

MINUTES
WORCESTER PLANNING BOARD
March 28, 2001

Planning Board Members Present: Joseph Sova
Joe Boynton
Samuel Rosario

Staff Present: Paul Moosey, DPW Engineering
Doug Scott, Health/Code Enforcement
Michael Baer, Health/Code Enforcement
Stephen Madaus, Law Department
Judith Stolberg, Executive Office of Economic Development
Katie Donovan, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development

Regular Meeting (5:30 P.M.) – City Council Chamber, City Hall

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – March 14, 2001 Meeting:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the minutes.
3. **525-545 Lincoln Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the item to April 11, 2001 at the request of the applicant.
4. **52 Millbrook Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to extend the deadline to April 11, 2001 and continued the item to April 11, 2001 so the applicant can submit a plan showing landscaping and a landscaping table and which meets the landscaping requirements of the zoning ordinance.
5. **Summit Park Subdivision – Rescind Subdivision:** Notice of the hearing was read by the Clerk. Attorney Joseph Spillane and Joseph Carbonneau, owner, spoke in favor. No one spoke in opposition. Upon a motion by Joe Boynton and seconded by Joseph Sova, who stepped down from the Chair to second the motion, the Board voted 2-1 (Samuel Rosario voted no) to continue the hearing to April 11, 2001 so the applicant can submit evidence of title.
6. **Meadowbrook Road – Definitive Subdivision Approval:** Site Plan Approval (#7) was taken collectively. Notice of the hearing was read by the Clerk. James Malley, representing the applicant, requested the hearing be continued. Attorney Burton Chandler, representing abutters, objected to the City not being able to reproduce copies of the plan. Stephen Parker explained that we do not have that capability. Upon a motion by Joe Boynton and seconded

by Samuel Rosario, the Board voted unanimously to continue the hearing and the site plan approval to April 25, 2001 at the request of the applicant.

7. **Meadowbrook Road – Site Plan Approval:** See #6.
8. **1173 West Boylston Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to continue the item to April 11, 2001 because Joe Boynton may have a conflict of interest and 3 affirmative votes are required for approval. Applicant will have to present the site plan again at that meeting.
9. **356 Plantation Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted unanimously to continue the item to April 11, 2001 so the applicant can submit a traffic study.
10. **128 Brooks Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the site plan with the following conditions:
 - **Roof leader and perimeter drain be tied into surface drain and noted on the plan.**
 - **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.**
 - **Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**
11. **1438 Grafton Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to approve the parking plan with the following conditions:
 - **Snow to be removed from the site and noted on the plan.**
 - **Lighting be pointed away from abutting property.**
 - **Applicant use RCP pipe for drain mains and 8” PVC DR 18 pipe for catch basin connections.**
 - **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.**
 - **Six copies of the revised plan be submitted to the Executive Office of Economic Development prior to release of decision.**
12. **Discussion – Waivers (Registered Land Surveyors):** No action was taken by the Board.

13. Plans To Be Ratified: Upon a motion by Joe Boynton and seconded by Samuel Rosario voted unanimously to deny endorsement of #5241 Bothnia Street since it is not in compliance with Chapter 41 because of insufficient frontage. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required plans:

- #5229 Uncatena Avenue/Clark Street
- #5230 Carter Road
- #5231 Misco Road/Sandra Drive
- #5236 Radcliff Street/West Mountain Street
- #5237 Holden Street
- #5238 Mower Street
- #5239 Weldon Avenue
- #5240 Governors Street/Uncatena Avenue
- #5242 Longmeadow Road/Beverly Road

Other Business: Samuel Rosario requested someone look into enforcement of the licensing of car lots and parking in the lots. Joe Boynton inquired as to the status of the Board's request to the City Manager regarding the elimination of the Official Map and was told it was in the Law Department for analysis.

The meeting was adjourned at 7:25 P.M.