

**MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE CITY OF WORCESTER**

**SEPTEMBER 5, 2007  
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

**Planning Board Members Present:** John Shea, Chair  
Scott Cashman, Vice-Chair  
Margaret Guzman  
Nicole Xifaras Parella

**Staff Present:** Joel Fontane, Division of Planning & Regulatory Services  
Lara Bold, Division of Planning & Regulatory Services  
Judy Stolberg, Division of Planning & Regulatory Services  
Kwabena Owusu-Ansah, Division of Planning & Regulatory Services  
Michael Traynor, Law Department  
K. Russell Adams, Department of Public Works  
Jody Kennedy-Valade, Department of Code Enforcement

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Shea called the meeting to order at 5:45 PM.

**REQUESTS FOR WITHDRAWALS OR CONTINUANCES**

1. **781 Grove Street (PB-07-85) – Definitive Site Plan:** Michael Keating, representative for the applicant, requested Leave to Withdraw. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the request of the applicant for Leave to Withdraw.

**UNFINISHED BUSINESS**

**PUBLIC MEETINGS**

2. **348 Salisbury Street (PB-07-90) - Definitive Site Plan:** As required by M.G.L. c. 268A, §23(b)(3), Chair Shea made the following disclosure in order to dispel any appearance of potential conflict of interest. The applicant is Vernon Street Realty Company, LLC and the manager of said company is Charles F. Monahan, Jr. Chair Shea's law firm is a tenant of the Massachusetts College of Pharmacy and Health Services and Charles F. Monahan, Jr. is the president of the college. Additionally, abutters John W. Foley, Jr. and Susan M. Foley are former clients of his law firm. Chair Shea stated that neither he nor his law firm have any financial or other interest in the proposed project. Todd Brodeur and Andrew Liston, representatives for the applicant, presented the plan for construction of a single-family detached dwelling on property with

15% or more slope. Ms. Bold recommended that a 70" butternut tree referenced in the Tree and Shrub Care Proposal from Bartlett Tree Experts be pruned and retained. Attorney Robert Longden, representative for John and Susan Foley, expressed their concerns relative to removal of trees which provide buffering between the properties. Mr. Brodeur responded that the property was not going to be clear cut and trees will be cut in the area where the house, driveway and pond will be located. Mr. Longden said he would like to see something in the record to memorialize what trees would be removed. Chair Shea stated he did not think it was fair to an applicant to designate trees to be left in perpetuity. Mr. Traynor opined that while it is within the Board's purview to engage in buffering issues, the Board typically focuses on drainage issues with 15% slope site plans. Mr. Longden alluded to bollards that had been placed at the end of the private driveway near Reed Road and indicated his client sought removal of said bollards to access the private driveway. Mr. Traynor informed the Board that was a private party issue. Mr. Longden expressed his clients' concern about construction vehicles not parking along the private driveway because of the narrow width. Dan Quinn, an abutter, was also concerned about where construction vehicles would park. Mr. Brodeur responded that a staging area will be prepared for construction vehicles. Christina Silpi, an abutter, questioned if the project would have any effect on an easement she has and was told by Mr. Liston that the proposed development will divert water from the easement area. Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to approve the Definitive Site Plan with the following conditions:

- **Prior to construction, except for the placement of sedimentation controls, a staging area be established for construction vehicles.**
- **No vehicles are to be parked on the private drive.**
- **The final revised Definitive Site Plan should reflect where trees will be cut and removed during construction.**
- **70" butternut tree referenced in the Tree and Shrub Care Proposal from Bartlett Tree Experts be pruned and retained and noted on the plan.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the 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 fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
- **Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.**

## **NEW BUSINESS**

### **PUBLIC MEETINGS**

3. **Hemans Court – (PB-07-109) – 81G Street Opening:** Hossein Haghanizadeh, representative for the applicant, presented the plan. Mr. Adams informed the Board that the Department of Public Works determined that the existing 20-foot right of way is too

narrow to allow for a two-way street. Wayne LeBlanc, representative for John Murdoch, an abutter, stated his client had no objections to the proposed plan if paving and drainage were adequate. Ms. Guzman and Mr. Cashman were opposed to the street opening because of the inadequate width. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to deny approval of the plan because of the insufficient drainage and width of the road. Prior to the vote, Robert Longden asked for Leave to Withdraw without prejudice. Ms. Guzman withdrew her motion. Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to grant the request of the applicant for Leave to Withdraw without prejudice.

## **OTHER BUSINESS**

### **APPROVAL NOT REQUIRED (ANR) PLANS:**

1. **ANR 6564:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR # 6564, Moreland Green Drive.
2. **ANR 6565:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR # 6565, Grafton Street.
3. **ANR 6566:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to endorse ANR # 6566, Benedict Road.
4. **ANR 6567:** Upon a motion by Scott Cashman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to endorse #6567, Lodi Street.
5. **ANR 6568:** Upon a motion by Scott Cashman and seconded by Margaret Guzman, the Board voted 4-0 to endorse #6568, Forestdale Street.

**Pedestrian Access Discussion:** Mr. Fontane began the discussion by articulating the rationale for better pedestrian access. He said it is staff's position that many projects lack the pedestrian access necessary to encourage pedestrian activity. His primary examples were pharmacies that have drive-through lanes for prescription pick up but no pedestrian access to the main entrance from the primary street intersection. He requested the Board consider establishing a policy to require additional pedestrian access, along desire lines, as appropriate. Chair Shea felt that setting a policy was not necessary but that staff should discuss pedestrian access with developers who come to the Internal Review Team meetings for specific sites. Mr. Cashman was sympathetic with the intent and felt there should be consistency to a certain extent, but added that all site are different and should be considered individually. Ms. Guzman said she would like the flexibility to discuss pedestrian accessibility as each site requires. Karen Valentine Burgoins encouraged the promotion of biking and walking in the City. She said the City should be encouraging less auto trips by making sites more attractive to pedestrian traffic. The Board took no action on the matter.

**225 Shrewsbury Street FPOD Special Permit – Review of Conditions of Approval:** A condition of approval for the Special Permit was that after August 15, 2007, the Board reviewed the effectiveness and safety of the rumble strips controlling traffic within the property. There were no reported problems and no action was necessary by the Board.

**Rustic Drive Extension – Extend Work Completion Date and Bond Expiration Date:** Upon a motion by Margaret Guzman and seconded by Scott Cashman, the Board voted 4-0 to extend the work completion date to June 1, 2008 and bond expiration date to August 1, 2008.

**ADJOURNMENT**

Chair Shea adjourned the meeting at 7:15 PM.