

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**February 25, 2004**

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

**Staff Present:** Katie Donovan, Regulatory Services  
Michael Pace, Department of Code Enforcement  
Russ Adams, Department of Public Works  
Jeffrey Head, Law Department  
Joel Fontane, EONS  
Judith Stolberg, Economic Development Office

**Regular Meeting (5:30 PM) – City Council Chamber, City Hall.**

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 5:40 PM.
2. **Approval of the Minutes – January 21, 2004 Meeting and February 11, 2004 Meeting:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the minutes of the January 21, 2004 meeting. Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to approve the minutes of the February 11, 2004 meeting.
3. **Ledgecrest Drive and Parsons Hill - Subdivision Amendment/Site Plan Approval:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 4-0 to extend the date for constructive grant to March 10, 2004 and continued the site plan review and definitive subdivision amendment to March 10, 2004 at the request of the applicant.
4. **275 Greenwood Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to extend the deadline for constructive grant to March 10, 2004 and to continue the site plan review to March 10, 2004 at the request of the applicant.
5. **189 Dominion Road – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to continue the site plan review to March 10, 2004 to allow time to review the revised plan submitted by the applicant.
6. **Firglade, Briarcliff & Balmoral Streets – 81G Street Opening:** Attorney Donald O'Neil and Robert O'Neil presented the plan. Upon a motion by Samuel Rosario and seconded by John Shea, the Board voted 3-1 (Joe Boynton voted no) to approve the street opening as shown on the plan.

7. **Henchman, Frederick, Lincoln Streets, Henchman Terrace – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 4-0 to continue the site plan review to March 10, 2004 at the request of the applicant.
8. **81 Lafayette Street – Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Anne O’Connor, the Board voted 4-0 to approve the site plan with the following conditions:
- Applicant must install seismic joints between the two buildings in the front and back to block pedestrian access to the alley and show on the plan.
  - Lighting not to spill over onto abutting property with lighting to be no more than 1-foot candlepower at property line and noted on the plan.
  - Applicant must show landscaping table on the plan.
  - Applicant must provide a total of seven shade trees from the approved list in the Zoning Ordinance to be spaced evenly on the east side of the parking area (spaces 30-37) and in the front of the parking area (spaces 15-30) and shown on the plan.
  - Subject to Zoning Enforcement Officer’s determination that the parcel complies with all the 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 the revised plan be submitted to the Regulatory Services Office prior to release of the decision.
9. **Circuit Avenue West – Site Plan Approval:** Joe Boynton recused himself. Samuel Rosario acted as Chair. 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:
- Applicant must show a six-foot chain link fence atop the any retaining wall that exceeds four feet on the plan.
  - Applicant must use 6” pvc for foundation drain connections and connect recharge unit overflows into drain connections.
  - Subject to Zoning Enforcement Officer’s determination that the parcel complies with all the 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 the revised plan be submitted to the Regulatory Services Office prior to release of the decision.
10. **32 Providence Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Anne O’Connor, the Board voted 3-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:

- **Applicant must show a six-foot chain link fence atop the four-foot retaining wall on the plan.**
- **Applicant must provide revised drainage calculations to the satisfaction of the Department of Public Works.**
- **Subject to Zoning Enforcement Officer's determination that the parcel complies with all the 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 the decision.**

**11. Approval Not Required (ANR) Plans:** Upon a motion by John Shea and seconded by Samuel Rosario, the Board voted 3-1 (Joe Boynton voted no) to endorse ANR Plan #5741 Pioneer Road/Pineland Avenue. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5742 Franklin/Arctic Streets. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to deny endorsement of ANR Plan #5743 Tainter/Gardner Streets because the plan appears to show a subdivision. 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 #5744 Hyannis Place. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5745 Grout Court. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5746 BelAir Street. 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 #5747 Nutmeg Drive. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5748 Burncoat Street. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5749 Wildrose Avenue. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to endorse ANR Plan #5750 Malvern Road. Upon a motion by John Shea and seconded by Anne O'Connor, the Board voted 4-0 to deny endorsement of ANR Plan #5751 Winifred Avenue Extension because the plan does not show adequate frontage at #144.

**Other Business: None**

The meeting was adjourned at 7:20 PM.