

**MINUTES
WORCESTER PLANNING BOARD
June 25, 2003**

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

Staff Present: Judith Stolberg, Executive Office of Economic Development
Diana Collins, Regulatory Services
Michael Pace, Code Enforcement
Jeffrey 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 – June 11, 2003 and June 19, 2003 Meetings:** Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 4-0 (John Shea recused himself) to approve the minutes of the June 11, 2003 meeting. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the minutes of the June 19, 2003 meeting.
3. **Amendments to Zoning Ordinance:** Jeffrey Head and Joe Boynton outlined the new verbiage in Article IV, Section 7, 1. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to recommend adoption of the following for public safety reasons and to provide adequate stacking areas:

Article IV, Section 7(1) is hereby amended by adding the following section thereto:

G. Drive-through Service

All buildings and uses providing drive-through service shall provide one escape lane adjacent to the drive-through service lane. The escape lane shall allow vehicles to exit or bypass the drive-through service lane. The length of the escape lane must be no less than the length of the drive-through service lane. The length of a drive-through service lane shall be

determined by measuring the linear distance from the point of the lane's beginning to the point of service.

Drive-through and escape lanes shall have a minimum width of ten (10) feet for their entire length. Notwithstanding the foregoing, the Special Permit Granting Authority may require drive-through and escape lanes to have a width of up to twelve (12) feet along curved sections.

Drive-through and escape lanes shall comply with the following minimum length requirements to assure sufficient vehicle stacking:

USE

*DRIVE-THROUGH SERVICE
LANE AND ESCAPE LANE MIN.
LENGTH*

Fast food / restaurant / coffee shop	two hundred forty linear feet (240)
Bank /credit union	one hundred eighty linear feet (180)
Pharmacy / convenience store	one hundred twenty linear feet (120)
Dry cleaner / laundry	eighty linear feet (80)

Drive-through and escape lanes must be laid out such that they do not interfere with the internal traffic circulation of parking lots and so as not to block access to, or egress from, parking spaces.

4. **15-23 Eastern Avenue – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to continue the site plan to July 9, 2003 at the request of the applicant.
5. **505, 507 & 509 Plantation Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-1 (Joe Boynton voted no) 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.**
6. **Creston Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 3-2 (Joe Boynton and Samuel Rosario voted no) to continue the site plan approval to July 9, 2003 for revision.
7. **1A Ararat Street – Special Permit:** Site Plan Approval was taken collectively. Notice of the hearing was read by the Clerk. James Holland and Paul Shusas presented the plan. Upon a motion by Stephen Petro and seconded by Anne O'Conner, the Board voted 4-0 to extend the deadline for constructive grant and

continued the hearing and the site plan to July 9, 2003 so the applicant can provide additional information regarding parking at Sherwood Mortgage.

8. **1A Ararat Street – Site Plan Approval:** See #7.
9. **Pocasset Avenue – Return to Official Map:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend that the applicant be given Leave to Withdraw without prejudice.
10. **Pocasset Avenue – 81G Street Opening:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw without prejudice.
11. **25 & 27 Farmington Avenue - Definitive Subdivision:** Notice of the hearing was read by the Clerk. Item #17 was taken collectively. Attorney Frances Dallmeyer presented the plan. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to close the hearing. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to waive construction standards. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to waive the frontage requirements. Upon a motion by Samuel Rosario and seconded by Anne O'Connor, the Board voted 5-0 to approve the Definitive Subdivision. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 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. **Upland Estates – Definitive Subdivision:** Site plan approval was taken collectively. Notice of the hearing was read by the Clerk. Hossein Haghanizadeh presented the plan. Sylvia Meservey, Donald Carlson and Al Ethier asked questions relative to the subdivision but stated no opposition. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to continue the hearing and the site plan approval to July 9, 2003 for corrections and revisions to the plan which must be submitted to the Regulatory Services Office by July 2, 2003.
13. **Westview Heights – Definitive Subdivision:** Site plan approval was taken collectively for Westview Heights and Quissett Street and Buckley Road. Notice of the hearing was read by the Clerk. Kevin Quinn presented the plan. Wyatt Wade and Gunseli Yucel asked questions relative to the subdivision. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to continue the hearing and the site plan approval to July 23, 2003 for corrections and revisions to

the plan and advised the applicant that plans must be submitted to the Regulatory Services Office by July 16, 2003.

