

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**December 5, 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  
Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Executive Office of Economic Development  
Stephen Parker, Executive Office of Economic Development  
Michael Traynor, Law Department  
Jeffrey Head, Law Department

**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 14, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to approve the minutes of the November 14, 2001 meeting.
3. **Ellsworth & Bigelow Streets - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
4. **Meadowbrook Heights - Definitive Subdivision Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the hearing to January 23, 2002 at the request of the applicant.
5. **469 Lake Avenue - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
6. **340 Grove Street – Extension of Time For Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to approve a six month extension of time.
  7. **Willvail Street (Lots 1-5) - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
    - **A stone retaining wall, acceptable to the Director of Code Enforcement, be placed along the southerly side of Lot 1 to protect abutting property from erosion.**
    - **A sign at the corner of Falcon Street and Willvail Street be installed stating the street is a dead end.**
  8. **5 Simmons Avenue - Site Plan Approval:** Upon a motion by John Shea and seconded by Joe Boynton, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw.
  9. **117-121 Highland Street/57 North Ashland Street – Parking Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the parking 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
  10. **Nippnap Trail - Parking Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the parking 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

- 11. Scenic Heights (Phase 1&2) - Release Bond:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to release the full amount of \$21,000.00 for the two phases because all work has been completed to the satisfaction of the Department of Public Works.
- 12. Westmont Subdivision (Phases IX&X) - Reduce Bond:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to deny the request for Phase IX because there is still outstanding work to be completed. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to release \$105,000.00 of the existing bond leaving a new bond amount of \$95,000.00.
- 13. Papagni Circle Subdivision – Reduce Bond:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to release \$45,000.00 of the existing bond leaving a new bond amount of \$35,000.00. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to reconsider. Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to release \$45,000.00 of the existing bond leaving a new bond amount of \$35,000.00.
- 14. Alpine Avenue - Sewer Petition:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
- 15. Pelican Avenue - Request To Make Public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 4.
- 16. Jolma Road - Request To Make Public:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to recommend a Priority 1.
- 17. Petition To Add A Right-Of-Way (off of 356 Salisbury Street) To Official Map:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 5-0 to schedule a hearing on January 9, 2002.
- 18. Plans To Be Endorsed:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5312 Grove Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5313 Westwood Drive. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5314 Wyola Drive. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5315 Beatrice Drive because it has insufficient frontage. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to hold ANR Plan #5316 Caspar Street so that DPW can report on the adequacy of the way. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5317 Ridgewood Road. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5318 Pleasant Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5319 North Bend Road. Upon a motion by Joe Boynton and

seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5320 Massasoit Road/Evergreen Lane. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5321 Anna Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to hold ANR Plan #5322 Jewett Terrace so that DPW can report on the adequacy of the way. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5323 Allen Street/Mount Pleasant Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5324 Norfolk Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5325 Reardon Street.

**Other Business:** None

The meeting was adjourned at 6:25 P.M.