

MINUTES
WORCESTER PLANNING BOARD
October 10, 2001

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

Staff Present: Paul Moosey, DPW Engineering
Doug Scott, Health/Code Enforcement
Stephen Madaus, Law Department
Jeffrey Head, Law Department
Judith Stolberg, Executive Office of Economic Development
Stephen Parker, Executive Office of Economic Development

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

1. **Call to Order:** Vice Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – September 19, 2001 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the minutes of the September 19, 2001 meeting.
3. **618 Lincoln Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Applicant put notation on the plan that all drainage components will meet City of Worcester standards.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
4. **14, 19 & 21 Dixon Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the item to October 24, 2001 so the applicant can detail the erosion controls and retaining walls and dry wells (if used) on the plan.
5. **Tashota Road - Private Street Removal:** Notice of the hearing was read by the Clerk. Charles Lahti, the petitioner, spoke in favor. No one spoke in opposition. The Board felt that all property owners on the street should be notified not just the immediate abutters to the

portion to be removed so the hearing was continued to November 14, 2001 and Regulatory Services will notify the other abutters.

6. **757 Salisbury Street - Special Permit:** Item #7 Site Plan Approval was taken collectively. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the hearing and the site plan approval to November 14, 2001 at the request of the applicant.
7. **757 Salisbury Street - Site Plan Approval:** See #6 above.
8. **Willvail Street - Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to deny approval because the work, already in progress, does not agree with the submitted site plan and advised the applicant that the locus and abutters should be on the plan if re-filed.
9. **20 Gambier Avenue – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
 - **Applicant put notation on the plan that snow is to be removed from the site.**
 - **Lighting to be shown on the plan pointing down and away from abutting property and limited to 6 feet in height.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
10. **North Lake Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to continue the item to October 24, 2001 so the applicant can define the type of office space in order to determine the required parking and an engineer can certify the foundation meets the requirements of the Building Code.
11. **Ellsworth and Bigelow Streets – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the item to November 14, 2001 at the request of the applicant so flood plain issues can be addressed in the application.
12. **Roy Street - Request To Make Public:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to recommend a Priority 2.
13. **Dewar Street - Request To Make Public:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to recommend a Priority 3.
14. **Chester Street - Sewer Petition:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to recommend a Priority 1 (2 petitions).

- 15. Winter Heights Subdivision (Phase IV) - Set Bond and Release Lots From Covenant:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to set a bond in the amount of \$285,000.00 with a work completion date of October 1, 2002 and a bond expiration date of December 1, 2002 and to release Lots 25-27 inclusive, 67-86 inclusive and 91-115 inclusive from the covenant.
- 16. Scenic Heights Subdivision (Phase I) - Bond Release:** This item was held because there is work that has not been completed to the satisfaction of the Department of Public Works.
- 17. Scenic Heights Subdivision (Phase II) - Bond Release:** This item was held because there is work that has not been completed to the satisfaction of the Department of Public Works.
- 18. Oak Leaf Circle - Extension of Work Completion and Bond Expiration Dates:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to extend the work completion date to June 1, 2002 and the bond expiration date to August 1, 2002.
- 19. Plans To Be Ratified:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5296 Fairbanks Street. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 (John Shea recused himself) to endorse ANR Plan #5297 Everton Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5298 Belcourt Road. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to deny approval of ANR Plan #5293 Mystic Street because it requires subdivision approval. ANR Plan #5299 was held so the applicant can provide information regarding the setback of the existing house.

Other Business:

Legal Opinion: The Board requested a legal opinion regarding conflict of interest of John Shea and Joe Boynton regarding the 757 Salisbury Street Special Permit. The Board would like an opinion from the Board of Bar Overseers.

The meeting was adjourned at 7:50 P.M.