

**MINUTES
WORCESTER PLANNING BOARD
MARCH 8, 2000**

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

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Stephen Madaus, Law Department
Judith Stolberg, OPCD
Pamela Harding, OPCD

Regular Meeting (5:30 P.M.) – Room 409, City Hall

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – February 23, 2000 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the minutes.
3. **Rustic Drive Extension – Definitive Subdivision Approval:** Notice of the hearing was read by the Clerk. Attorney Mark Donahue presented the plan. Alan McClure, Leonard Alpert, John Urcheski and Jack Dumas, abutters, asked questions. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve a waiver from the 500' maximum cul-de-sac length allowed on the conditions that no access to any lot be permitted from the upper end of Rustic Drive and that there be no further subdivision after approval of the plan. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve a waiver for the minimum radius of the curve. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the hearing to the March 22, 2000 meeting so the developer can provide a new plan showing eight lots rather than nine lots.
4. **Roseville Estates – Preliminary Subdivision Approval:** Robert O'Neil presented the plan. David Boulay, Christopher Grady, Carol Thayer-Cox, Michelle L'Esperance, Douglas Thompson, Marilyn Dufresne and Richard Widak, abutters, asked questions and expressed their concerns. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to approve the preliminary plan with the following recommendations:
 - **All comments in the Department of Public Works letter dated February 29, 2000 be addressed.**

- **An area of non-disturbance at the rear of the lots be shown on the plan.**
5. **859 West Boylston Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the parking plan with the following conditions:
- **One handicapped parking space be designated on the plan.**
 - **All comments, except for Item #1, in Department of Public Works letter dated February 11, 2000 be addressed to the satisfaction of said department.**
 - **Plan state snow to be removed from site.**
 - **No exterior trash storage.**
 - **Landscaping area in front along West Boylston Street be extended a length of 30 feet.**
 - **A landscaping area 5 feet wide be added to the back length of the addition to the building.**
 - **A 6 foot stockade fence be placed along rear of the lot.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**
6. **177 Southwest Cutoff – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to approve the parking plan with the following conditions:
- **Any concerns of the Department of Public Works be addressed to the satisfaction of said department before release of decision.**
 - **Landscaping be approved by OPCD landscape architect before release of decision.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**
7. **4, 6 & 8 Oak Leaf Circle (15% Slope) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to approve the site plan with the following conditions:
- **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
 - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.**

8. **Second Street - Lot 37 – (15% Slope) – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to continue the item to the March 22, 2000 meeting so the Board can visit the site.

9. **193-195 Lake Avenue – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the parking plan with the following conditions:
 - **Space #19 be eliminated.**
 - **New space in the basement area be shown on plan.**
 - **Plan to state that snow is to be removed from the site.**
 - **Approval not to be released until the handicapped space on Lake Avenue is approved and documentation received from the City Clerk.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**

10. **418 West Boylston Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted unanimously to approve the parking plan with the following conditions:
 - **Snow storage area be designated on the plan.**
 - **Caliper of shade trees be 3-3.5” and so designated on the plan.**
 - **Three copies of revised plan be submitted to the Office of Planning and Community Development prior to release of decision.**

11. **Plans To Be Ratified:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted unanimously to ratify the following plans:

#5114 Swan Avenue
#5115 Julian Avenue
#5116 Beacon/Oread Streets
#5117 Tory Fort Lane

Other Business:

Oak Grove Subdivision: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to release all lots in the subdivision from the covenant.

The Chairman adjourned the meeting at 8:25 P.M.