

**MINUTES OF THE PROCEEDINGS OF THE PLANNING BOARD OF THE
CITY OF WORCESTER**

FEBRUARY 1, 2006

WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM

Planning Board Members Present: John Shea
Scott Cashman
Margaret Guzman

Staff Present: Michael Traynor, Law Department
Carrie Holtan, Law Department
Joel Fontane, Planning Division
Robin Bartness, Planning Division
Judith Stolberg, Planning Division
Lara Bold, Planning Division
Jody Kennedy-Valade, Code Enforcement
K. Russell Adams, Department of Public Works

REGULAR MEETING (5:30 PM)

1. CALL TO ORDER

Chairman John Shea called the meeting to order at 5:45 PM. Mr. Shea advised that Samuel Rosario and Anne O'Connor would not be present and since three affirmative votes are required for Site Plan Approval, some applicants may not want to proceed with only three members present.

2. APPROVAL OF THE MINUTES

January 18, 2006 and January 25, 2006 Meetings: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to approve the January 18, 2006 minutes. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to approve the January 25, 2006 minutes.

3. REQUESTS FOR WITHDRAWAL/CONTINUANCE

225 Shrewsbury Street (PB-05-161) – Site Plan Approval: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to continue the site plan approval to February 15, 2006 at the request of the applicant.

225 Shrewsbury Street (PB-05-162) – Special Permit: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to continue the hearing to February 15, 2006 at the request of the applicant.

4. CONTINUATIONS

109 Holden Street – Definitive Subdivision Approval: The applicant was not present. Russ Adams reminded the Board that DPW does not recommend any waivers for this project. Robin Bartness reported on the history of the repeated continuances the applicant has requested and informed the Board that no revised plans have been submitted for review. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 3-0 to close the hearing. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 3-0 to deny approval of the definitive subdivision plan because the plan does not meet the minimum requirements of the City of Worcester Subdivision Regulations, specifically as related to:

- **Length of dead end streets, roadway width and sidewalks.**
- **Other Subdivision requirements that were not met include, but are not limited to, the following:**
 1. **Subject property is required to be identified by a darker solid line.**
 2. **The names of all adjacent subdivisions/property owners were not labeled.**
 3. **Sidewalks were not provided or not labeled.**
 4. **Easements were not overlaid on the layout plan to determine build ability of lots.**
 5. **Proposed zoning information was not provided on plan. This should be included in the zoning requirements table.**
 6. **A street plan was not provided for Indian View Lane or the extension of Crestwood Street.**
 7. **Construction plans were not submitted.**
 8. **The total area of the subdivision was not labeled on the plan, including recreation or wetland areas.**
 9. **Streetlights and street signs were not labeled on the plan.**
 10. **The subdivision plan did not reference at least two (2) permanent public highway monuments outside the subdivision.**
 11. **The plan did not provide, on a separate exhibit, the locations and outlines of all existing buildings and site features.**
 12. **The plan did not label location and species of proposed street trees and/or trees or wooded areas to be retained.**
 13. **The plan did not indicate a statement that the applicant will provide, at no cost to the City, all facilities shown on the plan including, but not limited to, roadways, curbs, bounds, drainage systems, earthworks, except as otherwise noted.**
 14. **Note #38 should be added to address the language that the plan shall comply to all provisions of the City of Worcester Subdivision Ordinance, except as otherwise noted.**

428 Lake Avenue – Site Plan Approval: Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 3-0 to extend the deadline for

constructive grant to February 15, 2006 and continued the site plan approval to February 15, 2006.

225 Shrewsbury Street (PB-05-161) – Site Plan Approval: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to continue the site plan approval to February 15, 2006 at the request of the applicant because there were not four members to hear the item.

225 Shrewsbury Street (PB-05-162) – Special Permit: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to continue the hearing to February 15, 2006 at the request of the applicant because there were not four members to hear the item.

