

**MINUTES  
WORCESTER PLANNING BOARD  
MARCH 10, 1999**

Planning Board Members Present: Joan Bagley  
Joseph Sova  
Joe Boynton  
Samuel Rosario  
Stephen Petro

Staff Present: Paul Moosey, DPW Engineering  
Michael Caforio, DPW Engineering  
Michael Pace, Code Enforcement  
Stephen Madaus, Law Department  
Judith Stolberg, OPCD  
Alan Gordon, OPCD  
Diana Collins, OPCD

**Regular Meeting (5:30 P.M.) – City Council Chambers, City Hall**

1. **Call to Order:** Chairman Joan Bagley called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – February 24, 1999:** Upon a motion by Joseph Sova and seconded by Stephen Petro, the Board voted to approve the minutes of the February 24, 1999 meeting as amended.
3. **Preliminary Subdivision Approval – Papagni Estates:** Notice was read by the Clerk. Robert O’Neil and George Smith explained the project. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the preliminary subdivision plan with the following conditions:
  - **All comments in the Department of Public Works letter dated March 3, 1999, particularly #4, be addressed.**
  - **Proponent meet with OPCD and DPW prior to submittal of definitive plan.**
4. **Scandinavia Street – 81G Street Opening:** Notice of the hearing was read by the Clerk. Robert O’Neil and George Smith spoke in favor. Don Riopel, an abuttor, asked some questions and had no objection. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to approve the street opening with the following conditions:

- **Street be improved to meet the 65' frontage requirement for the lot.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
5. **Joseph Street – 81G Street Opening:** Notice of the hearing was read by the Clerk. Attorney James Gerrish, Robert O'Neil and George Smith spoke in favor. There was no opposition.. Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the street opening with the condition that pavement of a minimum two inch thickness be provided over the one foot gravel road base.
6. **231 Shrewsbury Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to continue the item to the March 24, 1999 meeting and advised the proponent to meet with the Department of Public Works regarding submitting a revised plan which shows topography of the site in order for DPW to properly review and evaluate the plan. The proponent was also advised that an additional handicapped parking space is required and to consider the elimination of three parking spaces in close proximity to the Albany Street entrance.
7. **844 Pleasant Street & 3 South Lenox Street (15% Slope) – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to continue the item to the March 24, 1999 meeting in order for the developer to meet on site with OPCD's landscape architect.
8. **436-440 Lake Avenue (15% Slope) – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
- **All comments in Department of Public Works letter dated March 2, 1999 be addressed to the satisfaction of said department.**
  - **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, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**
  - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**

9. **361-379 Southwest Connection – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
  - **All comments in Department of Public Works letter dated March 5, 1999 be addressed to the satisfaction of said department.**
  - **Plan show right turn only when exiting the site and appropriate signage be installed directing right turn only.**
  - **Handicapped spaces be moved near the building entrance.**
  - **Evidence of easement rights for access and infrastructure for all lots be provided.**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
  
10. **66 Millbrook Street – Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
  - **Landscaping table showing species, number and caliper be added to plan.**
  - **Trees planted must be from the urban tree list.**
  - **Trees be planted in lieu of shrubbery shown on plan (3 in one area, 6 in the other).**
  - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
  
11. **225 Grafton Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the item to the March 24, 1999 meeting.
  
12. **Arbutus Road – Sewer Petition:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to recommend a Priority 1.
  
13. **Westmont Subdivision (Phase IX) – Bond Reduction:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted unanimously to set a new bond amount of \$180,000.00 with a work completion date of May 1, 2000 and a surety expiration date of July 1, 2000.
  
14. **Plans To Be Ratified:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required Plans:

#4987 Valente Drive  
#4988 Indiana Street  
#4989 Forkey Avenue  
#4990 Lake Avenue  
#4991 May Street

**Other Business:**

**Becker College – Citizen Complaint:** The Board reviewed the March 1, 1999 correspondence of Ann C. Nelson regarding traffic issues in the Becker College neighborhood and voted to forward it to Joseph Borbone, Director of Traffic Engineering for his review and direct communication with Ms. Nelson.

The Chairman adjourned the meeting at 7:50 P.M.