

MINUTES
WORCESTER PLANNING BOARD
March 27, 2002

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

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

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 – March 13, 2002 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the minutes of the March 13, 2002 meeting as amended.
3. **1200 West Boylston Street – Special Permit for Cluster Housing:** More Than One Building on a Lot and Site Plan Approval were taken collectively. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the hearings and site plan approval to April 10, 2002 so the entire Board would be present for all three items.
4. **1200 West Boylston Street – More Than One Building On a Lot:** See Number 3 above.
5. **1200 West Boylston Street – Site Plan Approval:** See Number 3 above.
6. **Winifred Avenue Extension - Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 3-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:
 - **Stumps stored on site are to be removed by April 10, 2002.**
 - **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. **Good Harbor Heights – Definitive Subdivision:** John Shea recused himself. Site Plan Approval was taken collectively. Upon a motion by Samuel Rosario and seconded by

Stephen Petro, the Board voted 3-0 to extend the deadline for constructive grant of the site plan approval to April 11, 2002 at the request of the applicant. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-0 to continue the hearing and the site plan approval to April 10, 2002 at the request of the applicant.

- 8. Good Harbor Heights – Site Plan Approval:** See Number 7 above.
- 9. Meadowbrook Road – Amendment to Definitive Subdivision Approval:** Stephen Petro recused himself. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-0 to continue the hearing to April 10, 2002 at the request of the applicant.
- 10. Julien Avenue – 81G Street Opening:** Notice of the hearing was read by the Clerk. Attorney Jonathan Finkelstein represented the applicants. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted 4-0 to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted to approve the street opening with the following conditions:
 - **The way is to be surfaced with a two-inch trap rock base of one foot rather than gravel.**
 - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of the decision.**
- 11. 20 Gambier Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to continue the item so the applicant can submit a revised plan showing drainage, driveways and curbcuts.
- 12. Cheyenne Road – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to continue the item at the request of the applicant.
- 13. Denmark Street (Lot 34) – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
 - **Applicant must provide surface recharge system for roof area.**
 - **Department of Public Works must approve drainage system.**
 - **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 the Executive Office of Economic Development (EOED) prior to release of decision.**
- 14. Indian Hill Road (Lot 2) - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:

- **Plan to be revised to retract proposed wall from the sewer easement.**
- **Department of Public Works must approve the regrading plan for the retaining wall.**
- **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 the Executive Office of Economic Development (EOED) prior to release of decision.**

15. Hidden Farms Estates (Phase V) – Set Bond: Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to set a bond in the amount of \$335,000.00. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted to set a work completion date of June 1, 2003 and a bond expiration date of August 1, 2003. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to release Lots 4, 5, 7 through 15 inclusive and 17 from the covenant.

16. Pineland Avenue – Request to Make Public: Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to recommend a Priority 2.

17. Brookline 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 5.

18. Plans To Be Endorsed: Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to deny endorsement of ANR Plan #5366 Tory Fort Lane because of inadequate construction and drainage. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5368 May Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5372 Austin Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to deny endorsement of ANR Plan #5375 Hyannis Place because of inadequate construction and grade. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5376 Lake Avenue. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 3-1 (Samuel Rosario voted no) to endorse ANR Plan #5377 Winifred Avenue. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to hold ANR Plan #5378 for an opinion from the Law Department. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted 4-0 to deny endorsement of ANR Plan #5379 Main Street because it does not need endorsement by the Board and can be stamped with an MGL Sec. 81X endorsement by the surveyor and recorded. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4-0 to hold ANR Plan #5380 Wigwam Hill (Sheet 1) and ANR Plan #5382 Wigwam Hill (Sheet 2) so the Board can view the sites. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 4 – 0 to hold ANR Plan #5382 Spoffard Street/Strasburg Road for a Law Department opinion. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 3-0 (John Shea left the meeting) to

endorse ANR Plan #5367 Rodby Street. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 3-0 (John Shea left the meeting) to endorse ANR Plan #5383 Marlboro Street.

Other Business: None

The meeting was adjourned at 7:00 P.M.