

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

**November 18, 2009
WORCESTER CITY HALL – LEVI LINCOLN CHAMBER**

Planning Board Members Present: Anne O’Connor, Chair
Scott Cashman, Vice Chair
Stephen Rolle, Clerk
Andrew Truman
Satya Mitra

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Lara Bold, Division of Planning & Regulatory Services
Luba Zhaurova, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Department of Inspectional Services
K. Russell Adams, Department of Public Works & Parks
Michael Traynor, Law Department
Jennifer Beaton, Law Department

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair O’Connor called the meeting to order at 5:40 PM.

APPROVAL OF MINUTES

Upon a motion by Scott Cashman and seconded by Satya Mitra, the Board voted 5-0 to approve the minutes from of the October 28, 2009 Planning Board meeting.

Upon a motion by Stephen Rolle and seconded by Satya Mitra, the Board voted 5-0 to approve the minutes of the November 10, 2009 Planning Board meeting.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,
WITHDRAWALS**

Chair O’Connor recused herself. Mr. Cashman assumed the chair.

- 1. 90 – 100 Barber Avenue – Definitive Site Plan (PB-2009-025):** Matthew T. Brassard, PE, representative of the Higgins Armory Museum, requested a continuance to March 31, 2010 meeting and an extension of Board decision deadline to April 14, 2010 for the following reason: The applicant continues to pursue efforts related to proper designation and change in disposition of a private right of way that crosses the project site. In order to bring this issue which affects the general status of the project to closure prior to beginning discussions with the Planning Board, the applicant requires this additional time. Ms. Bold stated that the request for continuance letter

had a scrivener's error asking for a continuance to March 31, 2009 meeting, instead of March 31, 2010. She also asked that the applicant submits an abutter's set of envelopes to renotify the abutters for a March 31, 2010 meeting. Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Board voted 4-0 to continue the item to March 31, 2010 meeting and to extend the Board decision deadline to April 14, 2010 with a condition that the applicant submits a set of abutters' envelopes by February 25, 2010 to notify the abutters of the March 31, 2010 meeting.

Chair O'Connor resumed chair.

2. **158 Belmont Street - Parking Plan (PB-2009-066):** Dean Ismail, representative for Mariam Ismail, applicant, requested a continuance to the December 16, 2009 meeting and to extend the Board decision deadline to January 14, 2010. Upon a motion by Mr. Truman and seconded by Mr. Mitra, the Planning Board voted 5-0 to continue the item to December 16, 2009 meeting and to extend the Board decision deadline to January 14, 2010.
3. **50 Dellwood Road – Definitive Site Plan (PB-2009-073):** Hossein Haghanizadeh of HS&T Group, representative for Chris Henchey, the applicant, requested a continuance to the December 16, 2009 meeting in order to have sufficient time to submit revised plans. Upon a motion by Mr. Cashman and seconded by Mr. Rolle, the Planning Board voted 5-0 to continue the item to December 16, 2009 meeting.
4. **5,7,9 11 & 13 Fatima Lane – Amendment to Definitive Site Plan (PB-2009-074):** Hossein Haghanizadeh of HS&T Group, representative for Ansari Builders, the applicant, requested a continuance to December 16, 2009 in order to have sufficient time to submit revised plans. Upon a motion by Mr. Truman and seconded by Mr. Rolle, the Planning Board voted 5-0 to continue the item to December 16, 2009 meeting.

