

MINUTES
WORCESTER PLANNING BOARD
January 10, 2001

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
Stephen Parker, OPCD

Regular Meeting (5:30 P.M.) – 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 – December 13, 2000 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the minutes.
- 3. Eden Terrace – Private Street Removal:** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone spoke in favor. No one spoke in 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 remove Eden Terrace from the Official Map.
- 4. Shore Drive (RS-7 to MG-1.0) – Zoning Map Amendment:** Joe Boynton recused himself. Notice of the hearing was read by the Clerk. Matthew P. Stepanski spoke in favor. Ken Murzikowski, representing the YMCA, stated there was no opposition to the proposal. No one spoke in opposition. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to close the hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted unanimously to recommend approval of the zone change.
- 5. Anchor Street – Definitive Subdivision Approval:** John Shea recused himself. At the request of the applicant and upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the hearing to January 24, 2001.
- 6. Hilltop – Definitive Subdivision Approval:** At the request of the applicant and upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to continue the hearing to January 24, 2001.

7. **52 Millbrook Street – Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to extend the deadline to February 28, 2001. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the item to February 28, 2001.
8. **Anchor Street – Site Plan Approval:** John Shea recused himself. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted unanimously to continue the item to January 24, 2001.
9. **664-674 Main Street (Lot 1) – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to waive the interior landscaping requirement for Lot 1 because the off street parking requirement cannot be met for the proposed use. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
 - **Plan show a solid fence 6’ high along the easterly side of the loading dock to be 67’ in length to screen the dumpster and trash compactor.**
 - **Plan show a solid board fence along the westerly property line.**
 - **Fence along Murray Avenue be of wrought iron type design.**
 - **Stop sign be shown on the plan.**
 - **Lighting to point inward and down away from abutting property.**
 - **Speed bumps be shown on the plan.**
 - **Caliper of trees be shown on the plan (2.5” minimum).**
 - **Bituminous curbing at the end of the parking aisles be shown on the plan.**
 - **Six copies of revised plan be submitted to OPCD prior to release of the decision.**
10. **664-674 Main Street (Lot 2) – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to waive the interior landscaping requirement for Lot 2 because the off street parking requirement cannot be met for the proposed use. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:
 - **Plan show a solid board fence along the westerly property line to be 32’ in length.**
 - **Fence along Main Street be of wrought iron type design.**
 - **Lighting to point inward and down away from abutting property.**
 - **Speed bumps be shown on the plan.**
 - **Caliper of trees be shown on the plan (2.5” minimum).**
 - **Bituminous curbing at the end of the parking aisles be shown on the plan.**
 - **Six copies of revised plan be submitted to OPCD prior to release of the decision.**
11. **Barnstable Road (Lot 23) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the engineer’s stamp requirement. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the site plan with the following conditions:

- **Notation on plan that roof drains will be hooked to surface sewer.**
- **Height of retaining walls be shown on the plan.**
- **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.**
- **Six copies of the revised plan be submitted to OPCD prior to release of the decision.**

12. Oak Hill Road (Parcel III) – Site Plan Approval: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to waive the engineer's stamp requirement. Upon a motion by Joe Boynton 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.**

13. 98, 101 & 102 Austin Street – Site Plan Approval: Joe Boynton recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:

- **Applicant must show drainage for the parking area on the plan.**
- **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.**
- **Six copies of the revised plan be submitted to OPCD prior to release of the decision.**

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

#5206 Burghardt Street
 #5207 Butler Street/McKeon Road
 #5208 Taconic Road/Belcourt Road
 #5209 Waban Avenue
 #5210 Tracy Place
 #5211 Putnam Lane/Franklin Street

Other Business:

Tattoo Parlors: The Board requested OPCD provide information at the January 24, 2001 meeting regarding the classification of a tattoo parlor, where they would be allowed presently and if any zoning ordinance amendment should be considered to regulate where they can be located.

Continuing Education: The Board requested OPCD and the Law Department provide information at the January 24, 2001 meeting regarding a series of one hour training sessions on zoning issues to be conducted by said departments.

Official Map: Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to send a letter to the City Manager under the Chairman's signature requesting that he consider taking the required steps to revoke the Official Map that was adopted in 1953.

The meeting was adjourned at 7:10 P.M.