

**MINUTES
WORCESTER PLANNING BOARD
DECEMBER 13, 2000**

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

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

Regular Meeting (5:30 P.M.) – Room 409, City Hall

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – November 29, 2000 Meeting:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted unanimously to approve the minutes.
3. **801 West Boylston Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, 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.**
4. **288 Main Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-1 (Joseph Sova voted no) to approve the site plan with the following conditions:
 - **Applicant must provide drainage to handle a 25-Year storm.**
 - **Snow to be removed from the site.**
 - **Work must be completed by July 1, 2001 (as agreed to by the applicant).**
 - **“No Parking” signs with painted striping in the rear of the upper level.**
 - **Dumpster be enclosed.**
 - **A total of ten (10) trees to be provided at the three ends of the rows of parking spaces as delineated by the Board on the plan.**

5. **Meadowbrook Road – Preliminary Subdivision Approval:** Stephen Petro recused himself. Notice of the hearing was read by the Clerk. Robert O’Neil presented the plan. No one spoke in opposition. Hank Rose, an abutter, asked some questions. 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 John Shea, the Board voted 3-1 (Joe Boynton voted no) to approve the preliminary plan.

6. **440 Lincoln Street – 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 conditions:
 - **Recommendations in traffic consultant’s report dated December 8, 2000 are to be carried out by the applicant to the satisfaction of the Department of Public Works.**
 - **Plan approved is dated December 13, 2000.**
 - **Applicant shall pay the costs associated with improving the traffic signal at Beverly Road.**
 - **Applicant to pay the cost of traffic signs (speed limit) on North Parkway.**
 - **Roadway and lane configuration for the intersection of Beverly Road and Lincoln Street be designed per City standards and subject to review and approval by the Department of Public Works.**
 - **Applicant will provide traffic signal controller, cabinet and all other accessory equipment for the intersection of North Parkway and Burncoat Street and ensure they are up to standard of the Traffic Engineering Division of the Department of Public Works.**
 - **Applicant will assume the costs associated with the above mentioned mitigation.**

7. **25 Winthrop Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
 - **Snow storage be shown on the plan.**
 - **Six copies of revised plan be submitted to OPCD prior to release of decision.**

8. **10 Mann Street – Site Plan Approval:** Samuel Rosario recused himself. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 3-1 (Joe Boynton voted no) to approve the site plan with the following conditions:
 - **Applicant show on the plan lighting pointing down and away from abutting property.**
 - **Parking space dimensions be shown on the plan.**
 - **Aisle widths be twenty-four feet (24’).**
 - **Applicant provide a landscaping buffer along the parking lot on the Mann Street side.**
 - **Snow storage area on the north side be shown on the plan.**
 - **Applicant must provide hydraulic calculations.**

- Applicant specify where the proposed Vortechincs unit is to be located and how it will connect to the proposed drainage system.
- Six copies of the revised plan be submitted to OPCD prior to release of the decision.

9. Cheyenne Road/Navajo Road – Site Plan Approval: Upon a motion by Joe Boynton and seconded by Stephen Petro, 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.
- Slopes should be no greater than 2.5:1 or they must be stabilized with proper erosion controls.
- Any lots greater than 2.5:1 shall have a wood fence where there is a change in the grade and it should be shown on the plan.
- Applicant must provide sill and garage floor elevations on the plan.
- Applicant must provide a soil stabilization plan.
- Applicant must provide detail of proposed riprap.
- Six copies of the revised plan be submitted to OPCD prior to release of the decision.

10. 1030-1060 Millbury Street – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the site plan and to waive the landscaping requirement.

11. 39 First Street – Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan with the following conditions:

- Applicant must provide a landscaping table on the plan.
- Applicant must provide the Department of Public Works with a grading and drainage plan to the satisfaction of said department.
- Six copies of the revised plan labelled X-02 be submitted to OPCD prior to release of the decision.
- 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.

12. 442 Southwest Cutoff – Parking Plan Approval: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to approve the parking plan with the following conditions:

- **Applicant must show sewer and MDC trap for the proposed addition on the plan.**
- **Applicant must file a sewer connection permit with the Department of Public Works for additions.**
- **Six copies of the revised plan be submitted to OPCD prior to release of the decision.**

13. 52 Millbrook Street – Parking Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to extend the deadline and continued the item to January 10, 2000.

14. Indian Hill (Phase II) – Bond Reduction: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to release \$70,000.00 of the existing bond leaving a remaining bond of \$150,000.00.

15. Villages of Moreland Green (Phase X) – Bond Reduction: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release \$40,000.00 of the existing bond leaving a remaining bond of \$360,000.00.

16. Valente Drive – Request To Make Public: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to recommend a Priority 1.

17. Barber Avenue – Request To Make Public: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to recommend a Priority 1.

18. Ratify Plans: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to ratify the following Approval Not Required plans:

- #5201 Kenberma Road
- #5202 Scandinavia Avenue
- #5203 Burghardt Street
- #5204 Salisbury Street
- #5205 East Worcester Street

Other Business:

Shady Brook Lane – Request To Make Public: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to recommend a Priority 1.

The meeting was adjourned at 9:00 P.M.