

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

MARCH 1, 2006

WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM

Planning Board Members Present: John Shea, Chair
Scott Cashman, Vice-Chair
Anne O'Connor, Clerk
Samuel Rosario
Margaret Guzman

Staff Present: Michael Traynor, Law Department
Carrie Holtan, Law Department
Joel Fontane, Division of Planning & Regulatory Services
Robin Bartness, Division of Planning & Regulatory Services
Ruth Gentile, Division of Planning & Regulatory Services
Edgar Luna, Division of Planning & Regulatory Services
Judith Stolberg, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Division of Code Enforcement
K. Russell Adams, Department of Public Works

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair John Shea called the meeting to order at 5:40 PM.

APPROVAL OF THE MINUTES

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Planning Board voted 5-0 to approve the February 15, 2006 minutes.

OLD BUSINESS

1. **130 Goddard Memorial Drive (PB-06-02) – Site Plan:** The petitioner was not present. Chief Planner Bartness informed the Board that the petitioner has been notified to submit revised plans of the site, but has not responded to date. Consequently, she recommended that the Site Plan be continued to the next meeting. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to continue the Site Plan to March 15, 2006.
2. **1434-1436 Main Street/1 Armandale Street (PB-06-10) – Amended Site Plan:** Karina Quinn presented the project. Upon a motion by Samuel Rosario and seconded by

Margaret Guzman, the Board voted 5-0 to approve the Amended Site Plan with the following conditions:

- **Show boundaries for both driveway easements.**
- **Correct dimensions that are inaccurate e.g. widths of driveways.**
- **Show table with zoning classification e.g. widths of driveways.**
- **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 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.**

NEW BUSINESS

PUBLIC HEARINGS

1. **697 Burncoat Street (PB-06-14) – Definitive Subdivision:** Notice was read by the Clerk. Joshua Reinki presented the project. Chair John Shea read a letter from Paul M. Novak expressing concerns regarding the project's proposed grading and its effect on stormwater runoff. Department of Public Works stated that the project's methodology of design may trigger a need for a retention basin. Code Enforcement stated that the driveways did not include specific details of where vehicles would be parked. Law Department stated that ownership of the combined lots remained unclear. Earl Scott, 699 Burncoat Street, requested a four-way stop sign at the intersection of Burncoat Street and Berry Hill Lane. Department of Public Works responded that the proposed number of homes in Berry Hill Lane did not necessitate it, but encouraged Mr. Scott to address this request to his District City Councilor. Ben Thirkield, 41 Santoro Road, requested consideration for a retention basin to mitigate potential water runoff. Samuel Rosario requested a sidewalk be considered on Burncoat Street alongside Earl Scott's property line. Kenneth Jackson expressed concern regarding any blasting that may be done during the construction of the project. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-1 to continue the Definitive Subdivision to April 5, 2006.

PUBLIC MEETINGS

1. **5 Elmwood Street (PB-06-11) – Parking Plan:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw without Prejudice.

2. **89 West Boylston Street (PB-06-12) – Site Plan:** Robert O’Neil presented the plan. Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 4-0 (Scott Cashman abstained) to approve the Site Plan with the following conditions:
 - **Retaining wall alongside the property located at 87 West Boylston Street be brought up to grade with said property.**
 - **Provide a summary of the zoning classification requirements and what is proposed on the plan.**
 - **Label the height of the structure in stories and feet.**
 - **Label the total floor area.**
 - **Label the number of bedrooms.**
 - **Label exterior materials on plan.**
 - **Label dimensions and materials of driveway and parking spaces.**
 - **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.**
 - **Six copies of revised plan must be submitted to the Planning and Regulatory Services Office prior to release of the decision.**

3. **697 Burncoat Street (PB-06-13) – Site Plan:** Upon a motion by Samuel Rosario and seconded by Scott Cashman, the Board voted 5-0 to continue the Site Plan to April 5, 2006.

4. **Gateway Park/Garden Street (PB-05-15) – Site Plan:** Attorney Mark Donahue and Craig Blais presented the project. Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board vote 5-0 to approve the Site Plan with the following conditions:
 - **The parking table and plan must indicate the same number of spaces.**
 - **Plan must show trees with at least 3.5 inch calipers and planted 20 to 25 feet on center.**
 - **Two interior trees are required for the southern exterior parking area.**
 - **One interior tree is required for the northern exterior parking area.**
 - **Required drainage plans must be provided to the Department of Public Works**
 - **Six copies of the revised plan must be submitted to the Division of Planning & Regulatory Services Office prior to the release of the decision.**
 - **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.**

OTHER BUSINESS

Approval Not Required (ANR) Plans:

Upon a motion by Margaret Guzman and seconded by Anne O'Connor, the Board voted 4-0 (Samuel Rosario abstained), to endorse ANR Plan #6253 30 Forest Street.

Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6254 Sarah Drive.

Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6255 Southold Road.

Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 (Samuel Rosario recused himself) to endorse ANR Plan #6256 Crest Avenue.

Upon a motion by Samuel Rosario and seconded by Margaret Guzman the Board voted 5-0 to endorse ANR Plan #6257 Gould Hill Road.

Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6258 Southgate/Camp Street.

Upon a motion by Anne O'Connor and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR Plan #6260 Worcester Center Boulevard.

Upon a motion by Samuel Rosario and seconded by Margaret Guzman, the Board voted 5-0 to endorse ANR # 6261 McKeon Road.

Malden Woods Subdivision – Accept Covenant. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 5-0 to accept a covenant to obtain the Planning Board's endorsement of the Definitive Subdivision Plan.

ADJOURNMENT

Chair John Shea adjourned the meeting at 6:40 PM.