NEW BUSINESS

Public Hearing and Public Meeting

5. **717 Plantation Street– Amendment to Special Permit (PB-2009-069):** 717 Plantation Street– Amendment to Special Permit (PB-2009-069) and 717 Plantation Street – Amendment to Definitive Site Plan (PB-2009-070) (item #8) were considered contemporaneously. Michael Weaver, PE, representative for Saint Gobain Performance Plastics, petitioner, was present, as well as Mark Giroux, John Dustin, and Michael Lemberger. Mr. Weaver stated that the petitioner is seeking an Amendment to Special Permit for the proposed changes related to constructing a new truck landing area in the rear parking lot on the site which will increase the existing impervious surface from 52% to 53%. The applicant proposes modifications to a pre-existing, nonconforming use in a GP-2 district and, therefore must obtain an Amendment to the previously granted Special Permit prior to modifying the site. Mr. Weaver further stated that the petitioner is seeking an Amendment to the Definitive Site Plan for the proposed changes related to expanding the parking area in the rear of the building to provide a truck landing area, relocating snow storage areas, adding a 2,500 gallon underground emergency storage tank, adding a 7'x8' and a 9.25'x10' concrete pad for electrical equipment and enlarging an existing concrete pad for an addition from 20'x20' to 24'x22'. Mr. Weaver stated that the stormwater quality issues were addressed as the recharge volume exceeds peak water volume.

Ms. Bold stated that the reason the petitioner was required to apply for a Special Permit is because the use is located in the Water Resource Protection Overlay District and therefore the proposal needs to be considered based on its effect on the groundwater supplies. She added that in 1996 the Planning Board approved a Special Permit to allow modification of a pre-existing, nonconforming use in a Water Resource Protection Overlay District to allow existing nonconforming aspects to remain including impervious surface in excess of 20% of total area and storage of hazardous materials in excess of five gallons and to allow the replacement of existing underground tanks with vaulted (triple-contained), double-walled, underground storage tanks with leak detection. In 1996, it was determined by Philip Guerin, the Water Resource Coordinator for the City that the proposed underground storage tanks would significantly improve aquifer protection at the site. Ms. Bold then stated that staff recommends approval of the project.

Chair O'Connor stated that in her opinion it appears that the petitioner had addressed all concerns. Mr. Cashman concurred. Upon a motion by Mr. Cashman and seconded by Mr. Mitra, the Board voted 5-0 to close the public hearing. Upon a motion by Mr. Rolle and seconded by Mr. Truman, the Board voted 5-0 to adopt the applicant's proposed findings of fact and to approve the Amendment to the Special Permit provided it is in accordance with the Definitive Site Plan submitted on October 14, 2009 and dated October 9, 2009 as its last revision. Upon a motion by Mr. Rolle and seconded by Mr. Truman, the Board voted 5-0 to approve the Amendment to the Definitive Site Plan with the following standard conditions of approval:

- 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 Commissioner of Inspectional Services.

Public Meeting

- 6. 215 Mill Street – Amendment to Definitive Site Plan (PB-2009-064):** Mark Ingram, applicant, is seeking to amend the original plan by making the following changes: (1) Reduce parking spaces from 42, as required for 21-dwelling unit building, to 40 parking spaces; (2) Restripe and renumber the front row of parking adjacent to the building; (3) Make three walkways approaching three entries to the building. Mr. Ingram stated that while his original intent was to restripe the parking lot and to provide better access to the entryways, in doing so he eliminated two of the eleven parking spaces next to the building, which necessitated an Amendment to the Definitive Site Plan. Ms. Bold stated that on November 2, 2009, the Zoning Board of Appeals approved a Special Permit to modify parking/loading requirements for relief of up to 10% and a Special Permit to allow more than 25% compact parking spaces with a condition that the approval is tied to the final approved Amendment to Definitive Site Plan. She added that the proposed amendment meets minimum requirements and improves access to the building and stated that staff recommends approval of the project. Erica Vessey, a 215 Mill Street Condominium Trustee, expressed her support for the project. Upon a motion by Mr. Cashman

and seconded by Mr. Rolle, the Board voted 5-0 to approve the Amendment to Definitive Site with the following conditions:

- 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 Commissioner of Inspectional Services.

Mr. Ingram thanked the staff for their assistance.

- 7. 41 Lancaster Street – Parking Plan (PB-2009-068):** Todd Brodeur, representative for Epiphany Vera, applicant, is seeking to demolish the existing structure and construct a new 5,926 SF structure for use as a professional office by the petitioner. The applicant proposed to construct a new 13-space parking lot and indicated the future possibility of six underground parking being provided, if it is not cost prohibitive. Also presents were Norman Hill, an engineer, Michelle Tuck, an architect, and Tiffany Bear, a project planner. Mr. Brodeur indicated that the existing structure on site was most recently used as a nursing home, and has been vacant for several years, which deteriorated its condition. He also stated that on November 2, 2009 the Zoning Board of Appeals approved a Special Permit to allow a professional office in an RG-5 zone and a Variance for relief of 4.5 feet from the front yard setback requirement with the conditions that the front entrance be on Highland Street and the dumpster be screened. Mr. Brodeur stated that revised plans addressing most annotation comments from staff were submitted the day of the Planning Board meeting.

