

MINUTES
WORCESTER PLANNING BOARD
January 14, 2004

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

Staff Present: Katie Donovan, Regulatory Services
Michael Pace, Department of Code Enforcement
Russ Adams, Department of Public Works
Joseph Borbone, Department of Public Works
Jeffrey Head, Law Department
Joel Fontane, EONS Planning Division
Judith Stolberg, Economic Development Office

Regular Meeting (5:30 PM) - City Council Chamber, City Hall.

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – December 17, 2003 Meeting:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the minutes of the December 17, 2003 meeting.
3. **54 Brooks 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 to January 28, 2004 and to continue the site plan review to January 28, 2004.
4. **25 Winthrop 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 to January 28, 2004 and to continue the site plan approval to January 28, 2004 at the request of the applicant.
5. **299 Shrewsbury Street – Special Permit (Flexible Parking Overlay District):** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant to January 28, 2004 and to continue the hearing to January 28, 2004 at the request of the applicant.
6. **Gould Hill Road – Definitive Subdivision Approval:** Site Plan Approval was taken collectively. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant to January 28, 2004 and to continue the hearing and site plan to January 28, 2004 at the request of the applicant.

7. **Gould Hill Road – Site Plan Approval:** See #6.
8. **Zoning Map Change – Rice Lane, Heywood Street, Winthrop Street, Spurr Street, Vernon Street, Vernon Terrace, Arlington Street, Providence Street, Marion Street and Shannon Street:** Notice of the hearing was read by the Clerk. Joel Fontane explained the map change. Susan Moynah, Wanda Giza and Edward Orrell asked questions regarding the proposed change. John Nordquist, David Brannigan, Don Gould and Attorney Samuel DeSimone spoke in opposition. Idela Hazard and Joseph Zwirble urged neighborhood input and cooperation. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to recommend approval of the amendment to the City Council as presented. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to amend the previous vote to add the condition that all parcels included on the list presented by Joel Fontane be included in the zone change as detailed in Mr. Fontane's list.
9. **Adaptive Reuse Overlay District - Amendment:** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone explained the amendment. Edward Orrell spoke on the issue. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, 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 approval of the amendment to the City Council.
10. **Preliminary Subdivision Approval – 47 Fourth Street:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny approval because the plan does not show a traditional subdivision and advised the applicant that the waivers requested would likely be approvable with the exception of the limiting the sidewalk to one side of the proposed way waiver.
11. **81 Lafayette Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the site plan approval to January 28, 2004 and advised the applicant to revise the plan so that it is in compliance with the previous approval on August 8, 2001 and the comments in the Department of Public Works letter dated December 26, 2003.
12. **38 Arctic Street – Site Plan Approval Extension of Time:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to approve a six month extension for construction commencement.
13. **5 Natural History Drive – 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:

- **Four-foot high chain link fence be installed atop any retaining wall over four feet.**
- **Applicant must install a catch basin in the driveway at the southern portion of the property so as to capture as much driveway runoff to the public surface drainage system as possible. The design and placement of said catch basin is to be approved by the Department of Public Works before release of the decision.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 the decision.**

14. 33 Wrentham Road – 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:

- **Erosion controls are to be fixed immediately.**
- **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. Henchman, Frederick, Lincoln Streets and Henchman Terrace – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 2-2 to deny the site plan approval (Joe Boynton and Anne O'Connor voted no). Motion did not carry. Upon a motion by Anne O'Connor and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for constructive grant March 25, 2004 and continued the site plan approval to March 24, 2004 at the request of the applicant.

16. 653 Main Street – Site Plan Approval: Stephen Petro recused himself. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 3-0 to approve the site plan with the following conditions:

- **Applicant must provide a copy of a fully executed five-year lease for required parking spaces prior to release of the approval.**
- **Applicant must provide oil/water separator for the parking garage and show the same on the plan.**

- Existing water services for the Burwick Storage Building on DWG NO:C1.0 shall be capped at main in Madison Street.
- Applicant must locate existing valve for the domestic service for the Burwick building on DWG NO:C1.0 indicated on the plan.
- Proposed water services on Madison Street on DWG NO:C4.0 are not required by City standards to have shut off valves in the sidewalk and such valves are to be deleted from the plan.
- Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 must be submitted to the Regulatory Services Office prior to release of decision.

17. 503 Plantation 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 approval to January 28, 2004 at the request of the applicant.

18. Quaker Road – To Make Public: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to recommend a Priority 1 based on information from the Department of Public Works.

19. Nottingham Road – To Make Public: Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to recommend a Priority 1 based on information from the Department of Public Works.

20. Myrick Avenue – Discussion: No action taken.

21. Election of Officers: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to elect Joe Boynton to serve as Chairman, Samuel Rosario to serve as Vice Chairman and Stephen Petro to serve as Clerk.

22. Approval Not Required (ANR) Plans: Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-1 (Samuel Rosario voted no) to endorse ANR Plan #5714 Winifred Avenue Extension. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5715 Sherer Trail (Private). Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5716 Mass. Avenue/Drury Lane. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 hold ANR Plan #5717 Alameda Road for a view. Upon a motion by Anne O'Connor and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5718 Grove Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5719

Harrington Way/Emerson Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5720 Reynolds Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-0 (Joe Boynton recused himself) to endorse ANR Plan #5721 Kilby Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-1 (Samuel Rosario voted no) to endorse ANR Plan #5722 Anderson Avenue. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny endorsement of ANR Plan #5723 Miami Street because the way shown on the plan does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 hold ANR Plan #5724 Crane Street for a view. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5725 Kingsbury Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5726 Plantation Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5727 Fenton Drive. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5728 Mohave Road. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5729 North Ashland Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5730 Windsor Street. Upon a motion by Stephen Petro and seconded by Anne O'Connor, the Board voted 3-1 (Joe Boynton voted no) to endorse ANR Plan #5731 Wigwam Hill Drive.

Other Business: None

The meeting was adjourned at 10:20 PM.