86 Upland Street – Site Plan Approval: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 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.**

435 Shrewsbury Street (PB-05-164) – Site Plan Approval: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to approve the site plan with the following conditions:

- **The site plan shall be revised to include the following:**
 1. **Curb cut note be removed from the plan.**
 2. **Label dimensions of the subject property.**
 3. **Label plan with correct address of “435 Shrewsbury Street.”**
 4. **Provide elevations with listing of exterior materials and label dimensions of all buildings.**
 5. **Label all dimensions of all vehicular and pedestrian circulation elements.**
 6. **Label construction materials of all vehicular and pedestrian circulation elements.**
 7. **Amend the lighting symbol in the table on site layout plan to correspond with the lighting symbol on the plan.**

8. Provide the size of all signs.
 9. Relocate the proposed Fidelity Bank sign to provide a five-foot setback.
 10. Provide a five-foot landscape buffer for the south edge of the parking lot and the south edge of the escape lane or submit an application for the required variance. Buffer areas shall be appropriately landscaped in accordance with the landscape design standards set out in Article V.
 11. Provide landscaping screening along the sidewalk edge where the parking, work or service area abuts a street.
 12. Provide trees that have trunks with at least 3.5-inch diameter. The plan provided trees with 2 to 3 inch calipers and does not show the caliper size of the White Pine.
 13. Provide additional landscaping in the open green space along Shrewsbury Street. Buffer areas shall be appropriately landscaped in accordance with the landscape design standards set out in Article V.
 14. Provide one van accessible handicap space with an eight-foot aisle.
- 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.
 - Five copies of the revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.

5. NEW HEARINGS

175 Washington Street/175R Washington Street/also known as 14 Scott Street (PB-06-01) – Definitive Subdivision Approval: Notice of the hearing was read by Margaret Guzman. Attorney Donald O'Neil explained that the property was previously 2 separate parcels with two different owners and they wish to return them to two parcels. Robin Bartness reported that the subdivision plan and the variance plan have different lot dimensions and different parcel sizes. She recommended the hearing be continued to resolve the differences. Michael Traynor said the Board would only be approving the frontage on the way. Attorney Donald O'Neil stated that the issue was the frontage and they were the same on both plans. Joel Fontane supported Ms. Bartness' request that the hearing be continued in the interest of a true and accurate record. Upon a motion by

Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to continue the hearing to February 15, 2006 to resolve the issue.

6. SITE PLAN APPROVALS

6 Vig's Way (PB-05-160) – Site Plan Approval: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to continue the site plan approval to February 15, 2006 so the applicant can submit a revised plan that shows the following:

- **Show existing subdivision lot lines, including current lot lines, the property abutting to the west and the cul-de-sac.**
- **Show height in stories and feet.**
- **Show Floor to Area Ratio (FAR).**
- **Show total floor area.**
- **Show square footage of ground cover.**

7. OTHER BUSINESS

Broughton Road – To Make Public: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to recommend a Priority 1.

1393 Grafton Street Subdivision – Bond Release: Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 3-0 to release \$125,000.00 of the existing bond leaving a new bond amount of \$100,000.00.

Ledgecrest Subdivision – Bond Release: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to deny the request for bond release for Phase I. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to release \$75,000.00 of the existing bond leaving a new bond amount of \$15,000.00 for Phase II. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to release \$75,000.00 of the existing bond leaving a new bond amount of \$15,000.00 for Phase II. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to release \$75,000.00 of the existing bond leaving a new bond amount of \$20,000.00 for Phase III. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to release \$25,000.00 of the existing bond leaving a new bond amount of \$20,000.00 for Phase IV.

Approval Not Required (ANR) Plans: Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #6247 Houghton Street. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 3-0 to endorse ANR Plan #6248 937 West Boylston Street. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #6249 90-92 Malden Street. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 3-0 to endorse ANR Plan #6250 Rodney Street. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 3-0 to endorse ANR Plan #6251 52 Holden Street.

8. **ADJOURNMENT**

Chairman John Shea adjourned the meeting at 7:30 PM.