

**MINUTES
WORCESTER PLANNING BOARD
JUNE 28, 2000**

Planning Board Members Present: Joseph Sova
Joe Boynton
Samuel Rosario
Stephen Petro
John Shea

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Pamela Harding, OPCD
Doug Scott, Health/Code Enforcement

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

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – June 14, 2000 Meeting:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the minutes.
3. **USURP Amendment – Worcester Redevelopment Authority:** This item was put on the agenda in error and will be heard at the July 12, 2000 meeting.
4. **1&3 Pelham Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the deadline for approval to July 12, 2000 and continued the item to July 12, 2000 at the request of the applicant.
5. **500 Grafton Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the request of the applicant for Leave to Withdraw without prejudice.
6. **442-450 Park Avenue – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the deadline for approval to July 12, 2000 at the request of the applicant and continued the item to July 12, 2000.
7. **Weetamoe Street – Street Opening (Chapter 41, 81-G Hearing):** Notice of the hearing was read by the Clerk. Robert O’Neil presented the plan. Lola Riordon presented a petition opposing the plan. City Councilor Stephen Abraham sent a letter opposing the plan. Pam Bastille, Bob Conlon, Sheila McGillicuddy, Dan

Dick, Ronald Stone, Fred Castle, Eleanor Hawley, William Hawley, Charles Raphaelson, Gina Cole, Anthony Zollo, Justine Conlon, Diane Panageota, Stacey Hull, Lee Hull, Raymond Belanger, Beryl Alexander, Susan Richard, Morton Richard, Ronald Stone, Renee Mason, Henry and Harriet Kogich, Janet Castle, Audrey Richardson and Joseph Plaisance were recorded in opposition. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-1 (Samuel Rosario voted no) to approve the street opening with the following conditions:

- **All comments in Department of Public Works letter dated June 26, 2000 be addressed to the satisfaction of said department.**
- **A traffic barrier be placed at the base of Wamsutta Avenue on the westerly side of Weetamoe Street designed to Department of Public Works standards.**

8. **Wamsutta Avenue – Street Opening (Chapter 41, 81-G Hearing):** Notice of the hearing was read by the Clerk. Robert O’Neil presented the plan. Bob Conlon, Lola Riordan, Dan Dick, Fred Castle, Attorney Joseph Allen (representing Bob Conlon), William Hawley, Eleanor Hawley, Diane Panageota, Stacey Hull, Chuck Raphaelson, Pam Bastille, Ray Belanger, Renee Mason, Ward Pritchard, Sheila McGillicuddy, Joseph Plaisance, Audrey Richardson, Janet Castle, Henry and Harriet Kogick, Renee Mason, Gina Cole, Morton Richard, Susan Richard and Beryl Alexander were recorded in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to close the hearing. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the street opening with the following conditions:

- **All comments in Department of Public Works letter dated June 26, 2000 be addressed to the satisfaction of said department.**
- **Width be to City of Worcester standard.**
- **Berms be placed on both sides of the street.**
- **Catch basins at intersection be moved to both sides of Potomska Street.**
- **Potomska Street to be paved from Iroquois Street to end of paved public street.**
- **Drainage calculations provided to Department of Public Works prior to any construction.**

9. **966 West Boylston Street – Amendment to Site Plan Approval:** This item had to be re-advertised since the correct address is 766 West Boylston Street. It was continued to July 12, 2000.

10. **345 Greenwood Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
 - **Interior landscaping waived since it would reduce aisle widths and decrease the number of parking spaces below the required number of spaces for the use.**
 - **Parking spaces numbered 1 & 4 be eliminated from the plan.**
 - **Applicant provide site gradings on the plan.**
 - **Hydraulic calculations be provided.**
 - **Sign be shown on the plan.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision.**

11. **95-97 Merrifield Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to waive the requirement that the plan be prepared by a Registered Engineer. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to approve the site plan.

12. **25 Proctor Street (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the item to July 12, 2000.

13. **Broome Avenue (15% Slope) – Site Plan Approval:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
 - **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.**

14. **34-36 & 44-46 Goldthwaite Road – Amendment to Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the amendment to the site plan with the following conditions:
 - **Originally approved four shade trees be shown on the new plan.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision.**

15. **306 Belmont Street – Parking Plan Approval:** John Shea recused himself from this item. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to approve the parking plan with the following conditions:
- **Snow storage area be shown on plan.**
 - **Interior landscaping be waived.**
 - **Parking space size and aisle widths be labeled on plan.**
 - **All comments in Department of Public Works, Traffic Division, letter be addressed to the satisfaction of said department, including new approvals for any expansion or change of use.**
 - **Future changes in occupancy will require approval.**
 - **Plan to be stamped “Existing Conditions”.**
 - **Three copies of revised plan be submitted to OPCD prior to release of decision.**
16. **Brooks Crossing Subdivision – Discussion:** The discussion concerned a second means of access. No action was necessary by the Board.
17. **Plans To Be Ratified:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to ratify the following Approval Not Required Plans:
- 5148 Avery & Lodge Streets
 - 5149 Myrna Drive
 - 5150 Cameron Street
 - 5151 Paris Avenue
 - 5152 Wakefield & Seldon Streets
 - 5153 Tatman Street
 - 5154 Reardon Street

Other Business: None

The Chairman adjourned the meeting at 9:05 P.M.