

Minutes of Meeting
Worcester Planning Board
December 4, 1991
4:00 P.M.
Personnel Training Room
City Hall

Board Members Present:

John Reynolds, Chairman
George Russell
Joan Bagley
Thomas O'Connor

Staff Present:

Philip Hammond, OPCD
Stephen O'Neil, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW

1. Call to Order: Chairman Reynolds called the meeting to order at 4:15 P.M.
2. Approval of Minutes: No minutes available for approval.
3. Arboretum Subdivision: Attorney Seymour Weinstein and William Tarzia, developer, briefed the Board on the status of the subdivision. No action was necessary by the Board.
4. Oak Grove Subdivision: Bond reduction request had not been received by DPW for a recommendation. No action was necessary by the Board.
5. Indian Hill Subdivision: No recommendation from DPW on bond reduction so no action necessary by the Board.
6. Salisbury Farms IV - Discussion: Attorney George Griffin and John Chacarone, developer, briefed the Board on the status of the project. Mr. Chacarone stated retaining wall will be constructed according to DPW standards. No action was necessary by the Board.
7. Parking Plan Approval - 39 Rockdale Street: Because of a number of municipal department concerns, an extension of time was necessary. With the consent of the developer, the approval deadline was extended to January 31, 1992.
8. Site Plan Approval - 216 Mountain Street West: The proponent withdrew the application.
9. Preliminary Site Plan Approval - 205 Hope Avenue: The proponent was advised to address the following issues: detention pond, handicapped parking, project signage and other site conditions. No action was taken by the Board.

10. Site Plan Approval - Lot 1, Barber Avenue: Upon a motion duly made and seconded, the Board voted unanimously to approve the Site Plan conditional upon the project meeting DPW standards and conditions as well as handicapped parking requirements.
11. Site Plan Approval - 187 Mill Street: Upon a motion duly made and seconded, the Board voted unanimously to approve the Site Plan conditional upon meeting DPW standards and conditions, the review of the hydraulic calculations, construction of appropriate handicapped parking and the painting of a protective handicapped crosswalk crossing each aisle of the parking lot.
12. Site Plan Approval - U-Haul, Shrewsbury Street: The Board advised the proponent that a continuous landscaping buffer and screening should be placed around the back lot. The proponent agreed to revise plan to show a 3-4 foot fence around the rear lot. The proponent was also advised to present a change in the curb cut along Shrewsbury Street to the Traffic Engineer because of a concern that traffic would back up on Shrewsbury Street. The item was held until the December 18, 1991 meeting.
13. Zoning Map: The Board agreed to hold a discussion on the map following conclusion of the public hearing on December 9.
14. Plans To Be Ratified:
 - 4407 Plan of Land on Glezen Street, owned by Robert & Mary O'Neil, signed on November 19, 1991.
 - 4408 Plan of Land on Ledgecrest Drive, Lot 188, owned by G.F. Homes Corp., signed on November 25, 1991.
 - 4409 Plan of Land on Ledgecrest Drive, Lot 189, owned by G.F. Homes Corp., signed on November 25, 1991.
 - 4410 Plan of Land on Ledgecrest Drive, Lot 187, owned by G.F. Homes Corp., signed on November 25, 1991.
 - 4411 Plan of Land on Wells Street, owned by John Gardella, signed on November 25, 1991.
15. Any Other Business:

Engineer William McGuinness gave a presentation on a graphic he created showing the development steps in Worcester. The Board was pleased with this volunteer effort and requested OPCD work with him to make this development guide available to all interested parties.
16. Next Meeting: The Board will meet on December 18, 1991, January 8, 1992 and January 22, 1992.
17. Adjournment: The meeting was adjourned at 6:20 P.M.

WORCESTER PLANNING BOARD
AGENDA FOR MEETING OF
DECEMBER 4, 1991
4:00 P.M.
ROOM 310 - CITY HALL
WORCESTER, MA

1. Call to Order
2. Approval of Minutes
3. Arboretum Subdivision
4. Oak Grove Subdivision
5. Indian Hill Subdivision
6. Salisbury Farms IV
7. Parking Plan Approval - 39 Rockdale Street
8. Items from previous meetings
 - 216 Mountain St. (East)
 - 205 Hope Avenue
 - Barbara Avenue
 - 187 Mill Street
9. Zoning Map
10. Plans to be Ratified
11. Any Other Business