Ms. Bold stated that revised plan had been submitted on November 18, 2009 and that staff had reviewed the submitted revised plans. She stated that the applicant had addressed most of the comments, except for dumpster screening, which is shown as being screened on two sides, and not all four. Additionally, Ms. Bold suggested that the identification sign should be moved back so as to provide for a clear-view triangle of intersecting streets per Table 4.2 Note 8 of the Zoning Ordinance. Lastly, Ms. Bold stated that DPRS recommends that the possible provision of underground parking require a subsequent Amendment to Parking Plan in order to provide a chance for the DPW&P to review and comment. Mr. Traynor confirmed that the applicant should submit an application to amend the Parking Plan Approval if it is decided that underground parking will be provided. Chair O'Connor asked which of the two snow storage options the applicant had chosen. Mr. Brodeur responded that his preference would be to have it on the 2-3 excess parking spaces, because of the 15 parking spaces provided only 10 are required for the proposed uses per Zoning Ordinance. In response to the clear view of intersecting street triangle comment, Mr. Brodeur and Ms. Tuck stated that they would prefer to leave the sign where it currently is, as they are confident that the clear-view triangle test would be met. Mr. Fontane suggested that as a condition of approval, the applicant shows the outline of the clear-view triangle on the plan in order to demonstrate that the sign is compliant with the Zoning Ordinance. Mr. Truman asked whether the site was compliant with the ADA parking requirements. Ms. Kennedy-Valade responded that because handicapped parking spaces are not required for lots with less than 15 spaces, the submitted plan showing one handicapped space with a 5-foot wide

access aisle meets requirements. Mr. Hill described the stormwater system on site indicating there is an underground detention pond with metered outflow. Mr. Adams stated that the proposed stormwater mitigation is acceptable to the DPW&P.

Upon a motion by Mr. Cashman and seconded by Mr. Truman, the Board voted 5-0 to approve the Parking Plan with the following conditions:

Final Revised Plans

- Provide six (6) copies of final revised plans.

Annotations

- Label Lancaster Street and Highland Street as public.
- Provide a summary of zoning classification requirements for what is proposed.
- Label minimum yard dimensions.
- Label distances from adjacent buildings.
- Label existing rights of way, entrances and exits, circulation.
- Label any berms.
- Label area available for snow storage or put a note on the plan that excess snow will be removed from the site. Snow storage may not be located in required parking landscape buffer areas.
- Provide a locus plan and legend.
- Label location, dimensions, number and construction materials of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking spaces, loading spaces, access aisles, sidewalks, walkways and pathways.
- Label the front entrance on Highland Street
- Label the dumpster and its screening on all four sides with a six-foot stockade fence,
- Label the clear-view triangle of intersecting streets in relation to the free-standing sign.
- Label the relief granted on November 2, 2009 by the Zoning Board of Appeals for a Special Permit to allow a professional office in an RG-5 zone and Variance for relief of 4.5 feet from the front yard setback requirement on the final approved plan.

Standard Conditions of Approval

- 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 Commissioner of Inspectional Services.

