

MINUTES
WORCESTER PLANNING BOARD
January 18, 2006

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

Staff Present: Michael Traynor, Law Department
Joel Fontane, Planning Division
Ruth Gentile, Planning Division
Robin Bartness, Planning Division
Judith Stolberg, Planning Division
Lara Bold, Planning Division
Jody Valade, Code Enforcement
K. Russell Adams, DPW

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

1. **Call to Order:** Chairman John Shea called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – January 4, 2006 Meeting:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 (Samuel Rosario abstained because he was not present at that meeting) to approve the January 4, 2006 minutes.
3. **Requests For Withdrawals/Continuance:**
 - 25 Eskow Road (PB 05-137) – Parking Plan Approval:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to extend the deadline for constructive grant to February 15, 2006 and continued the parking plan approval to February 15, 2006.
 - 435-450 Shrewsbury Street (PB-05-152) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw.
 - 435-450 Shrewsbury Street (PB-05-164) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to approve the request of the applicant to continue the site plan approval to February 1, 2006.

Toronita Avenue – 81G Plan: Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the 81G to February 15, 2006 at the request of the applicant.

4. **25 Eskow Road (PB 05-137) – Parking Plan Approval:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to extend the deadline for constructive grant to February 15, 2006 and continued the parking plan approval to February 15, 2006.
5. **1&3 Prioulx Street – Preliminary Subdivision Approval:** The applicant was not present. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to deny approval of the preliminary subdivision plan due to deficiencies in the engineering on the plan.
6. **127 Harrington Way – Definitive Subdivision Approval:** Attorney Jonathan Finkelstein represented the developer and stated they found it wasn't feasible for them to revise the plan and they wished to proceed with the original plan. Upon a motion by Margaret Guzman and seconded by Samuel Rosario, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to deny approval of the Definitive Subdivision Plan because the Board was unwilling to waive the 500' requirement in the Subdivision Regulations relative to the length of a dead end road.
7. **91 Stafford Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to extend the deadline for constructive grant to February 15, 2006 and continued the parking plan to February 15, 2006 and advised the applicant to address the following issues:
 - **Aisle widths must be 24 feet.**
 - **Accessible spaces should have a 5-foot aisle and one handicap van space is required for this site with an 8-foot aisle.**
 - **Lighting for parts of the lot must be shown on the plan.**
 - **DEP order to pave the lot must be provided.**
8. **225 Shrewsbury Street – Special Permit (FPOD):** Notice of the hearing was read by the Clerk. Site Plan Approval was taken collectively. Attorney Stephen Madaus, Josh Reinke and George Voyatkis presented the plan and answered questions. Mr. Madaus stated the restaurant seats will be reduced to 320 so the requested parking relief is 49% of 160 parking spaces. He also informed the Board that they have requested relief from the Zoning Board of Appeals from the 180-foot drive through service lane and 180-foot escape lane requirements. Russ Adams advised the applicant that traffic should be prevented from traversing from one lot to the other by means of a curb or landscaping island for both lots. Mr. Voyatkis informed the Board that, although the new restaurant is going to be the largest in the City, that does not mean the number of seats because of the large function room that will only be used for special events such as weddings and the like. Mr. Fontane urged the Board to consider limiting the hours for the other uses to a

6:00 P.M. closing to free up the parking for the restaurant use in the evenings. He also advised awaiting the action of the Zoning Board of Appeals before acting on the Special Permit and Site Plan Approval. Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the Special Permit and Site Plan Approval to February 1, 2006 and advised the applicant to address comments in the two memo's dated January 18, 2006 from Robin Bartness and to note on the plan that overhead doors on Casco Street are to be removed and curb cuts on the south side are to be closed.

9. **Zoning Map Amendment - Penn Avenue/Barclay Street:** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone spoke on behalf of the zone change. Joel Fontane recommended the zone change on behalf of the administration. Caroline Troy, Eli Zena and Joe Dadzie spoke about traffic in the Grafton Street area. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to close the hearing. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-1 (Samuel Rosario voted no) to recommend approval of the zone change.
10. **Zoning Map Amendment – Hammond Street:** Notice of the hearing was read by the Clerk. Attorney Joe Boynton spoke on behalf of the zone change. Joel Fontane recommended the zone change on behalf of the administration. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to recommend approval of the zone change.
11. **Arboretum Subdivision (Sarah Drive) – Preliminary Subdivision Approval:** Attorney Mark Donahue and Josh Reinke presented the plan. City Councillor Paul Clancy, Barbara White, Caroline Hallen, Pete Michaud, Richard Nova, Sean Rudy, Jack O'Malley, Jack Donahue, Dennis Wilder, Ryan Platts, Hubert Erickson, Beth Hills and Eileen Kopas spoke about issues relating to traffic, public safety, open space needs, wetlands, impact on schools, infrastructure and topography. Mark Elkbear contended that the land was an historically significant Native American site and was advised the Planning Board has no jurisdiction in that matter. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to deny approval of the Preliminary Subdivision Plan and advised the applicant to include the following upon Definitive Subdivision Approval submittal:
 - **Comments in the memo dated January 18, 2006 from Robin Bartness be addressed.**
 - **The plan as presented does not give enough information for the Department of Public Works to comment on the geometry or any waivers requested.**
 - **Grading plans should be submitted as a separate plan.**
 - **Subdivision name, boundaries, north point-basis of bearing, date, scale and legend and the entire limits of remaining contiguous land owned by the applicant on a separate plan if necessary.**

