

**MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE CITY OF WORCESTER**

**APRIL 19, 2006**

**WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

**Planning Board Members Present:** John Shea, Chair  
Scott Cashman, Vice-Chair  
Anne O'Connor, Clerk  
Samuel Rosario  
Margaret Guzman

**Staff Present:** Carrie Holtan, Law Department  
Joel Fontane, Division of Planning & Regulatory Services  
Robin Bartness, Division of Planning & Regulatory Services  
Ruth Gentile, Division of Planning & Regulatory Services  
Judith Stolberg, Division of Planning & Regulatory Services  
Edgar Luna, Division of Planning & Regulatory Services  
Jody Kennedy-Valade, Division of Code Enforcement  
K. Russell Adams, Department of Public Works

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair John Shea called the meeting to order at 5:35 PM.

**APPROVAL OF THE MINUTES**

Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 3-0 (Chair John Shea and Scott Cashman abstained) to approve the April 5, 2006 minutes.

**UNFINISHED BUSINESS**

- 1. 47 Fourth Street (PB-06-04) – Special Permit:** Charles Scott, representative for the applicant, presented the plan. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to close the hearing. Robin Bartness, Chief Planner, informed the Board that number 2 and number 10 in the Special Permit Findings of Fact needed to be corrected by listing the zoning as RL-7 and removing the language addressing building the private access drive to subdivision standards. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to approve the Special Permit for a Cluster Group of Single Family Dwellings with the following findings and conditions:

### Conditions:

- **Correct Findings of Fact number 2 to indicate that proposed site is located in a district classified under the City of Worcester Zoning Ordinance as RL-7 and remove the language addressing building the private access drive to subdivision standards in number 10.**
- **One copy of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

### Findings:

- **The applicant is Lee Homes, Inc., whose address is 958 Center Street, Jamaica Plain, MA 02130, optionee of land situated at 47 Fourth Street, in the City of Worcester and more particularly described in a deed recorded in the Worcester Registry of Deeds, Book 30712, Page 295.**
- **Said land is situated in a district classified under the City of Worcester Zoning Ordinance as RL-7.**
- **Presently located on the property is vacant and undeveloped land.**
- **The applicant seeks to construct nine (9) housing units, pursuant to Article VIII, Cluster Zoning, of the City of Worcester Zoning Ordinance.**
- **The proposed use is in harmony with the general purpose and intent of the City of Worcester Zoning Ordinance.**
- **The specific site is an appropriate location for the proposed use.**
- **The proposed use as developed will not adversely affect the neighborhood.**
- **There will be no nuisance or serious hazard to vehicles or pedestrians.**
- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use.**
- **Municipal costs and environmental impacts will be decreased through reduction in the length of streets, utilities and drainage systems per dwelling unit served.**
- **The scale of contiguous area assured of preservation in a natural state, off street pathways and trails, recreation areas open at least to all residents of the cluster and wilderness areas will be increased.**
- **Existing scenic vistas be respected and preserved and that new scenic vistas will be created.**
- **Vehicular safety will be increased by having fewer, better located and designed egresses onto existing streets.**
- **Environmental quality will be preserved by reduction of the total area over which vegetation is disturbed by cut or fill or displacement; by reduction in critical lands (slopes in excess of fifteen percent (15%), land within 100 feet of a water body, wetlands or streams having outstanding or rare vegetation) disturbed by construction; reduction of the extent of waterways altered or relocated; reduction in the volume of cut and fill for roads and construction sites.**
- **Design and location and materials of the structure(s) on the site will be sensitive to the natural environmental conditions, vistas and abutting properties.**

- **A positive benefit to the City in some important respects, such as reduction of environmental damage, better controlled traffic, and preservation of current character through location of reserved open space will be provided.**
2. **47 Fourth Street (PB-06-37) – Definitive Plan - More Than One Building on a Lot:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 3-0 (Chair John Shea and Scott Cashman abstained) to close the hearing. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 3-0 (Chair John Shea and Scott Cashman abstained) to approve the Definitive Plan for More than One Building on a Lot.
  3. **47 Fourth Street (PB-06-03) – Definitive Site Plan:** Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to approve Definitive Site Plan with the following conditions:
    - **The plan must show two single catch basins rather than a double catch basin.**
    - **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.**
    - **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**
  4. **697 Burncoat Street (PB-06-14) – Definitive Subdivision Plan:** Ms. Bartness informed the Board that the applicant had not yet submitted revised plans. The applicant requested a continuation until May 3, 2006 and an extension of the constructive grant deadline to May 17, 2006. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-1 (Samuel Rosario voted against) to continue the hearing to May 3, 2006 and to extend the deadline for the constructive grant to May 17, 2006. The Board also requested that the abutters be renotified.
  5. **697 Burncoat Street (PB-06-13) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant had not yet submitted revised plans. The applicant requested a continuation until May 3, 2006 and an extension of the constructive grant deadline to May 17, 2006. Upon a motion by Margaret Guzman and seconded by Anne O’Connor, the Board voted 4-1 (Samuel Rosario voted against) to continue the Definitive Site Plan to May 3, 2006 and to extend the constructive grant deadline to May 17, 2006. The Board also requested that the abutters be renotified.
  6. **22 Onset Street (PB-06-29) – Definitive Subdivision Plan:** Clerk Anne O’Connor read the hearing notice. Kenneth Garabedian, applicant, presented the plan. Ms. Bartness informed the Board that the proposed duplex cannot be constructed on one lot and that