- 8. 717 Plantation Street– Amendment to Definitive Site Plan (PB-2009-070):** see item #5 - 717 Plantation Street– Amendment to Special Permit (PB-2009-069) and 717 Plantation Street– Amendment to Definitive Site Plan (PB-2009-070) were considered contemporaneously.
- 9. 26 Portland Street – Amendment to Definitive Site Plan (PB-2009-071):** Edward O'Donnell of Mayo Group, representative for Worcester Commons, LLC, applicant, is seeking to amend the

original plan by rehabilitating the existing structure and providing 41 dwelling units (loft-style) on the second floor, ground floor commercial space (+/- 54,000 SF), and 36 off-street parking spaces on a lot at the corner of Salem and Myrtle Street. Mr. O'Donnel stated that the building is the former Bancroft Building, and is important in the City of Worcester as the first parking facility built in the downtown Worcester. He stated that the 2006 lease with the Supermarket 88 ended when the company filed for bankruptcy. Since then, the applicant changed the use of the space to mixed-use commercial and multi-family residential. Stephen Martorano of BSC Group stated that the second entrance from Salem Street was removed, more landscaping was added as appropriate with the residential use, and the entrance was made to look more decorative. Ray Patrano, project architect, described the proposed 41 residential dwelling units. He stated that he is seeking to recreate industrial loft facility look and to bring the brick to its original look where possible. He lastly stated that this project is seeking to bring working people and young people into downtown. Chair O'Connor asked to clarify where the parcel boundaries are, as the outline on the plan was not bold enough. Mr. Adams stated that the applicant had addressed DPW&P comments in the submitted revised plans. Ms. Bold stated that staff has met multiple times with the applicant. She added that revised plans had been submitted addressing the majority of the comments in the staff memo and that there are a couple of remaining comments with respect to the plan, such as location and screening of the dumpster. Ms. Bold inquired about the dumpster and stated that while staff understands the site constraints, it is preferable not to have an outdoor dumpster. Mr. Patrano stated that the dumpster location has not changed from the previously approved Definitive Site Plan and that placing the dumpster inside is not feasible for the proposed project as currently it works well functionally with the least disruption to the parking flow. Ms. Bold stated that she recommends approval of the project with a condition that the dumpster is screened with a six-foot stockade or vinyl-coated fence on all four sides.

Mr. Cashman stated his support and expressed enthusiasm for the project.

Upon a motion by Mr. Cashman and seconded by Mr. Rolle, the Board voted 5-0 to approve the Amendment to Definitive Site Plan with the following conditions:

- Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.
- Provide one sheet in the plan set that shows the complete dimensions and boundary lines of the entire 26 Portland Street parcel including building footprints.
- Provide a note indicating proposed number of bedrooms.
- Label the height of the existing retaining wall on the plan.
- Provide a note showing that the dumpster shall be screened with six foot stockade or vinyl shadowbox fencing appropriate for residential areas.
- 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 Commissioner of Inspectional Services.

Mr. O'Donnell thanked the Law Department and the Division of Planning and Regulatory Services for their patience, assistance and professionalism.

Mr. Rolle recused himself.

10. 50 Prescott Street – Definitive Site Plan (PB-2009-072): Mark Donahue, representative for Kavanagh Gateway 3, LLC, applicant, stated that the applicant is seeking to construct a four-story 91,000 square foot structure for office and wet laboratory uses. Also present were James Jackson of Maguire Group Inc and Thomas Miller of Kavanagh Advisory Group, LLC. Mr. Jackson stated that revised plans incorporated staff comments with respect to bioretention area planting and maintenance, addition of the cover sheet and master plan of Gateway Park. Mr. Adams stated that the applicant needs to connect the sanitary sewer service to the main in Prescott Street, not the manhole. Ms. Bold stated that she had reviewed revised plans which addressed most of the staff comments. She recommended that the applicant remove the red maple from the landscaping schedule, as it is an Asian Longhorned Beetle susceptible tree species, and that the planting caliper sizes are increased to 3.5 inches. She recommended approval of the project with the condition that full-size copies of the final revised plans addressing her and DPW&P comments are submitted. Mr. Truman asked for what size trucks the loading area is designed. Mr. Jackson responded that it is not designed for large trucks, but for box trucks, such as FedEx trucks. Mr. Truman asked if the water in the bioretention area will be pre-treated, to which Mr. Johnson responded yes. Mr. Donahue stated that the office and lab space is 75% committed. Mr. Cashman stated his support and expressed enthusiasm for the project. Upon a motion by Mr. Truman and seconded by Mr. Mitra, the Board voted 4-0 to approve the Definitive Site Plan was approved with the following conditions:

- Six copies of the revised plan must be submitted to the Planning and Regulatory Services Division prior to release of the decision.