- **Location, names and dimensions of all adjacent public and private ways that are within 500' of the proposed subdivision.**
- **Locations, names and dimensions of all proposed streets and other ways (including sidewalks) for public and private use and of any reservations or easements within the proposed subdivision.**
- **Approximate boundary lines of existing and proposed lot lines with approximate areas and dimensions.**
- **Proposed plan in a general manner of surface and sanitary drainage for the entire tract owned by including profiles of said systems and adjacent natural waterways in a general manner.**
- **Directions and lengths of all external boundary lines and the locations of all existing and proposed monuments.**
- **Total area of subdivision, including recreation and wetland areas.**
- **Major site features such as existing stone walls, fences, buildings, large trees (12" caliper), rock ridges and outcroppings, swamps/wetlands and water bodies, existing paths or roads.**
- **Zoning classification included in the legend as well as title reference, date of deed, Book and Page number or Land Court Certificate Number where applicable.**
- **Other un-subdivided land adjacent to the proposed subdivision including any land in Auburn.**
- **Lots to meet the minimum dimensional requirements for duplex uses in an RL-7 zoning district.**

12. **225 Shrewsbury Street – Site Plan Approval:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the site plan approval was continued to February 1, 2006.
13. **86 Upland Street – Site Plan Approval:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the site plan approval was continued to February 1, 2006.
14. **435-450 Shrewsbury Street (PB-05-164) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to approve the request of the applicant to continue the site plan approval to February 1, 2006.
15. **Toronita Avenue – 81G Plan:** Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 5-0 to continue the 81G to February 15, 2006 at the request of the applicant.
16. **Gold Street – Parking Plan Approval:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to approve the parking plan with the following conditions:

- **Relief must be obtained from the Zoning Board of Appeals relative to the use of the property.**
- **Area on the plan labeled “13 Compact Spaces” should be relabeled “10 Compact Spaces” and parking table should reflect that change.**
- **Plan is approved is for 107 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.**

17. Election of Officers:

Clerk: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to elect Anne O’Connor to serve as Clerk.

Vice Chair: Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 5-0 to elect Scott Cashman to serve as Vice Chair.

Chair: Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-1 (Samuel Rosario voted no) to elect John Shea to serve as Chair.

18. Ledgecrest Subdivision – Bond Release: DPW did not have a recommendation so the item was held.

19. 1393 Grafton Street Subdivision – Bond Release: DPW did not have a recommendation so the item was held.

20. Approval Not Required (ANR) Plans: Margaret Guzman was not present having left the meeting early. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 3-1 (John Shea recused himself) to endorse ANR Plan #6237 Lots 12/13 Pleasant Street. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6238 Warner Avenue. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #6239 Granite Street. Upon a motion by Scott Cashman and seconded by Anne O’Connor, the Board voted 4-0 to endorse ANR Plan #6240 Glen Street. Upon a motion by Anne O’Connor and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6241 Eastern Avenue. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6242 Wyola Drive. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to

endorse ANR Plan #6243 Good Harbor Drive. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6244 Pocasset Avenue. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR Plan #6245 Burghardt Street. Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 3-1 (Samuel Rosario voted no) to endorse ANR Plan #6246 Swan Avenue/Farm Avenue.

OTHER BUSINESS:

1434/1436 Main Street – Change to Previously Approved Site Plan: Because the previous meetings relative to this Site Plan Approval were attended by abutters who had issues, the Board didn't feel comfortable with making a change without advertising and abutter notification. The Board requested the applicant file an Amendment to Site Plan Approval application in the customary manner.

Madison Property Access Road – Discontinue and Abandon: Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 4-0 to recommend the highway layout by Mass Highway on behalf of the City through the former Metals Recycling property be discontinued as a public street as it is no longer for public street purposes and should be removed from the Official Map.

The meeting was adjourned at 9:40 PM.