

MINUTES
WORCESTER PLANNING BOARD
February 13, 2002

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

Staff Present: Paul Moosey, DPW Engineering
Michael Pace, Health/Code Enforcement
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development
Stephen Parker, Executive Office of Economic Development
Michael Traynor, Law Department
Jeffrey Head, Law Department

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 – January 23, 2002 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the minutes of the January 23, 2002 meeting.
3. **3-7 West Boylston Street - Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
4. **Good Harbor Heights – Definitive Subdivision:** John Shea recused himself. Site Plan Approval was taken collectively. Attorney James Masteralexis and Fred Hamway represented the developer. William and Geraldine Pepper were concerned about the detention basin, Steve Naun stated his preference for no sidewalk and Attorney Todd Rodman, representing the owners of the property, supported the plan. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to continue the hearing and the site plan approval to March 13, 2002 so the applicant can address concerns of the Board (detention pond, visual buffering with shrubbery offset to increase the buffer, sidewalk on one side of the street, and parking shown more explicitly on the site plan).

John Shea left the meeting.

5. Roda Estates – Definitive Subdivision: Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone and Arthur Bouley presented the plan. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 3-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 3-0 to approve the Definitive Subdivision with the following conditions:

- **Site Plan Approval is required prior to construction of homes.**
- **Applicant must provide the City of Worcester with an easement for street and utility purposes the deed for which must be recorded simultaneously with the recording of the plan.**
- **Endorsement of the Definitive Plan is contingent upon the following:**
 1. **Notice from the City Clerk of “No Appeal” from the action of the Board in approving this subdivision or if an appeal is taken, notice of the court either sustaining the approval or dismissing the appeal.**
 2. **Applicant must guarantee the construction of ways, the installation of municipal services and the successful performance of all other conditions to the approval of the subdivision in the manner provided in the Subdivision Regulations, Section VII, as authorized by MGL, Chapter 41, Section 81U.**

6. Roda Estates – Site Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to approve the request of the applicant for Leave to Withdraw.

7. 114 Lincoln Street, Henschman Street, Frederick Street - Site Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to approve the site plan with the following conditions:

- **Applicant install signage stating “Resident Parking Only – Violators Will Be Towed At Owner’s Expense” on Parcel E and show said signage 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**

8. 52 Heywood Street – Site Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to approve the site plan with the following conditions:

- **Applicant install a solid board fence along the boundary of the parking area closest to Heywood Street and show said fence on the plan.**

- Applicant must use 12” concrete pipe for drainage main.
- 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.
- Six copies of revised plan be submitted to the Executive Office of Economic Development prior to release of decision.

9. **8 Oak Hill Road - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.

10. **97 Water Street - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to continue the site plan approval to March 13, 2002 so the applicant can show more detail on the plan, including dumpster location and exterior lighting, if any.

11. **16 & 18 Dixon Avenue - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to approve the site plan with the following conditions:

- Applicant must provide silt fence with hay bales and include details on the plan.
- Applicant must locate proposed water and sewer service on the plan.
- A double row of offset arbor vitae six feet in height and 4’ on center must be placed along the length of the retaining wall on the southern side and shown 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.
- Six copies of the revised plan must be submitted to the Executive Office of Economic Development prior to release of the decision.

12. See Number 4 above.

13. **974 Southbridge Street - Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to approve the parking plan with the following conditions:

- Applicant move maple tree at rear of lot to the westerly side of the dumpster.

- **Applicant must connect the proposed sewer to main line, not to a manhole.**
- **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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development prior to the release of the decision.**

14. 351 Park Avenue - Parking Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to continue the parking plan approval to February 27, 2002.

15. Zoning Ordinance Amendment – Elimination of Duplexes As Allowed Use in RS-7 and RL-7 Districts: Notice of the hearing was read by the Clerk. City Councilor Stephen Patton spoke in favor of the petition. Jonathan Finkelstein spoke in opposition. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 3-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 3-0 to support a request of the petitioner for Leave to Withdraw.

16. 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 Samuel Rosario, the Board voted 3-0 to set a work completion date of July 1, 2002 and a bond expiration date of September 1, 2002.

17. Hilltop Subdivision – Set Bond: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to set a bond in the amount of \$90,000.00 with a work completion date of June 1, 2003 and a bond expiration date of August 1, 2003. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to release Lots 1 through 7 inclusive, Lots 18 & 19 and Lots 8 through 17 inclusive from the covenant.

18. Winter Heights Subdivision – Reduce Bond: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to release \$75,000.00 of the existing bond leaving a new bond amount of \$210,000.00.

19. Indian Hills (Phase II) – Reduce Bond: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to release \$35,000.00 of the existing bond leaving a new bond amount of \$115,000.00.

20. Indian Hills (Phase III) – Reduce Bond: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to release \$55,000.00 of the existing bond leaving a new bond amount of \$220,000.00.

21. Roseville Estates Subdivision – Set Bond: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to set a bond in the amount of \$42,000.00 with a work completion date of June 1, 2003 and a bond expiration date of August 1, 2003. Upon a

motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to release Lots 1 through 11 inclusive from the covenant.

22. Plans To Be Endorsed: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5340 Kenberma Road. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to deny endorsement of ANR Plan #5347 Armendale Street and ANR Plan #5354 Armendale/Apricot Streets because of inadequate access. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 3-0 to deny endorsement of ANR Plan #5349 Standish Street. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to reconsider. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 3-0 to hold ANR Plan #5349 Standish Street to have Code Enforcement determine if it meets the requirements for parking. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5350 Grove/Parkton Streets. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5351 Moreland Street. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5352 Ledgecrest Drive. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5353 Bangor Street. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5355 Brigham Road. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5356 Moreland Street. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5357 Ridgewood Road. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5358 Beatrice Drive. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse ANR Plan #5359 Cheyenne Road. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to endorse the Definitive Subdivision Plan for Phase II of Indian Hills Subdivision.

Other Business:

Teconnett Path/North Lake Avenue – Zoning Map Amendment Referred Back to Planning Board by the City Council: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to report back to the City Council that under MGL, Ch. 40, Sec. 5, the Planning Board has no further role to take on this petition.

The meeting was adjourned at 9:00 P.M.