

MINUTES
WORCESTER PLANNING BOARD
November 14, 2001

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

Staff Present: Paul Moosey, DPW Engineering
Michael Pace, Health/Code Enforcement
Judith Stolberg, Executive Office of Economic Development
Diana Collins, Executive Office of Economic Development
Michael Traynor, Law Department
Jeffrey Head, Law Department

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

1. **Call to Order:** Vice Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – October 24, 2001 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the minutes of the October 24, 2001 meeting.
3. **Benjamin Road – 81G Street Opening:** 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 to December 19, 2001, and extended the deadline for approval of the site plan to the same date, both at the request of the applicant.
4. **757 Salisbury Street (CCRC) - Site Plan Approval:** Special Permit and More Than One Building On A Lot were taken collectively. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 4-0 to continue the items to December 19, 2001 and extended the deadline for approval of the site plan to the same date.
5. **Ellsworth & Bigelow Streets - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the item to December 5, 2001 and extend the deadline for approval to the same date.
6. **Benjamin Road (Lots 12-15) – Site Plan Approval:** See #3 above.
7. **Mystic Street - Subdivision Approval:** Notice of the hearing was read by the Clerk. Attorney Samuel DeSimone represented the applicant. No one spoke in opposition. Michael Traynor, Deputy City Solicitor, provided a legal opinion to the Board as to its authority to waive subdivision requirements. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded

by Samuel Rosario, the Board voted unanimously to waive the requirement that each lot created contain the minimum frontage of 65 feet as required by the current Zoning Ordinance. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to waive Section VIA of the City of Worcester Subdivision Control Regulations regarding filing fees. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to approve the Definitive Subdivision Plan subject to normal conditions with the roadway to be improved from the northerly juncture with Upland Street at a width of 20 feet north to south and 20 feet to a depth of 1 foot of gravel on the remaining portion of the roadway to City of Worcester standards.

- 8. 757 Salisbury Street (CCRC) - Special Permit:** See Item #4.
- 9. Tashota Road - Private Street Removal:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted unanimously to approve the request of the petitioner for Leave to Withdraw.
- 10. 757 Salisbury Street (CCRC) - More Than One Building On A Lot:** See Item #4.
- 11. Teconnett Path - Request To Amend Zoning Map:** Notice of the hearing was read by the Clerk. Attorney Donald O'Neil, Edward Radick and Duane Shaw spoke in favor. Attorney John Lebeaux, Mr. & Mrs. Ramsey Barrett and Bob Shays spoke in opposition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to close the hearing. A motion by John Shea and seconded by Stephen Petro to recommend denial of the petition was withdrawn. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to recommend that 4 parcels (Lots 29, 30, 31 & 32 as shown on the City Assessor's Map) on the Zoning Map be changed to RL-7 because the allowed uses would be consistent with the current use of the affected parcel.
- 12. 4&6 Bancroft Street and 35 Mason Street - Request To Amend Zoning Map:** Notice of the hearing was read by the Clerk. Attorney Donald O'Neil represented the petitioner. No one spoke in opposition. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to recommend approval of the petition because it would be consistent with current uses and structures.
- 13. 340-370 Park Avenue - Extension of Time:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve an extension of time for one year.
- 14. 190-194 Svenson Avenue (3 Lots) - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, 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 provide 4'x4' drywells for roof and perimeter drains and the engineering details and locations be shown on the plan and approved by the Department of Public Works.**
- **Applicant revise the plan so that there is no parking of vehicles within the front yard setback.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) and receipt of Department of Public Works approval of engineering detail on drywells prior to release of decision.**

15. Governors Street - Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw.

16. 93 Swan Avenue – Site Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, 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.**

17. 853 West Boylston Street – Parking Plan Approval: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the parking 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.**
- **Landscaping meet the requirement of the Zoning Ordinance by showing shade trees at required intervals along side lot lines.**
- **Applicant provide drainage calculations for pre and post conditions.**
- **Applicant must use City of Worcester standard catch basins, manholes and pipe.**
- **Applicant eliminate proposed sewer manhole.**
- **Applicant provide type and size of proposed water service.**
- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**

18. Hidden Farm Estates (Phase 2) - Release Bond: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to deny the request because DPW advised there is still some work to be completed.

19. Hidden Farm Estates (Phase 4) - Bond Reduction: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to release \$45,000.00 of the existing bond leaving a new bond amount of \$65,000.00.

20. Plans To Be Ratified: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 not to endorse ANR Plan #5302 North Lake Avenue because it does not show a division of land. Upon a motion by Stephen Petro and seconded by Samuel Rosario (John Shea recused himself), the Board voted 3-0 to endorse ANR Plan #5303 Everton Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5304 Morgan Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5305 Norfolk Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5306 Willard Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5307 Pleasant Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5308 Ralph Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5309 Paris Avenue. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5310 Ridgewood Road Extension. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to endorse ANR Plan #5311 Minots Street.

Other Business: None

The meeting was adjourned at 7:45 P.M.