

MINUTES
WORCESTER PLANNING BOARD
July 27, 2005

Planning Board Members Present: Samuel Rosario
Anne O'Connor
Scott Cashman
Margaret Guzman

Staff Present: Carrie Holtan, Law Department
Michael Traynor, Law Department
Joel Fontane, Planning Division
Edgar Luna, Planning Division
Judith Stolberg, Planning Division
Lara Bold, Planning Division
K. Russell Adams, DPW
Chris Gagne, DPW
Joanne Valade, Code Enforcement

Regular Meeting (5:30 PM) – Banx Room, Worcester Public Library

1. **Call to Order:** Vice Chairman Samuel Rosario called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – July 13, 2005 Meeting:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to approve the minutes of the July 13, 2005 meeting.
3. **Ludlow Street – Site Plan Approval:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to approve the site plan with the following conditions:
 - **A four-foot fence be installed atop any retaining wall over four feet.**
 - **There is to be no greater than a two-foot grade from the back of the dwellings to the retaining wall.**
 - **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.

- **Five copies of revised plan be submitted to the Division of Planning and Regulatory Services Office prior to release of decision.**

- 4. 23 Oxford Street – Site Plan Approval:** Anne O’Connor recused herself. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to approve the request of the applicant for Leave to Withdraw.
- 5. 641-651 West Boylston Street – Parking Plan Approval:** 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 August 10, 2005 and to continue the parking plan approval to August 10, 2005.
- 6. 1283 Pleasant Street – Site Plan Approval:** 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 August 10, 2005 and to continue the site plan approval to August 10, 2005.
- 7. 31 Caroline Street – Site Plan Approval:** Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 3-1 (Scott Cashman voted no) to extend the deadline for constructive grant to August 10, 2005 and to continue the site plan approval to August 10, 2005 with the condition that the applicant re-notify abutters.
- 8. 109 Holden Street – Definitive Subdivision Approval:** Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to continue the hearing to August 10, 2005 with the condition that the applicant re-notify abutters.
- 9. 155 Ararat Street – Parking Plan Approval:** Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to extend the deadline for constructive grant to October 26, 2005 and to continue the parking plan approval to October 26, 2005 to allow the City time to work toward formulating a master plan for the area.
- 10. 1300 Grafton Street – Amendment to Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein presented the amendment. No one spoke in opposition. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 4-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to approve the waiver from the Subdivision Regulations with respect to frontage requirements.
- 11. Harrington Estates – Definitive Subdivision Approval:** Site Plan Approval was taken collectively. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to approve the request of the applicant to not open the hearing and continued the matter to August 24, 2005 so that all members can be present.

- 12. Zoning Ordinance Amendment – Article IV, Table 4.2:** Notice of the hearing was read by the Clerk. Joel Fontane informed the Board that the Omnibus Zoning Ordinance amendment addresses the changes to Article IV, Table 4.2. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to recommend denial because the Omnibus Zoning Ordinance Amendment addresses changes to Article IV, Table 4.2.
- 13. Zoning Map Amendment – Mason, Winfield Streets:** Samuel Rosario recused himself and Anne O’Connor assumed the Chair. Notice of the hearing was read by Scott Cashman. Joel Fontane informed the Board that the Administration wanted to amend the amendment to include only the City owned parcel. Andrew Serrato and Stephen Patton spoke in favor. A letter from business owners in the area supported changing the City owned parcel only. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to close the hearing. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to recommend adoption of the amended Zoning Map Amendment to include only 1.2 acre parcel owned by the City at 48 Mason Street.
- 14. Zoning Map Amendment – 15 Ararat Street:** Notice of the hearing was read by the Clerk. Attorney Stephen Madaus and Stephen Myrick spoke in favor. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 4-0 to close the hearing. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 3-1 (Anne O’Connor voted no) to recommend adoption of the Zoning Map Amendment.
- 15. 38 Toronita Avenue – Site Plan Approval:** Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 4-0 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.**
- 16. Ararat Street and I-190 – Site Plan Approval:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to approve the site plan with the following conditions:

- **Dumpster must be shown on the plan.**
- **Snow storage area must be noted on the plan.**
- **Plan approved is dated July 26, 2005.**
- **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.**
- **Five copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

17. 299 Lincoln Street – Site Plan Approval: Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 4-0 to approve the site plan with the following conditions:

- **Three shade trees from the Shattuck Street side of the property must be moved to the interior islands – one on each island – and noted on the plan.**
- **All snow is to be removed from the site and so noted 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.**
- **Five copies of revised plan be submitted to the Division of Planning and Regulatory Services Office prior to release of decision.**

18. 127 Harrington Way – Site Plan Approval: See #11 above.

19. **63 Jackson Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to continue the parking plan approval to August 10, 2005 at the request of the applicant.
20. **70-74 West Boylston Street – Parking Plan Approval:** Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 4-0 to approve the parking plan with the following conditions:
- **Plan approved is dated July 26, 2005.**
 - **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.**
 - **Five copies of revised plan be submitted to the Division of Planning and Regulatory Services Office prior to release of decision.**
21. **Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to deny endorsement of ANR Plan #6107 Erie Avenue because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6108 Dell Avenue. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6109 Burncoat Street. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6110 7& 15 Lakewood Street. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6111 Edgeworth Street. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6112 Lot 2, Chino Avenue. ANR Plan #6113 Arrowsic/Orono Streets was held for viewing. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to endorse ANR Plan #6114 Ancona Road. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6115 Julien Avenue. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6116 160 Water Street. Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6117 Tainter Street. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to deny endorsement of ANR Plan #6118 Lisbon Street because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by Anne O'Connor and

seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #6119 Bolton Street. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to reconsider Bolton Street. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 4-0 to deny endorsement of ANR Plan #6119 Bolton Street because it lacks the required frontage. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #6120 7 Rudolph Street.

OTHER BUSINESS: None

The meeting was adjourned at 8:45 PM.