

MINUTES
WORCESTER PLANNING BOARD
October 15, 2003

Planning Board Members Present: Joe Boynton
Anne O'Connor
Stephen Petro
Samuel Rosario
John Shea

Staff Present: Judith Stolberg, Development Office
Joel Fontane, EONS
Edgar Luna, EONS

Regular meeting (5:30 PM) – Room 409, City Hall

1. **Call to order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.

2. **Zoning Map Amendment – Adaptive Re-use Overlay:** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone spoke in favor of his petition. He explained that the overlay would allow flexibility in developing sites and the imposition of mitigating conditions through the issuance of a Special Permit by the Planning Board that would be recorded at the Registry of Deeds. Paul Simmarano, an abutter, asked how his property would be affected and was told by Joel Fontane that it wouldn't be negatively impacted by the overlay. Amy Waters, Director of the City's Elder Affairs Office, asked what constituted low-rise and high-rise and was told by the Chair that it meant three or fewer stories and four or more stories respectively. As alternatives to the proposal contained in the petition, Joel Fontane presented the Board with some ideas for eventually changing the underlying IN-H zone to a zone more compatible to the area. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 (John Shea had left the meeting) to continue the hearing to October 22, 2003.

Other Business: None

The meeting was adjourned at 7:40 PM.