

MINUTES
WORCESTER PLANNING BOARD
February 9, 2005

Planning Board Members Present: Joe Boynton
Samuel Rosario
John Shea
Anne O'Connor
Scott Cashman

Staff Present: Kathleen Donovan, Land Use
Jody Valade, Land Use
Michael Traynor, Law Department
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office
Russell Adams, DPW

Regular Meeting (5:30 PM) – Banx Room, Worcester Public Library

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 PM.
2. **Approval of the Minutes – January 26, 2005 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to approve the minutes of the January 26, 2005 meeting.
3. **20 Johnson Street – Site Plan Approval:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to March 23, 2005 and to continue the site plan approval to March 23, 2005 at the request of the applicant.
4. **Antoine Street – 81G Street Opening:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 4-0 to approve the street opening with the following conditions:
 - **Plan must show a sidewalk on the westerly side of the road.**
 - **Applicant must show one set of catch basins in Antoine Street.**
 - **Four copies of revised plan must be submitted to the Land Use Office prior to release of decision.**
5. **Humbolt, Lancaster and Faraday Streets – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the site plan approval to February 23, 2005 at the request of the applicant.

6. **Myrick Avenue & Toronita Avenue – 81G Street Opening:** Upon a motion by John Shea and seconded by Scott Cashman, the Board voted 5-0 to approve the street opening with the following conditions:
 - **Plan must show a 2.5” pavement binder coarse with a 1.5” top coat.**
 - **Four copies of revised plan must be submitted to the Land Use Office prior to release of decision.**

7. **Jasmeen Place – Preliminary Subdivision Plan:** John Shea recused himself. Attorney Samuel DeSimone and Ronald Pica presented the plan. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to approve the preliminary subdivision and advised the applicant to make the following changes to the plan at definitive submittal:
 - **Treatment tanks must be moved out of the right of way.**
 - **Plan must show sidewalks on both sides of the road.**
 - **Plan must show utility and access easements of 20’ and 25’ respectively.**
 - **Plan must show location of street lights.**

8. **Tainter Street – Remove Portion From Official Map:** Joe Boynton recused himself and Samuel Rosario assumed the Chair. Removal of a portion of Ripley Street (# 9 on the agenda) was taken collectively. Attorney Todd Rodman and Chris Ferguson presented the plans. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to recommend removal of the portion of Tainter Street between numbers 34 and 60.

9. **Ripley Street – Remove Portion From Official Map:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to recommend removal of the portion of Ripley Street from Beacon Street to Tainter Street.

10. **91 Chatham Street – Site Plan Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the site plan with the following conditions:
 - **All work must conform to the standards contained in the City of Worcester, Department of Public Works, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
 - **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all the 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. 1486 & 1488 Main Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to continue the site plan approval to February 23, 2005 so the applicant can revise the plan.
- 12. Pleasant Estates Subdivision – Bond Reduction:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to find the developer in default of the outstanding subdivision performance agreement and to give the developer thirty days to cure the default, after which time, if the developer is still in default, the Law Department is authorized to draw down the surety so that the Department of Public Works can complete the required work.
- 13. Approval Not Required (ANR) Plans:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to endorse ANR Plan #5963 Erie Avenue. Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 4-0 (Samuel Rosario recused himself) to endorse ANR Plan #5973 Casper Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to deny endorsement of ANR Plan #5975 Milton Street because the way does not have sufficient width, suitable grades and adequate construction for the proposed use. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5977 4 State Road. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5978 Park Terrace Road. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5979 Robertson Road. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5980 Lake Avenue. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan #5981 152 Moreland Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to deny endorsement of ANR Plan #5982 Grafton Street because the plan showed the lots in a zone that doesn't exist.

OTHER BUSINESS:

Indian Hill Subdivision – Extend Work Completion Date: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to extend the work completion date to July 15, 2005 and the bond expiration date to September 15, 2005 for Phases II, III, IV and V.

The meeting was adjourned at 7:00 PM.