

MINUTES
WORCESTER PLANNING BOARD
January 9, 2002

Planning Board Members Present: Joseph Sova
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
Stephen Parker, Executive Office of Economic Development
Michael Traynor, Law Department
Jeffrey Head, Law Department

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

- 1. Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
- 2. Approval of Minutes – December 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 December 19, 2001 meeting.
- 3. Salisbury Hills – Special Permit (CCRC):** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to extend the deadline for action by the Board to January 23, 2002 for the Special Permit and continued the item to January 23, 2002 at the request of the applicant. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the More Than One Building on a Lot item to January 23, 2002. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to extend the deadline for action to January 23, 2002 and to continue Site Plan Approval to January 23, 2002.
- 4. Salisbury Hills (757 Salisbury Street) - Site Plan Approval:** See #3 above.
- 5. Salisbury Hills (757 Salisbury Street) – More Than One Building on a Lot:** See #3 above.
- 6. 28 Iroquois 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.**
7. **30 Iroquois 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.**
8. **Good Harbor Heights – Definitive Subdivision:** The hearing was not opened. John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to continue the item to January 23, 2002 at the request of the applicant.
9. **Roda Estates – Definitive Subdivision:** The hearing was not opened. Site Plan Approval was taken collectively. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the item to January 23, 2002 at the request of the applicant.
10. **Roda Estates – Site Plan Approval:** See #9 above.
11. **Fourth Street and East View Drive (Lots 5-13) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, 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.**
12. **Fourth Street (Lots 1-4) and Eastview Drive (Lots 16-19) - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, 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.**
13. **Eastview Drive (Lots 14-15) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, 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.**

14. Pocasset Street - Site Plan Approval: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:

- **Applicant use two separate 1 inch plastic water services.**
- **Proposed sewer main extension requires City Council approval.**
- **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.**

15. Gates Circle – Site Plan Approval: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:

- **Applicant use 1 inch plastic for water service.**
- **Applicant provide wall elevations on the plan.**
- **Applicant connect overflow from proposed drywells to surface line in street.**
- **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.**
- **Six copies of revised plan be submitted to Executive Office of Economic Development prior to release of decision.**

16. 114 Lincoln Street, Henschman Street, Frederick Street - Site Plan Approval: Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to continue the item to January 23, 2002.

17. 350 Greenwood Street – Parking Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for action to January 23, 2002. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to continue the parking plan to January 23, 2002.

18. 215 Chandler Street - Parking Plan Approval: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to extend the deadline for action to January 23, 2002. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to

continue the parking plan to January 23, 2002. The Board requested DPW review the traffic pattern.

- 19. Century Drive – To Make Public:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to recommend a Priority 1 based on the recommendation of the Department of Public Works.
- 20. Winter Heights Subdivision – Extension of Work Completion Date:** John Shea recused himself. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to combine Phases I, II and III and set a combined bond amount of \$350,000.00 from an existing combined amount of \$451,000.00 with the work completion date of October 1, 2002 and a bond expiration date of December 1, 2002.
- 21. Ledgecrest Subdivision – Set Bond:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to set a bond in the amount of \$85,000.00 with a work completion date of September 1, 2002 and a bond expiration date of November 1, 2002 and to release Lots 1A, 1B, 2A, 2B, 3A, 3B, 52A, 52B, 53A, 53B, 54A, 54B and 155B from the covenant.
- 22. Westmont Subdivision (Phase IX) – Extend Work Completion Date:** 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.
- 23. Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5336 Henschman Street/Lincoln Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5337 Ballard Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5338 Jewett Terrace. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5339 Santoro Road.

Other Business:

Waive Advertising: Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to waive the fourteen day advertising requirement for Roda Estates so that the site plan can be reviewed collectively with the Definitive Subdivision Plan.

The meeting was adjourned at 6:40 P.M.