

Worcester Planning Board
June 5, 1991
2:00 P.M.
Room 310, City Hall

Planning Board Members Present: John Reynolds
George Russell
Michael Lopardo

Staff Present: Francis Donahue, BLUC
Stephen O'Neil, OPCD
Philip Hammond, OPCD
Judith Stolberg, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW

John Reynolds, Vice Chairman, called the meeting to order at 2:20 P.M. He apologized to those in attendance for the delay and stated that it was becoming difficult to have a quorum for the meetings because appointments needed to be made to the Board.

1. 63 Lancaster Street, Worcester Art Museum, Parking Plan Approval: John Wadsworth explained the layout of the 16 space lot to the Board. Upon a motion made by Michael Lopardo and seconded by George Russell, the Board voted unanimously to approve the parking plan.
2. 1030 Main Street, Mental Health Center Housing, Inc., Site Plan Approval: This project had received a variance from parking requirements from the ZBA and the variance is now being appealed. Mr. Reynolds read a letter from Lillian Clifford, the appellant, who expressed opposition. The proponent presented an alternate plan to the Board which showed a layout for the required spaces which would bring the project into compliance. Irving Yarok, Jerry Hirtle, David Higgins and Nick Elton, architect for the project, spoke in favor. Jeannette Donnelly, 8 Lucian Street, Del Shire, 7 Lucian Street, Eileen Pelletier, 5 Lucian Street, Alice Canavan, 8 Lucian Street, and George Tsiokas, 3 Stoneland Road, spoke in opposition. They all cited concern about parking in the neighborhood. Mark Donahue, attorney for the proponent, asked the Board to approve both plans so that when the court renders a decision on the appeal, they could proceed with the project. After discussion regarding the legality of this action, the Board requested that the 65 day period in which the Board has to act be extended so that DPW could study the alternate plan. Mr. Donahue agreed to present such a request for extension to the Board in writing. The Board continued the hearing to June 19.
3. 125 Holden Street, First Presbyterian Church, Parking Plan Approval: Ed Healy and John Guidry stated the requirement was 57 spaces and the plan showed 60 spaces. The proponent requested an extension for the review period to June 24, which the Board approved, so DPW could further study the plan. The hearing was continued to June 19.

4. 29 West Boylston Street, WCIS, Parking Plan Approval: The architect explained the proponent would expand the building at the rear and re-configure the drive-thru and ATM. Upon a motion by Michael Lopardo and seconded by George Russell, the Board voted to approve the parking plan.
5. One Innovation Drive, Worcester Business Development Corporation, Parking Plan Approval: Robert Danielson, from Mirick O'Connell, representing WBDC, stated the plan goes beyond the requirements with the extra spaces being a tenant enhancement. Thomas Arthur, the project engineer, explained the drainage system. Steve Joachim, from Worcester State Hospital, asked about the entrance and exit and expressed concern about the increased traffic. Mr. Arthur explained that the entrance and exit would be the same as before with a stop sign. Upon a motion by Michael Lopardo and seconded by George Russell, the Board voted unanimously to approve the parking plan subject to meeting DPW requirements.
6. 800 Main Street, 800 Main Street Realty Trust, Site Plan Approval: Frank Zitermisky, designated developer, stated that a Variance and a Special Permit had been granted by the ZBA. He said the neighborhood is in favor of the project and wants the building back in use. Upon a motion by George Russell and seconded by Michael Lopardo, the Board voted 2-0-1, with John Reynolds abstaining, to approve the site plan.
7. Gallo Development, Sunderland Road, Grafton Hill Neighborhood Association Inquiry: Michael Triano, President, explained concerns about the drainage system capabilities for the project. Michael Caforio responded that he would check into the problem and provide a response at the next meeting.
8. Any Other Business:

Indian Hill - The Board requested DPW set a bond for the remaining work.

Zoning Map: The Board will meet at 1:00 P.M. on June 19 to hear OPCD's recommendations for the new Zoning Map.
9. John Reynolds adjourned the meeting at 4:40 P.M.