

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

**JANUARY 3, 2007**

**WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

**Planning Board Members Present:** John Shea, Chair  
Scott Cashman, Vice-Chair  
Nicole Xifaras Parella

**Staff Present:** Joel Fontane, Division of Planning & Regulatory Services  
Robin Bartness, Division of Planning & Regulatory Services  
Ruth Gentile, Division of Planning & Regulatory Services  
Carrie Holtan, Law Department  
K. Russell Adams, Department of Public Works  
Jody Kennedy-Valade, Code Department

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Shea called the meeting to order at 5:30 PM.

**APPROVAL OF THE MINUTES**

Approval of the minutes of the December 20, 2006 meeting was held to January 17, 2007.

**REQUESTS FOR WITHDRAWALS OR CONTINUANCES**

1. **36 Quaboag Street (PB-06-141) – Definitive Subdivision:** Seth Toch, representative for the applicant, requested a continuance in order to address comments made by the Department of Public Works. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to continue the Definitive Subdivision to February 7, 2007.

**UNFINISHED BUSINESS**

2. **Lots 1-5, 7&8 Rustic Drive (PB-06-149) – Definitive Site Plan:** Ms. Parella submitted a disclosure of appearance of conflict as required by M.G.L. c.268A sec. 23 (b)(3). Seth Toch, representative for the applicant, presented the plan. He stated that he would change the zoning line on the plan per Lara Bold's memo of December 28, 2006. The Department of Public Works requested a 6" overflow pipe. Chair Shea stated that a note should be added to the plan that there would be a chain link fence on retaining walls over 4 feet high. Kate Bisson was concerned with the use of sewer easement on her property and that it might be used as access to the property at the top of the hill. She was

concerned about the loss of privacy. Chair Shea stated that he would like to suggest a condition that Dark American Arbor Vitae be planted on the easterly border of Lot 1 along the property line, to screen her lot. Wallace Roman was concerned with water runoff and the stability of the fill that was trucked to the site. Ed Jellson was concerned with the street lights and sidewalks. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to approve the Definitive Site Plan with the following conditions:

- **Correct the RS-10 and RS-7 zoning line.**
- **Dark American Arbor Vitae to be planted 4 feet on center along the eastern border of Lot 1 from the northeast corner of the structure to the south to screen adjacent property.**
- **Add a note to the plan that states a fence is required on the retaining walls over 4 feet.**
- **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 the 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 the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

## **NEW BUSINESS**

### **PUBLIC HEARINGS**

3. **35 Houghton Street (PB-06-151) – Definitive Subdivision (Frontage):** Mr. Cashman recused himself due to conflict of interest. The Definitive Subdivision public hearing was not opened due to a lack of a quorum of voting members. The Planning and Regulatory Services Division will renotify abutters and the Definitive Subdivision will be continued to January 17, 2007.

### **PUBLIC MEETINGS**

4. **37 Washburn Street (PB-06-160) – Definitive Site Plan:** The applicant was not present. Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to deny the Definitive Site Plan for the following reasons:
  - **Registered Civil Engineer stamp and signature was not provided.**
  - **Applicant and owner on the plan and the application were not the same.**
  - **Deed reference not labeled on plan.**
  - **Plan not labeled “Definitive Site Plan”.**

- An existing conditions plan was not provided, showing parking and square footage of existing buildings.
- A heavier line weight should be used for property boundaries.
- A locus plan was not provided.
- Cambridge Street and Washburn Street were not labeled as public.
- Contours at two (2) feet in one hundred (100) feet were not shown.
- Floor area ratio of both existing and proposed was not shown.
- Total floor area of both existing and proposed was not shown.
- Total square footage of ground area coverage for pervious and impervious was not shown.
- Square footage of new construction on plan did not match the square footage on the application. The application indicated the addition of 7,602 sq. ft. The plan table indicates 6,716 sq. ft. warehouse and 2,400 sq. ft. for wholesale, totaling 9,116 sq. ft.
- Dimensions of both Washburn Street and Cambridge Street were not provided.
- Depending on existing conditions, additional trees on Washburn Street and Cambridge Street may be required. New trees must be at least 3 inch caliper.
- Methods of erosion and sedimentation control both pre- and post-development were not provided.
- Plan must show enclosed dumpster or demonstrate how trash will be accommodated.

#### **APPROVAL NOT REQUIRED (ANR) PLANS:**

1. **ANR-6455:** Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse ANR Plan #6455, Harlem Street.
2. **ANR-6456:** Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse ANR Plan #6456, Pinehill Road.
3. **ANR-6457:** Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse ANR #6457, Pinehill/Ockway Street.
4. **ANR-6458:** Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse ANR #6458, Paine Street.
5. **ANR-6459:** Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse ANR Plan #6459, Somerset/William Street
6. **ANR-6460:** Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 3-0 to endorse ANR #6460 Barclay Street.

#### **OTHER BUSINESS**

**Mink Circle – Make Public:** Upon a motion by Nicole Xifaras Parella and seconded by Scott Cashman, the Board voted 3-0 to recommend a Priority 1.

**Meena Drive – Make Public:** Upon a motion by Nicole Xifaras Parella and seconded by Scott Cashman, the Board voted 3-0 to recommend a Priority 1.

**Sunrise Avenue Extension – Make Public:** Upon a motion by Nicole Xifaras Parella and seconded by Scott Cashman, the Board voted 3-0 to recommend a Priority 1.

**Ridgewood Road Extension – Make Public:** Upon a motion by Nicole Xifaras Parella and seconded by Scott Cashman, the Board voted 3-0 to recommend a Priority 1.

**Pineview Avenue – Make Public:** Upon a motion by Nicole Xifaras Parella and seconded by Scott Cashman, the Board voted 3-0 to recommend a Priority 4.

**Patriot’s Landing Roadway (Wigwam Hill Drive) – Make Public:** Mr. Adams stated that the Department of Public Works does not consider this way a private street and that it was to remain a common driveway as a condition of each owner’s deed. The Department of Public Works recommended that the way be considered the same as a private street for conversion purposes and that the Department of Public Works would have to bring it up to its current standards for public streets and assessing each owner for the betterments. Upon a motion by Nicole Xifaras Parella and seconded by Scott Cashman, the Board voted 3-0 to accept the recommendation of the Department of Public Works.

## **ADJOURNMENT**

Chair Shea adjourned the meeting at 6:25 PM.