

**MINUTES  
WORCESTER PLANNING BOARD  
May 14, 2003**

**Planning Board Members Present:** Joe Boynton  
Samuel Rosario  
John Shea  
Anne O'Connor

**Staff Present:** Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Regulatory Services  
Michael Pace, Code Enforcement  
Jeff Head, Law Department  
Paul Moosey, DPW  
Russell Adams, DPW  
Joel Fontane, EONS

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

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – April 23, 2003 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the minutes of the April 23, 2003 meeting.
3. **Barbara Lane – Private Street Removal:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to extend the date for constructive grant and continue the matter to May 28, 2003 at the request of the applicant.
4. **40 Pullman 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:
  - **Shade trees from the approved list in the Zoning Ordinance be placed on the north side of the property that abuts the easement and shown on the plan.**
  - **Catch basins must be connected to existing drain manhole and shown 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
  - **Four copies of revised plan be submitted to Regulatory Services Office prior to release of decision.**

5. **1151 Millbury Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to extend the deadline for constructive grant to May 28, 2003 and continued the site plan to May 28, 2003 at the request of the applicant.
6. **Pocasset Street – Put Back On Official Map:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to continue the matter to May 28, 2003 at the request of the applicant.
7. **Westview Heights – Preliminary Subdivision Approval:** Kevin Quinn presented the plan. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to deny approval because the cul-de-sac is in excess of 500 feet.
8. **Circuit Avenue West – Preliminary Subdivision Approval:** Joe Boynton recused himself. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-0 to approve the request of the applicant for Leave to Withdraw.
9. **5 Pocono Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the site plan to May 28, 2003 at the request of the applicant.
10. **30 Iroquois Street – Site Plan Approval:** Samuel Rosario recused himself. Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-0 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.**
11. **Woodcliff Avenue – 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:
  - **Reference to drywell be eliminated from the plan and drainage be connected to City sewer line and shown 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, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

- **Four copies of revised plan be submitted to Regulatory Services Office prior to release of decision.**
12. **140 West Boylston Drive – 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:
- **Landscaping table note tree species from the approved list in the Zoning Ordinance and caliper of said trees must be 2.5”.**
  - **Drainage be designed to meet 25-Year Storm and subject to Department of Public Works approval.**
  - **Drainage must be connected to Wildey Avenue with reinforced concrete pipe.**
  - **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.**
  - **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**
13. **126 Norfolk Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to continue the site plan to May 28, 2003 at the request of the applicant.
14. **1097 Pleasant Street – Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to approve the parking plan with the following conditions:
- **Handicapped spaces be moved from #'s 68 & 70 to #'s 1 & 2 on the plan.**
  - **No vegetation to be removed from the easterly side of the lot and noted on the plan.**
  - **A six-foot stockade fence be installed along the westerly and northerly sides of the property and shown on the plan.**
  - **Four shade trees from the approved list in the Zoning Ordinance be planted on the westerly side of the property and shown on the plan.**
  - **Lighting be directed down and away from abutting property so that there will be no spillover to residential abutters and noted on the plan.**
  - **Dumpster must be enclosed with a six-foot stockade fence and shown on the plan.**
  - **Applicant must provide detail of the swale on the plan and obtain approval from the Department of Public Works.**
  - **Applicant must verify that existing pipe system has adequate capacity subject to approval by the Department of Public Works.**

- **Applicant must provide complete plan of existing drainage subject to approval by the Department of Public Works.**
- **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.**
- **Four copies of revised plan be submitted to the Regulatory Services Office prior to release of decision.**

15. **Application Submission Process Discussion:** The Board discussed the inadequacy of plans and an administrative review process to reject applications not properly prepared. Joel Fontane will submit to the Board an interdepartmental review procedure to review applications for content and adequacy prior to advertisement and Board consideration.

16. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 (Joe Boynton recused himself) to endorse ANR Plan #5578 Coes Square/Lovell Street/Beaver Brook. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 (Joe Boynton recused himself) to endorse ANR Plan #5579 Highland Street. Upon a motion by Anne O'Connor and seconded by Samuel Rosario, the Board voted 3-0 (John Shea recused himself) to endorse ANR Plan #5580 Roseville Lane. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 3-0 (Samuel Rosario recused himself) to endorse ANR Plan #5581 Southwest Cutoff/Grafton Street. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to hold ANR Plan #5583 Wells Street so the note could be changed. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to deny endorsement of ANR Plan #5584 because of insufficient frontage. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5585 Main Street. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5586 West Boylston Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to endorse ANR Plan #5587 Douglas Street. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 4-0 to deny endorsement of ANR Plan #5588 Farmington Street because of insufficient frontage.

**Other Business:**

**Zoning Ordinance Revision Public Meetings:** The Board set public meetings for May 21, 2003 and June 19, 2003 at 4:00 P.M. for discussion of the Zoning Ordinance revisions.

The meeting was adjourned at 7:30 P.M.