

**MINUTES
WORCESTER PLANNING BOARD
JULY 23, 2003**

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

Staff Present: Diana Collins, Division of Regulatory Service
Michael Pace, Division of Code Enforcement
Paul Moosey, Department of Public Works
Russell Adams, Department of Public Works
Joel Fontane, EONS Planning Division
Edgar Luna, EONS Planning Division

Regular meeting (5:30 PM) – Council Chambers, City Hall.

- 1- Call to order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
- 2- Approval of the minutes –July 9, 2003:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4 to 0 (John Shea recused himself) to approve the minutes of the July 9, 2003 meeting.
- 3- Zoning Ordinance Amendment –IN-H Zoning District (Hearing Open):** Attorney Samuel DeSimone spoke in favor. No one spoke in opposition. Upon a motion by Sam Rosario and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the board voted 4-1 (Joe Boynton voted no), to recommend that the Zoning Ordinance be amended to allow the construction of high-rise multi-family dwellings in an IN-H, institutional medical zoning district, by substituting the word Yes (SP) for the word No (N) in line 8 of the column designated IN-H, Table 4.1 Permitted Uses by Zoning Districts, Residential Use to allow the use with the issuance of a Special Permit.
- 4- 1A Ararat St. – Special Permit (Hearing Open):** Jeff Howland and Arthur Holmquist presented the project. Russell Adams, DPW, confirmed receipt of a letter indicating the snow storage location and that the adjoining parcel has a parking lot license. Upon a motion by John Shea and seconded by Anne O'Connor, the board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-1 (Samuel Rosario voted no) to approve the Special Permit for a common driveway with the following findings of fact:
 - a. That the specific site is an appropriate location for such use because it is in an RL-7 zone and single-family attached dwellings are allowed by Special Permit in such zone.**

- b. **The use as developed will not adversely affect the neighborhood because residential use is not incompatible with the general neighborhood and the impact of three dwelling units will be minimal.**
- c. **There will be no nuisance or serious hazard to vehicles or pedestrians because the Special Permit contains adequate conditions to regulate the flow of traffic for the proposed use.**
- d. **Adequate and appropriate facilities will be provided for the proper operation of the proposed use because the buildings will meet the requirements of the State Building Code and there will be off street parking provided.**
- e. **As a condition of the Special Permit, traffic in front of the dwelling units is limited to a southeasterly to northwesterly flow and “one-way” and “do not enter” signs shall be posted on the premises so as to regulate such traffic flow.**

5- 1A Ararat St. – Site Plan: Upon a motion by John Shea and seconded by Anne O’Connor, the board voted 3-2 (Samuel Rosario and Stephen Petro voted no), to approve the site plan with the following conditions:

- **Applicant must use 6” SDR 35 PVC for drain and sewer connections.**
- **Applicant must post signs on the property showing traffic direction (one way driveway).**
- **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.**

6- Westview Heights – Definitive Subdivision Approval: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the request of the developer to continue the hearing to August 13, 2003.

7- Westview Heights – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the request of the developer to continue the Site Plan Approval to August 13, 2003.

8- Quissett & Buckley Road – Site Plan: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the request of the developer to continue the Site Plan Approval to August 13, 2003.

9- Parson’s Hill – Amendment to Definitive Subdivision Approval: Notice of the hearing was read by the Clerk. Hossein Haghanizadeh presented the amendment.

Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Sam Rosario recused himself) to approve the request of the developer to continue the hearing to August 27, 2003.

10- Orient St. – Lot “B” Site Plan Approval: Upon a motion by Sam Rosario and seconded by John Shea, the Board voted 5-0 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.**

11- Goldstar Blvd. & 4 West Boylston St. - Site Plan Approval: Upon a motion by Sam Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the Site Plan Approval to August 27, 2003.

12- Edgeworth St. – Site Plan: Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the Site Plan with the following conditions:

- **Applicant must use City of Worcester standard dry well.**
- **Drain must be connected into main line.**
- **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.**

13- 192 Swan Avenue - Site Plan Approval: Upon a motion by John Shea and seconded by Steve Petro, the Board voted 5-0 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.

14- 138 Mower St. – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 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.**

15- Svenson Avenue (Lots 8 & 9) – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 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.**

16- Svenson Avenue, Lots 5 & 7 – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the Site Plan with the following conditions:

- **Applicant must install a four-foot high fence around the property and show it 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.**

17- 120 Stafford St. – Parking Plan Approval: Upon a motion by Sam Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the Parking Lot Approval to August 13, 2003 so the developer can submit a revised plan by

August 6, 2003 showing the following: **installation of fence behind the proposed parking lot; relocation of dumpsters away from residences; City of Worcester standard catch basins; interior landscaping according to ordinance; reconfiguration of parking in the easterly end.**

18-147 – 155 Sterling St. – Parking Plan Approval: Upon a motion by John Shea and seconded by Sam Rosario, 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

19-Northcrest Subdivision (Saffron Drive) – Bond Reduction: Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 (John Shea recused himself) to release \$90,000.00 of the existing bond leaving a new bond amount of \$40,000.00.

20-Endorsement of ANR Plans: Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5625 Ararat Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5626 Bjorkland Avenue until its August 13, 2003 meeting so that staff can determine whether the land shown on the plan as a paper street is on the Official Map. Upon a motion by Sam Rosario and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5627 Firglade Street because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Sam Rosario and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5628 Stanley Road because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5629 Grove Street/Drummond Avenue. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5630 Pullman Street.

Other Business:

CMRPC Delegates: Samuel Rosario was elected to serve as the Planning Board delegate to the Central Massachusetts Regional Planning Commission and Anne O'Connor was elected as the second delegate.

The meeting was adjourned at 10:20 PM