- 13A. **442 Southwest Cutoff – Zoning Map Amendment:** Notice of the hearing was read by the Clerk. Attorney Donald O’Neil presented the petition. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 to continue the hearing to July 9, 2003 so a determination can be made regarding ownership of abutting property and so the Planning Director can analyze the effect of the potential zone change on the residential property that abuts 442 Southwest Cutoff.
14. **Upland Estates – Site Plan Approval:** See Item #12.
15. **Westview Heights – Site Plan Approval:** See Item #13.
16. **Quisset Street & Buckley Road – Site Plan Approval:** See Item #13.
17. **25 & 27 Farmington Avenue – Site Plan Approval:** See Item #11.
18. **64 High Ridge Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 5-0 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.**
19. **84 Andrews Avenue – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to approve the site plan with the following conditions:
 - **Applicant must provide locations of proposed utilities on the plan.**
 - **Applicant must connect proposed drain line to surface main.**
 - **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.**

20. **32 Providence Street – Site Plan Approval:** Stephen Petro recused himself. 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 must relocate the dumpster approximately 20 feet to the north side of the parking lot away from abutting property.**
 - **Applicant must change tree species to one from the list of approved species in the Zoning Ordinance and make appropriate substitution in the landscaping table 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.**
21. **69 East Mountain Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to approve the request of the applicant for Leave to Withdraw without prejudice.
22. **Plans To Be Endorsed:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5607 Paris Avenue. Upon a motion by Samuel Rosario and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5610 Woodcliffe Avenue because the way does not have sufficient width, suitable grades and adequate construction. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5611 Pleasant Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5612 Bigelow Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-1 (Joe Boynton voted no) to endorse ANR Plan #5613 Park Hill Road/Marcus Road. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5614 Arrowsic Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5615 Holden Street (36-42). Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to deny endorsement of ANR Plan #5616 Byron Street/Prioux Street because the way does not have sufficient width, suitable grades and adequate construction~~because the plan fails to meet the three standards for endorsement in the statute for adequacy of the way.~~ Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 (Joe Boynton recused himself) to endorse ANR Plan #5617 Austin Street/Queen Street.) Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5618 Plantation Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5619 Maranook Road. Upon a

motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to endorse ANR Plan #5620 Pasadena Parkway.

23. **Fox Street – Public Street Removal:** Notice of the hearing was read by the Clerk. Attorney Donald O’Neil presented the petition. There was no opposition. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to close the hearing. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to recommend the removal as requested.
24. **St. Marks Road – Remove From Official Map:** Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 5-0 to deny the petition because St. Marks Road between Bluebell Road and Prudential Road is not an official street based on information provided by the Department of Public Works.
25. **Oak Leaf Circle - Default:** Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 5-0 to affirm its vote of April 9, 2003 regarding the failure of the developer to complete the work.
26. **Winter Heights - Default:** John Shea recused himself. Upon a motion by Stephen Petro and seconded by Samuel Rosario, the Board voted 4-0 to find the developer in default and authorized the Law Department to draw down upon the surety if the default is not cured by July 9, 2003.
27. **Indian Hill Subdivision – Bond Reduction:** Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to release \$25,000 of the existing bond leaving a new bond amount of \$90,000 for Phase II. Upon a motion by Stephen Petro and seconded by John Shea, the Board voted 5-0 to release \$110,000 of the existing bond leaving a new bond amount of \$110,000 for Phase III. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted to amend the Covenant Release by releasing Lots 59N through 65N, 83N through 98N and 77N and the performance agreement to include said lots in Phase IV. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 5-0 to set a work completion date of July 1, 2004 for Phase IV.

Other Business: None

The meeting was adjourned at 9:00 P.M.