

**MINUTES
WORCESTER PLANNING BOARD
June 9, 2004**

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

Staff Present: Michael Pace, Department of Code Enforcement
Kathleen Donovan, Land Use
Russ Adams, Department of Public Works
Michael Traynor, Law Department
Carrie Holtan, Law Department
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office
Joseph Borbone, DPW, Traffic Engineering

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:35 PM.
2. **Approval of the Minutes – May 12, 2004 and May 26, 2004 Meetings:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted to approve the minutes of the May 12, 2004 meeting. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted to approve the minutes of the May 26, 2004 meeting.
3. **Rodney Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-0 to extend the date for constructive grant to June 23, 2004 and continued the site plan approval to June 23, 2004.
4. **503 Plantation Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to approve the site plan with the following conditions:
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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.**
5. **Andrews Avenue – 81G Street Opening:** Site Plan Approval was taken collectively. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to extend the deadline for constructive grant to July 14, 2004 and continued the street opening and site plan approval to July 14, 2004.
 6. **Andrews Avenue – Site Plan Approval:** See #5.
 7. **135 Olean Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to extend the deadline for constructive grant to June 23, 2004 and continued the site plan approval to June 23, 2004.
 8. **68 Laurel Street – Site Plan Approval:** Special Permit and Definitive Subdivision Approval were taken collectively. Notices of the hearings were read by the Clerk. Kevin Quinn presented the plan. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to close the special permit hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to close the definitive subdivision hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Each dwelling must be connected to the existing water main in either Eastern Avenue or Laurel Street and shown on the plan.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 be submitted to the Land Use Office prior to release of the decision.**
 9. **68 Laurel Street – Special Permit:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the Special Permit with the following findings:

- **The Proposed use is in harmony with the general purpose and intent of the Zoning Ordinance and meets the review criteria of the Zoning Ordinance.**
- **The specific site is an appropriate location for the proposed use because it is in an area that consists of residential uses and the new construction will have a positive impact on the neighborhood.**
- **The proposed use as developed will not adversely affect the neighborhood because the proposed use will create additional housing opportunities in the multi-family neighborhood.**
- **There will be no nuisance or serious hazard to vehicles or pedestrians because the proposed use would have adequate off street parking.**
- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use because there is adequate parking and internal traffic circulation for the common driveway.**

10. 68 Laurel Street – Definitive Subdivision Approval: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to waive the frontage requirement and onsite requirements of the Zoning Ordinance. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to approve the Definitive Subdivision Plan with the following conditions:

- **Endorsement of the Definitive Plan is contingent upon the following:**
 - 1. Notice from the City Clerk of “No Appeal” from the action of the Board in approving this subdivision or if an appeal is taken, notice of the court either sustaining the approval or dismissing the appeal.**
 - 2. Applicant must guarantee the construction of ways, the installation of municipal services and the successful performance of all other conditions to the approval of the subdivision in the manner provided in the Subdivision Regulations, Section VII, as authorized by MGL, Chapter 41, Section 81U.**

11. Worcester Center Boulevard – 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 will provide engineering services for advanced phase traffic signalization on Worcester Center Boulevard at the applicant’s expense.**
- **Revised parking configuration presented to the Board at the Commercial Street entrance is to be shown on the plan.**

- **The reconstruction of Commercial Street will include a full width pavement grind and overlay subject to approval of the Department of Public Works.**
- **Applicant must use City of Worcester catch basin in place of gutter inlet.**
- **Applicant must use trap for area drain.**
- **Applicant must use City of Worcester sanitary connections.**
- **Applicant must note on the plan that existing 2-inch copper water service shall be abandoned and capped by the applicant at the main in Central Street.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **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 be submitted to the Land Use Office prior to release of the decision.**

12. 50 Adams Street – Site Plan Approval: Joe Boynton recused himself. Upon a motion by Anne O'Connor and seconded by Stephen Petro, the Board voted 4-0 to continue the site plan approval to June 23, 2004 and advised the applicant to decrease the number of compact parking spaces and to meet the requirement of the Zoning Ordinance for provision of an open space area.

13. 2 Hancock Street & 921 Main Street – Parking Plan Approval: Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to waive the interior landscaping requirement of the Zoning Ordinance. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the parking plan with the following conditions:

- **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **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.

- 14. Zoning Map Amendment – 937-945 West Boylston Street:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the item to June 23, 2004. The hearing was not opened.
- 15. Proulx Street – 81G Street Opening:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted to 4-1 (Samuel Rosario voted no) to continue the street opening to June 23, 2004.
- 16. Attleboro Street – 81G Street Opening:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted to 4-1 (Samuel Rosario voted no) to continue the street opening to June 23, 2004.
- 17. Proulx Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to continue the site plan approval to June 23, 2004.
- 18. 129 Lincoln Street – Site Plan Approval:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Applicant must provide roof water recharge system and show the same on the plan.**
 - **Dumpster must be moved to the lower lot near parking space #1.**
 - **No more than 25% of the total parking spaces can be designated for compact spaces.**
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **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 be submitted to the Land Use Office prior to release of decision.**
- 19. 215 Mill Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to continue the site plan approval to June 23, 2004.

20. **125 Olean Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 5-0 to continue the site plan approval to June 23, 2004.
21. **319-321 Cambridge Street & 2 Hacker Street – Site Plan Approval:** Samuel Rosario recused himself. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to continue the site plan approval to June 23, 2004.
22. **Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #5811 Heman Street/Milton Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny endorsement ANR Plan #5813 Ben Drive because the width of the way is inadequate. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5814 Castine Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5815 Paris Avenue 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 John Shea and seconded by Samuel Rosario, the Board voted 5-0 to hold ANR Plan #5816 Simone/Rogers Streets for a view. Upon a motion by Samuel Rosario and seconded by Stephen Petro (John Shea recused himself), the Board voted 4-0 to deny endorsement of ANR Plan #5817 West Boylston Terrace/Gold Star Boulevard because of the lack of required frontage. Upon a motion by Stephen Petro and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan # 5818 Chester Street/Parkton Avenue. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to endorse ANR Plan #5819 Smith Lane. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5820 Nome Street.

Other Business: None

The meeting was adjourned at 8:25 PM.