Annotations

- Provide a cover sheet detailing names of owners and applicants.
- Provide a sheet or detail showing the proposed final build out of Gateway Park.
- Label the sheets (X of Y).
- Provide all applicable deed references.
- Label the scale of the Definitive Site Plan set (1 inch = 20').
- Label proposed use of the building on the site plan.
- Include the proposed setbacks and dimensions of lot and building in the zoning summary should.
- Label width of streets on all sheets and whether streets are public or private.
- Label locations of proposed wall-pac lighting, if any.
- Label location of proposed freestanding signs, if any. Freestanding signs must be set back 5' from the lot line.
- Provide an alternative shade tree species that is resistant to the Asian Longhorn Beetle.
- Label trees as having a minimum of 3 ½ inch caliper.
- Screen the dumpster with a stockade or similar look fence.
- Provide grass or ornamental grasses between the three (3) proposed parking spaces and the abutting property.

- Add some additional flowering plants into the bioretention area such as: Jewelweed, Milkweed, Boneset, Indian blanket, Black-eyed Susans, Smartweed, Pokeweed, Burdock, Common evening-primrose, Chicory, Coreopsis, Yellow wood sorrel, Japanese knotweed and/or thistle.
- Label areas designated for the snow storage. Snow storage should not be located at intersections or in the required five (5) foot landscape buffer along parking areas.
- Provide standard City of Worcester details on separate sheet of plan set as required by Department of Public Works and Parks.

DPW&P Comments

- Connect the sanitary sewer service to the main in Prescott Street, not the manhole.

Bioretention Area Maintenance

- Inspect pretreatment devices and bioretention cells regularly for sediment build-up, structural damage, and standing water.
- Inspect soil and repair eroded areas monthly. Re-mulch void areas as needed. Remove litter and debris monthly.
- Treat diseased vegetation as needed. Remove and replace dead vegetation twice per year (spring and fall.)
- Select proper plant species and support them during establishment of vegetation. Minimize, if not eliminate, the need for fertilizers and pesticides.
- Remove invasive species as needed to prevent these species from spreading into the bioretention area.
- Replace mulch every two years, in the early spring.
- In case of failure, excavate bioretention area, scarify bottom and sides, replace filter fabric and soil, replant, and mulch.
- Label bioretention area maintenance on the plan.

Standard Conditions of Approval

- 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 Commissioner of Inspectional Services.

11. 80 Franklin Street – Amendment to Parking Plan (PB-2009-075): Edward O'Donnell, representative for Worcester Franklin Holdings LLC, petitioner, is seeking to amend the previously approved Parking Plan by providing ten (10) parking spaces in place of the previously approved 12 spaces, associated with a mixed use – residential and commercial building, which is in a BG-6 zoning district. Mr. O'Donnell stated that on October 28, 2009, the Planning Board approved the submitted parking plan with the condition that space #6 be removed from the plan

in order to provide all off-street parking spaces within the property line. Upon further review by staff, it was determined that the removal of space #6 would create a ratio of compact to standard spaces that exceeded the by-right allowance thus necessitating the need for further relief from the Zoning Board of Appeals. Therefore, Mr. O'Donnell submitted an Amendment to Definitive Site Plan showing ten spaces with no more than 25% compact parking spaces on site and all off-street parking spaces within the property line of 80 Franklin Street. Ms. Bold recommended approval of the project, as the previous approval of the Board had an unintended consequences and this approval would correct for that. She also recommended an approval of the fee waiver request from the applicant dated November 13, 2009.

Upon a motion by Mr. Cashman and seconded by Mr. Rolle, the Board voted 5-0 to approve the applicant's request for a fee waiver of \$300.

Upon a motion by Mr. Cashman and seconded by Mr. Mitra, the Board voted 5-0 to approve the Amendment to Parking Plan with the following conditions:

- 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 Commissioner of Inspectional Services.

