- **Applicant provide shade trees around the outer boundary of the site as required by Article V, Section 5(3) of the Zoning Ordinance, with the exception of the rip rap area, said landscaping to be shown on the plan with appropriate landscaping table.**
- **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 revised plan be submitted to Executive Office of Economic Development (EOED) prior to release of decision.**

20. 7&9 Wigwam Hill Drive – Sewer Petition: Upon a motion by Joe Boynton and seconded by John Shea. the Board voted 5-0 to recommend a Priority 4 based on the recommendation of the Department of Public Works.

21. Chino Avenue – Sewer Petition: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to recommend a Priority 2 based on the recommendation of the Department of Public Works.

22. Plans To Be Ratified: Upon a motion by Joe Boynton and seconded by John Shea the Board voted 5-0 to endorse ANR Plan #5259 Beatrice Drive. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5260 Ledgecrest Drive. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5261 First Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5262 Long Vue Terrace. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5264 Allison Circle with the notation Parcel 1 to be conveyed to the owner of the Demarco Land. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5266 Greencourt Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5265 Cheyenne Road. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5263 Onset Street because there is inadequate access to the site.

Other Business: None

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