

MINUTES
WORCESTER PLANNING BOARD
May 28, 2003

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

Staff Present: Judith Stolberg, Executive Office of Economic Development
Diana Collins, Regulatory Services
Michael Pace, Code Enforcement
Jeffrey Head, Law Department
Russell Adams, DPW
Joel Fontane, EONS
Edgar Luna, EONS
Kristin McArdle, EONS

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 – May 14, 2003 Meeting:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 (Stephen Petro abstained because he had not attended the meeting) to approve the minutes of the May 14, 2003 meeting.
3. **105 Harrington Way – Zoning Map Change:** Notice of the hearing was read by the Clerk. Joel Fontane explained that the item was sent back to the Planning Board because the Board did not have all of the information available when it was heard previously. John Whalen spoke in favor of his petition. Rita Grimaldi spoke in opposition. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-1 (Joe Boynton voted no) to recommend denial of the zone change because the property in question has been zoned RS-7 since 1973 and the current zoning map is not in error, information that was not available to the Board at the time of the first hearing.
4. **Barbara Lane – Private Street Removal:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to extend the date for constructive grant and continued the matter to June 11, 2003 at the request of the applicant.
5. **1A Arrarat Street – Special Permit:** Item #6 was taken collectively. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to June 25, 2003 and continued both the

Special Permit and Site Plan Approval to June 25, 2003 at the request of the applicant.

6. **1A Arrarat Street – Site Plan Approval:** See Item #5.
7. **Pocasset Avenue – Return to Official Map:** Notice of the hearing was read by the Clerk. Item #12 was taken collectively. John Lebow represented the petitioner. Frank Sheehan spoke in opposition. Evidence was presented that the street was not removed in error. The petitioner requested the matter be continued to June 25, 2003. Upon a motion by Anne O'Connor and seconded by Stephen Petro, the Board voted 4-0 to continue the hearing to June 25, 2003.
8. **1151 Millbury Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to approve the site plan with the following conditions:
 - **Aisle widths for required parking must meet the requirement of the Zoning Ordinance and shown on the plan.**
 - **Details of the building must be shown on the plan in order to determine the number of required parking spaces for customers/employees (10 spaces/3000 square feet) and required parking spaces shall be designated on the plan.**
 - **No servicing of vehicles allowed outdoors.**
 - **No storage of auto parts allowed outdoors.**
 - **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 revised plan be submitted to Regulatory Services Office prior to release of decision.**
9. **Pocono Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw.
10. **126 Norfolk Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to continue the site plan to June 11, 2003 and urged the applicant to consider constructing a three unit building.
11. **Tacoma Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant and continued the site plan to June 11, 2003 so the applicant can submit a revised plan showing the property boundary or details of the site not shown within the boundaries presented.

12. **Pocasset Avenue – 81G Street Opening:** See Item #7.
13. **Hatfield Street – 81G Street Opening:** Samuel Rosario recused himself. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to approve the street opening with the following conditions:

- **Plan must show grass strip between the sidewalk and road surface.**
- **Road must have at least 125' of paved area along the frontage of the applicant's lot and shown on the plan.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of approval.**

Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to reconsider. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 to add the following condition to the above conditions:

- **Plan must show cross section reflecting 50' right of way.**

14. **21 Mount Vernon Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to continue the site plan to June 11, 2003 and advised the applicant that a revised plan must be submitted to the Regulatory Services Office by June 4, 2003.

15. **Hatfield Street – Site Plan Approval:** Samuel Rosario recused himself. 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:

- **Aisle widths must be shown on the plan.**
- **Road profiles and cross sections must reflect 50' measurements.**
- **Parking spaces must be 9' wide.**
- **Dumpster fence must have arbor vitae plantings around it.**
- **A stockade fence beginning at the northeast corner of the lot at the street and running along the entire parking area must be installed and maintained by the applicant.**
- **Snow must be removed from the site with signage so stating 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.**
- **Four copies of revised plan be submitted to Regulatory Services Office prior to release of decision.**

16. **Lawton Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
 - **Applicant must install City of Worcester standard sub-drain along the property line.**
 - **Applicant must use 6” SDR 35 PVC for drain connections.**
 - **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 revised plan be submitted to the Regulatory Services Office prior to release of decision.**
17. **Edgeworth Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw.
18. **Penobscott Street – To Make Public:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to recommend a Priority 3 based on the recommendation of the Department of Public Works.
19. **Holden Street Subdivision – Extend Work Completion Date:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to extend the work completion date to August 30, 2003.
20. **High Meadow Estates Subdivision (Phases II & III) – Extend Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the work completion date to September 24, 2003 for Phases II & III.
21. **Winter Heights Subdivision – Extend Work Completion Date:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to deny the request to extend the work completion date.
22. **Northcrest Subdivision – Extend Work Completion Date:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to extend the work completion date to August 27, 2003.
23. **Brooks Crossing Subdivision – Extend Work Completion Date:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to extend the work completion date to September 24, 2003.

24. **Plans To Be Endorsed:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5582 Wells Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5589 Orient/Norfolk Streets. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5590 Iroquois Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5591 Rudolph Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5592 Standish Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5593 Wedgewood Road. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny endorsement of ANR Plan #5594 Pocono Road/Cadorna Road because the plan fails to meet the three standards for endorsement in the statute for adequacy of the way. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5595 Lorion Avenue (2&4). Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5596 Upland Street. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5597 Penn Avenue. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5598 Dixfield Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to deny endorsement of ANR Plan #5599 because of the inadequacy of the construction, drainage and surfacing of the way.

Other Business:

Planning Board Reports To City Council: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to authorize the Chairman to sign Planning Board reports to the City Council.

Draft Amendment To Site Plan Approval Regulations: Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to publish the proposed regulations for the submission of applications for site plan approval.

The meeting was adjourned at 9:30 P.M.