

**MINUTES
WORCESTER PLANNING BOARD
JUNE 23 1999**

Planning Board Members Present: 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 Chamber, City Hall

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – June 9, 1999:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to approve the minutes of the June 9, 1999 meeting as amended.
3. **Zoning Ordinance Amendment – Accessory Apartments In Residential Districts:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the hearing to July 14, 1999 so that the Law Department, OPCD and Code Enforcement can prepare a draft ordinance.
4. **Abbott Street – Private Street Removal:** Winfield Place and Winfield Street were taken collectively. Notices of the hearings were read by the Clerk. Stephen Madaus provided an opinion on parties of interest. Councilor John Finnegan spoke in favor of the petition. Walter Kilgar and Tim Rogenheimer spoke in opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to close the hearings. After voting on Winfield Street and Winfield Place and upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to remove a portion of Abbot Street from the Official Map provided the Department of Public Works retains a utility easement.
5. **Winfield Place – Private Street Removal:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to remove Winfield Place from the Official Map provided the Department of Public Works retains a utility easement.

6. **Winfield Street – Private and Public Street Removal:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to remove a portion of Winfield Street (private) from the Official Map provided the Department of Public Works retains a utility easement. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to recommend approval of the petition to remove a portion of Winfield Street (public) provided the Department of Public Works retains a utility easement.
7. **Hidden Farm Estates – Amendment to Change Street Name:** Notice of the hearing was read by the Clerk. Attorney William Tattan spoke in favor of the petition. There was no opposition. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the name change.
8. **9 Norwich Street (Mass. College of Pharmacy) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following condition:
 - All comments in the Department of Public Works letter dated June 16, 1999 be addressed to the satisfaction of said department.
9. **Zenith Drive – Lot 98 (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
 - **All comments in Department of Public Works letter dated June 16, 1999 be addressed to the satisfaction of said department.**
 - **Subject to the 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.**
10. **Sarah Drive (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan with the following conditions:
 - **Lots 68 & 69R be hydroseeded in the rear (not less than 25 feet) and down the sides two weeks after backfilling of the foundations.**
 - **Subject to the 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 OPCD prior to release of written decision to proponent.**
11. **501 Plantation Street (Plantation Heights) - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to approve the site plan with the following conditions:
- **All comments in Department of Public Works letter dated June 18, 1999 be addressed to the satisfaction of said department.**
 - **All comments in Department of Public Works, Division of Traffic Engineering, letter dated June 21, 1999 be addressed to the satisfaction of said department.**
 - **Handicapped spaces (7 per building) be designated on plan.**
 - **Two species adjustments from the approved list be made on the plan.**
 - **Variance from the Zoning Board of Appeals be approved.**
 - **Three copies of revised landscaping sheet be submitted to the Office of Planning and Community Development prior to release of written decision to proponent.**
12. **9 Hawthorne Street (Clark University) – Parking Plan Approval:** Joe Boynton was not present for this item. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan with the following conditions:
- **Landscaping table showing species, caliper and number of each be shown on plan.**
 - **Two trees from approved list and at 3-3.5” caliper be added to plan.**
 - **Arbor vitae shown on plan be 4-6’ planted at 4’ offset.**
 - **All comments in Department of Public Works letter dated June 17, 1999 be addressed to the satisfaction of said department.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision to proponent.**
13. **Hillside Estates Subdivision – Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to set a work completion date of September 1, 1999 with a bond expiration date of November 1, 1999.
14. **Scenic Heights Subdivision (Phases I & II) – Extension of Work Completion Date:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to set a work completion date of December 31, 1999.

15. **Brooks Crossing Subdivision – Discussion of Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to eliminate final coat pavement of the cul-de-sac from the punch list to be completed by Noon on July 14, 1999.
16. **Plans To Be Ratified:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-1 (Joe Boynton voted no) to ratify the following Approval Not Required Plan:

#5020 Dixfield Street

Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required Plans:

#5023 Suburban Road/Haviland Street
#5027 Main Street/Merchant Street
#5028 Stoneham Road
#5029 Third Street/Fourth Street
#5030 Circuit Avenue North & West
#5031 Neponset Street (2 Sheets)
#5032 Timrod Drive
#5033 Mount Avenue

Other Business:

Enforcement Request – 451 Southbridge Street Parking Plan Approval:
Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to have a letter prepared for the Chairman's signature requesting David Holden, Director of Code Enforcement, review and take whatever action is necessary to bring the property into compliance with the conditions of the parking plan approval dated February 11, 1998.

The Chairman adjourned the meeting at 7:45 P.M.