MINUTES
WORCESTER PLANNING BOARD
October 9, 2002

Planning Board Members Present: Joe Boynton
Samuel Rosario
Stephen Petro
John Shea
Anne O'Connor

Staff Present: Michael Pace, Code Enforcement
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Regulatory Services
Jeff Head, Law Department
Paul Moosey, DPW

Regular Meeting (5:30 P.M.) – Room 409, City Hall

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.

2. **Approval of Minutes – September 25, 2002 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the September 25, 2002 meeting.

3. **3 Quaker Road – Site Plan Approval:** John Shea and Joe Boynton recused themselves. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to extend the date for constructive grant and continued the site plan to November 6, 2002 at the request of the applicant.

4. **809 Grafton Street – Site Plan Approval:** John Shea and Joe Boynton recused themselves. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to approve the site plan with the following conditions:

   - **Plan approved was noted revised on October 7, 2002.**
   - **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.**
   - **Four copies of the revised plan be submitted to the Regulatory Services Office prior to release of decision.**

5. **9 & 11 Roseville Lane – Site Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the date for constructive grant and continued the site plan to November 6,

2002 to allow the applicant to file another application for site plan approval for the entire subdivision.

6. **Iroquois Street (Lots 41-42) - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:

   - **Applicant remove rip rap notation in the right of way.**
   - **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 be submitted to the Regulatory Services Office prior to release of the decision.**

7. **100 Research Drive - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:

   - **Applicant mix some shade trees from the approved species list in the Zoning Ordinance among the crab apple trees shown in the parking area at the rate of one shade tree per ten parking spaces.**
   - **Applicant replace double catch basins with separate basins.**
   - **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 be submitted to the Regulatory Services Office prior to release of the decision.**

8. **Yukon Street - Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to approve the site plan with the following conditions:

   - **Applicant note on the plan that all vegetation outside the construction area be left undisturbed and that five arbor vitae trees (5 feet in height) and two shade trees be planted halfway between the retaining wall and the property line.**
   - **Applicant must stabilize the disturbed area beneath the retaining wall immediately after construction 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, 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 be submitted to the Regulatory Services Office prior to release of the decision.**

9. **Plans To Be Endorsed:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 (John Shea and Joe Boynton recused themselves) to endorse ANR Plan #5480 Jersey Drive/West Boylston Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 (John Shea recused himself) to endorse ANR Plan #5484 Ridgewood Road Extension. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (John Shea had left the meeting) to endorse ANR Plan #5477 Mason Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 (John Shea had left the meeting) to endorse ANR Plan #5478 Navajo Road. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 (John Shea had left the meeting) to endorse ANR Plan #5479 Cheyenne Road. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (John Shea had left the meeting) to endorse ANR Plan #5481 Quissett Road/Buckley Road. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (John Shea had left the meeting) to endorse ANR Plan #5482 Plantation Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (John Shea had left the meeting) to endorse ANR Plan #5483 Franklin Street.

The meeting was adjourned at 7:00 P.M.