

MINUTES
WORCESTER PLANNING BOARD
December 19, 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
Katie Donovan, 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.) – 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 – December 5, 2001 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the December 5, 2001 meeting.
- 3. Benjamin Road – 81G Street Opening:** Site Plan Approval was taken collectively. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw without prejudice both the 81G Street Opening and Site Plan Approval.
- 4. Benjamin Road - Site Plan Approval:** See #3 above.
- 5. Salisbury Hills – Special Permit (CCRC):** Items 6 & 7 were taken collectively. Joe Boynton recused himself. Attorney Todd Rodman and Patrick Healey, Thompson Liston Associates, spoke in favor. Patrick Cherry, Jose Murcia, Terrence Carroll, William Burwick, Michael Mooshian, Maureen Mooshian, Jason Vander and Donna Salvidio spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to close the hearing and extend the deadline for action by the Board to January 9, 2002 for the Special Permit and continued the item to January 9, 2002 for preparation of a draft Finding of Fact. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to close the hearing for More Than One Building On a Lot. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted unanimously to continue the item to January 9, 2002. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to continue Site Plan Approval to January 9, 2002.

6. **Salisbury Hills (757 Salisbury Street) - Site Plan Approval:** See #5 above.
7. **Salisbury Hills (757 Salisbury Street) – More Than One Building on a Lot:** See #5 above.
8. **501-505 Mill Street – More Than One Building on a Lot:** John Shea recused himself. Notice of the hearing was read by the Clerk. Attorney Robert Longden represented the applicant. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to approve the application.
9. **Atlas Street – Request To Amend Zoning Map:** Notice of the hearing was read by the Clerk. No one spoke in favor or opposition. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-1 (Joe Boynton voted no) to recommend denial of the zoning map amendment because the petitioner did not appear before the Board in support of the petition.
10. **93 Beaver Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:
 - **Applicant use concrete pipe between the manholes**
 - **Applicant use City of Worcester standard manholes, catch basins and castings.**
 - **Applicant replace area drain with catch basin at tennis court.**
 - **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. **28 Iroquois Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the item to January 9, 2002.
12. **30 Iroquois Street - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to continue the item to January 9, 2002.
13. **501-505 Mill Street – Amend Site 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 amendment to the site plan approval by adding the following condition:
 - **The deed to such parcel or parcels shall include the following:**
 1. **A statement indicating that any proposed structure on the lot shall comply with FAA height restrictions.**

2. Notification that the lot is located within an Airport Environs Overlay District and is subject to aircraft overflights.

14. Plans To Be Endorsed: Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5316 Caspar Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5322 Jewett Terrace. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to deny endorsement of ANR Plan #5326 Julian Avenue because it does not have frontage on an existing way. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5327 Ararat Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5328 Beatrice Drive. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5329 Roseville Lane. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5330 Pineland Avenue. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5331 Main Street/Armendale Street. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 (Stephen Petro recused himself) to deny endorsement of ANR Plan #5332 Spoffard Street/Strasberg Street because it does not have frontage on an existing way. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5333 Dominion Road/Winneconnett Road. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5334 Wyola Drive. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5335 Beatrice Drive.

Other Business: None

The meeting was adjourned at 8:30 P.M.