

MINUTES
WORCESTER PLANNING BOARD
April 24, 2002

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

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

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 – April 10, 2002 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the minutes of the April 10, 2002 meeting.
3. **1200 West Boylston Street – Special Permit for Cluster Housing:** More Than One Building on a Lot and Site Plan Approval were taken collectively. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to continue the hearings to May 22, 2002 at the request of the applicant. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to extend the date for constructive grant to May 23, 2002 and continued the site plan approval to May 22, 2002 at the request of the applicant.
4. **1200 West Boylston Street – More Than One Building On a Lot:** See Number 3 above.
5. **1200 West Boylston Street – Site Plan Approval:** See Number 3 above.
6. **Paradise Point – Special Permit for Continuing Care Retirement Community:** John Shea recused himself. Upon a motion by Joe Boynton and Samuel Rosario, the Board voted 3-0 to continue the hearings and site plan approval to May 8, 2002 at the request of the applicant.
7. **Paradise Point – More Than One Building On a Lot:** See Number 6 above.
8. **Paradise Point – Site Plan Approval:** See Number 6 above.

9. Zone Change – Atlas Street: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to continue the item to May 22, 2002 at the request of the applicant.

10. 128 Chandler Street – Parking Plan Approval: Joe Boynton recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to approve the parking plan with the following conditions:

- **Applicant submit drainage calculations to the Department of Public Works for approval.**
- **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.**

11. 351 Park Avenue – Parking Plan Approval: 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 submit drainage calculations to the Department of Public Works for approval.**
- **Applicant designate parking space labeled #24 on the plan as handicapped parking.**
- **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 (EOED) prior to release of decision.**

12. Marissa Estates – Amendment to Definitive Subdivision Approval: Notice of the hearing was read by the Clerk. Attorney Mark Donahue and Arthur Bouley presented the amendment. Lynn Restucea asked questions but offered no objections. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve a waiver of the width of the right-of-way to forty feet. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the amendment to the previously approved subdivision with the following conditions:

- **The buffer consisting of evergreens shown on the plan be a minimum of six feet in height and placed no more than 15 feet on center.**
- **Lots 1, 2, 3, 4, 5R, 9R, 10 and 11 are to have 25’ rear yard setback.**
- **Driveway easement for the benefit of Lot 6R over Lot 7R be approved as to form by the Law Department.**

- All provisions of the Board's approval of May 24, 2000 remain in effect except to the extent they are modified by the vote taken April, 24, 2002.

13. Ferraro Street – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:

- Note #9 be deleted from 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 (EOED) prior to release of decision.

14. 84 Andrews Avenue – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:

- Plan must show detail of siltation barrier, which must be approved by the Department of Public Works.
- Plan must show two car garages.
- Driveway is to be paved.
- Drain connection must be made to main line and applicant must use 6" pipe for drain connection.
- Plan must be certified by an 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, 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 (EOED) prior to release of decision.

15. Hyannis Place – 81G Street Opening: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the street opening with the following conditions:

- Retaining wall be four feet above grade of Hyannis Place with a six-foot chain link fence at the top.
- The street is to be paved and improved as shown on the plan for a distance of approximately three hundred feet.
- Six copies of revised plan to be submitted to the Executive Office of Economic Development (EOED) prior to release of the decision.

16. 691 Grafton Street/Hyannis Place – Site Plan Approval: Upon a motion by Joe Boynton seconded by Samuel Rosario, the Board voted 4-0 to continue the item to May 22, 2002 and

requested the applicant consider a revised plan that shows the driveway entrance on Hyannis Place moved so that it is not directly opposite the existing house, an enclosed dumpster for the commercial property, snow to be removed from site and all lighting pointed down and away from abutting property.

17. Wigwam Hill Drive (42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64) - Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

18. Southwest Cutoff – Site Plan Approval: Samuel Rosario recused himself. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 to continue the item to May 8, 2002 at the request of the applicant.

19. Foxmeadow Drive – Request to Make Public: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to recommend a Priority 1.

20. Plans To Be Endorsed: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5389 Pinehill/Pocasset & Ockway Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5392 Elliot Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5393 Joppa Road. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 3-0 (Samuel Rosario recused himself) to endorse ANR Plan #5394 Southwest Cutoff. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to hold ANR Plan #5395 Revere Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5396 Ralph Avenue. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5397 Lovell Street.

Other Business:

Good Harbor Heights Definitive Subdivision: John Shea recused himself. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 3-0 to amend the denial to include the following reasons:

- **Grading at the entrance doesn't conform to Section X, I of the City of Worcester Subdivision Regulations because said grading introduces a vertical slope in back of the sidewalk on one side.**
- **Definitive Plan does not conform to Section IX, F and G of the City of Worcester Subdivision Regulations because the detention basin is not designed to provide satisfactory drainage so that runoff at the boundaries of the development in a 25-**

Year frequency storm shall be no higher following development than prior to development, does not have culverts designed for a 50-Year Frequency Storm and does not give sufficient damage avoidance for a 100-Year Frequency Storm.

Scrivener's Error - Special Permit for 757 Salisbury Street: Joe Boynton recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to correct the decision as noted.

Scenic Heights Subdivision: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to find the developer in default of its obligations and directed the Law Department to take whatever action is necessary to realize on the surety if the default is not cured by May 7, 2002.

Plan Submissions: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to ask the Law Department to draft an amendment to the Subdivision Regulations to set a deadline one week prior to a Planning Board meeting for submission of Approval Not Required Plans. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to ask the Law Department to draft an amendment to the Zoning Ordinance providing that submission of a revised plan adds fifteen days to the date of constructive grant of site plan.

The meeting was adjourned at 8:10 P.M.