

MINUTES
WORCESTER PLANNING BOARD
January 21, 2004

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

Staff Present: Judith Stolberg, Development Office
Joel Fontane, EONS
Edgar Luna, EONS
Katie Donovan, Regulatory Services
Russell Adams, DPW
Michael Traynor, Law Department
Jeffrey Head, Law Department

Regular meeting (5:00 PM) – City Council Chamber, City Hall

1. **Call to order:** Chairman Joe Boynton called the meeting to order at 5:00 PM.
2. **Zoning Ordinance Hearing:** Notice of the hearing was read by the Clerk. The Planning Board discussed the following:
 - (1) **Regulation of Uses and Dimensions:** Attorney Samuel DeSimone, Stephen Patton, Attorney Paul Novak, Gary Webber, Theodore Steinhilber and Jane Fine expressed opinions regarding several issues including the effect on construction of affordable housing.
 - (2) **Clinics, Licensed Hospitals, Sanitariums, Nursing Homes and Funeral Homes in Residential Areas:** Questions arose relative to not allowing nursing homes in RG-5 districts.
 - (3) **Food Service Establishments with Drive-thru:** Changes previously made incorporated into the Ordinance. No new changes are recommended.
 - (4) **Parking:** William Sweeney asked that more parking be required for dormitory uses. He was advised that he would have to present a new petition to the City Council.
 - (5) **Signs:** No comments were offered on this section.
 - (6) **Buffers (Manufacturing and Residential Districts):** No comments were offered on this section.
 - (7) **Split Lots:** William Sweeney spoke in opposition.
 - (8) **Home Occupations:** Attorney Paul Novak was opposed to the proposed changes.

- (9) **Cluster Zoning:** No comments were offered on this section.
- (10) **Continuing Care Retirement Community:** Michael Traynor advised the Board that MGL, Ch. 151B requires a minimum five acre site for CCRC's.
- (11) **Changes to Board Authority:** Lawrence Freed supported Conservation Commission Site Plan Review under the Floodplain Article and Attorney John Spellane supported Planning Board review.
- (12) **Overlay Districts:** Attorney Paul Novak and Gary Webb supported Mixed Use and Adaptive Reuse Overlay Districts.
- (13) **Nonconforming Uses and Structures:** It was explained that a Special Permit requires a super majority (4 votes) and a Finding requires a simple majority (3 votes). No comments were offered on this section.

3. Adjournment: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to close the hearing and continued the item to March 3, 2004 at 5:00 P.M. Meeting adjourned at 6:30 P.M.