the Variance granted by the Zoning Board of Appeals for 35 feet of frontage relief should be amended to indicate the use as a single-family or two-family dwelling rather than a duplex. Carrie Holtan, Assistant City Solicitor, advised the Board that the subdivision did not meet the minimum standards of the Zoning Ordinance and therefore advised that the Board should not approve it as this time. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to continue the hearing to May 17, 2006.

7. **Wyola Drive/Brookline Street (PB-06-35) – Definitive Site Plan:** Ms. Bartness informed the Board that the applicant has not yet submitted revised plans. The applicant requested a continuation until May 17, 2006 and an extension of the constructive grant deadline to May 24, 2006. Upon a motion by Scott Cashman and seconded by Anne O’Connor, the Board voted 5-0 to continue the Definitive Site Plan to May 17, 2006 and to extend the constructive grant deadline to May 24, 2006.

## **NEW BUSINESS**

### **PUBLIC MEETINGS**

8. **33 Glen Street (PB-06-38) – Definitive Site Plan:** Jeffrey Howland, representative for the applicant, presented the plan. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to approve the Definitive Site Plan with the following conditions:

- **The plan must show total square footage of ground area covered.**
- **Label materials and dimensions of driveways on 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**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

9. **281 Clark Street (PB-06-39) – Definitive Site Plan:** Samuel DeSimone and Ron Pica, representatives for the applicant, presented the plan. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 5-0 to approve the Definitive Site Plan approval with the following conditions:

- **The proposed house on Lot 5 needs to be reoriented to face Fatima Lane.**
- **Add a note to the plan indicating that each proposed dwelling will accommodate two-car garages.**
- **Change the title on the cover sheet to “Jasmeen Place, Definitive Site Plan, 281 Clark Street, Worcester, MA”.**

- In the zoning analysis, change the unit type to “Single-family Detached Dwelling Units”.
- On Sheet L1, label the property to the north and east “undeveloped,” if so and label with owner’s name.
- On Sheet L1, label the area and dimensions of all lots.
- On Sheet L1, label the wetland buffers.
- On Sheet L1, label the total floor area of each unit.
- On Sheet L1, label the dimensions and what type of paving materials of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking spaces, loading spaces, access aisles, sidewalks, walkways and pathways.
- On Sheet L1, indicate how each unit will accommodate two vehicles.
- Add note to Sheet L1 that no parking is permitted within the 20-foot front yard setback.
- On Sheet L1, label the yard dimensions.
- On a separate sheet, provide a landscaping plan showing the location of the required street trees.
- On the landscaping plan, provide a landscaping table including the variety, caliper and proposed height of the required trees.
- On the landscaping plan, label the total area of useable open space.
- 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
- Six copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.

## **OTHER BUSINESS**

### **STREETS TO MAKE PUBLIC:**

1. **Nebraska Street:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to recommend a Priority 1.
2. **Camassa Terrace:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 5-0 to recommend a Priority 1.

**MEETING SCHEDULE:** Upon a motion by Margaret Guzman and seconded by Samuel Rosario, the Board voted 5-0 to approve the following Planning Board meeting schedule for the remainder of the year:

- **July 19**
- **August 2**
- **August 16**
- **September 6**
- **September 20**
- **October 4**
- **October 18**
- **November 1**
- **November 15**
- **December 6**
- **December 20**

**APPROVAL NOT REQUIRED (ANR) PLANS:**

1. Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 4-1 (Margaret Guzman voted yes) to deny ANR Plan #6282 Waycross/Gaylord Street because the plan failed to show sufficient width, suitable grades and adequate construction for the proposed use.
2. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to endorse ANR Plan #6284 Mohave Road.
3. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #6288 514 Lincoln Street.
4. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6289 Quinapoxet Lane/Prudential Road.
5. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6290 West Boylston Street/Maplewood Avenue.
6. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6275 Orton Street.
7. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6293 Grafton Street.
8. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR #6292 Enid Street.
9. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR #6295 Worcester Center Boulevard.

## **CONFIRMATORY RELEASE**

Upon a motion by Anne O'Connor and seconded by Scott Cashman, the Board voted 5-0 to authorize the Law Department to prepare the Confirmatory Release for the Villages of Moreland Green (a/k/a Westmount) Subdivision, Phase IX, to correct a typographical error on the original Release (recorded at Book 27904, Page 20) of the Subdivision Performance Agreement, Book and Page Numbers from 21103, Page 27 to 21203, Page 27.

## **ADJOURNMENT**

Chair John Shea adjourned the meeting at 6:30 PM.