OTHER BUSINESS

12. ANR Plans:

- **AN-2009-058, Svea Street:** Ms. Bold informed the Board that the ANR was approved by the Board on January 7th, 2009 but never recorded. Upon a motion by Scott Cashman and seconded by Steven Rolle, the Board voted 5-0 to endorse ANR Plan AN-2009-058.
- **AN-2009-059, St. Marks Road:** Upon a motion by Scott Cashman and seconded by Andrew Truman, the Board voted 5-0 to endorse ANR Plan AN-2009-059.
- **AN-2009-061, 30 Brighton Road:** Upon a motion by Andrew Truman and seconded by Steven Rolle, the Board voted 5-0 to endorse ANR Plan AN-2009-061.
- **AN-2009-062, Mower Road/Cascade Road:** Upon a motion by Scott Cashman and seconded by Steven Rolle, the Board voted 5-0 to endorse ANR Plan AN-2009-062.
- **AN-2009-063, Pinewood Lane:** Upon a motion by Andrew Truman and seconded by Steven Rolle, the Board voted 5-0 to endorse ANR Plan AN-2009-063.
- **AN-2009-064, Providence Avenue / Marion Avenue:** Ms. Bold stated that the lots met lot irregularity factor. Upon a motion by Andrew Truman and seconded by Steven Rolle, the Board voted 5-0 to endorse ANR Plan AN-2009-064.
- **AN-2009-065, Argyle Street:** Upon a motion by Scott Cashman and seconded by Andrew Truman, the Board voted 5-0 to deny the endorsement of the ANR Plan AN-2009-065 because the site inspection revealed that the measurement of the paved portion of Argyle Way indicated on the plan was less than what in fact existed, and consequently, it was

determined that the way does not provide adequate access to the proposed lot due to the deficiencies of the unpaved portion of the private way.

- **AN-2009-066, Bangor Street:** Upon a motion by Scott Cashman and seconded by Anne O'Connor, the Board voted 5-0 to endorse ANR Plan AN-2009-066.
- **AN-2009-067, Grand Street / Armory Street:** Upon a motion by Scott Cashman and seconded by Andrew Truman, the Board voted 5-0 to endorse ANR Plan AN-2009-067.
- **AN-2009-068, Bjorklund Avenue:** Upon a motion by Andrew Truman and seconded by Steve Rolle, the Board voted 5-0 to endorse ANR Plan AN-2009-068.

13. Arboretum Subdivision, Phases I, II & III – Bond Reduction Request:

Mr. Adams stated that DPW&P recommends to the Planning Board a performance bond at the Arboretum II Subdivision Phase I in the amount of \$22,000 for Sophia Drive to include lots A-1 L&R through A-9 L&R inclusive, Lots 25-31 inclusive, Lots 9 L&R – 13 L&R inclusive, and Lots 20 L&R – 22 L&R inclusive, be released in the amount of \$58,000.

Mr. Adams stated that DPW&P recommends to the Planning Board a performance bond at the Arboretum II Subdivision Phase II in the amount of \$22,000 for Sophia Drive to include lots 1 L&R through 8 L&R inclusive and Lots 14 L&R through 19 L&R inclusive be released in the amount of \$88,000.

Mr. Adams stated that DPW&P recommends to the Planning Board a performance bond at the Arboretum III Subdivision in the amount of \$67,500 for Pearlbrush Path to include lots 32 L&R through 40 L&R be released in the amount of \$57,500.

Mr. Adams stated that DPW&P recommends to the Planning Board a performance bond at the Arboretum III Subdivision in the amount of \$84,500 for Lilac Lane to include lots 41 L&R through 52 L&R be released in the amount of \$116,000.

Mr. Adams stated that DPW&P recommends to the Planning Board a performance bond at the Arboretum III Subdivision in the amount of \$60,000 for Holly Terrace to include lots 53 L&R through 60 L&R be released in the amount of \$50,000.

Upon a motion by Mr. Cashman and seconded by Mr. Truman, the Board voted 5-0 to approve DPW&P recommendation with respect to the above performance bond releases for Arboretum Subdivision II and III.

ADJOURNMENT:

Upon a motion by Mr. Cashman and seconded by Mr. Rolle, the Board voted to adjourn the meeting at 7:25pm.