

Worcester Planning Board  
January 6, 1993  
Worcester City Hall  
Personnel Training Room  
5:30 p.m.

Planning Board Members:  
John Reynolds, Chairman  
Joan Bagley  
George Russell  
Joseph Sova  
Thomas O'Connor

Staff:  
Philip Hammond, OPCD  
Michael Traynor, Law Dept.  
Michael Caforio, DPW  
David Holden, Health & Code

---

View: 4:30 P.M.

Regular Meeting: 5:30 P.M. - Personnel Training Room, City Hall

1. Call to Order

Chairman Reynolds called the meeting to order at 5:30 P.M.

2. Approval of Minutes - November 4, 1992:

Approved unanimously.

3. 42 and 80 Wigwam Hill Drive - Site Plan Approval

Attorney Albert Hayek presented the case for site plan approval for these two (2) lots. However, Attorney Jonathan Finklestein representing neighborhood resident Ken McBride and the Wigwam Hill Neighborhood Association questioned the submittals and in particular the certified abutters list.

The ensuing discussion prompted Chairman Reynolds to note numerous questions left unanswered by the site plan submittal. In short, the Board asked when a definitive subdivision plan would be forthcoming for this project?

Given these unanswered questions, the Board held the item until the February 3, 1993 meeting.

4. 7 Oread Street - Parking Plan Approval

As presented, the Board posed several questions to applicant Arthur Mooradian, specifically relating to on-site drainage, curb-cuts, snow removal, location of the dumpster and the lack of handicapped spaces (3).

Mr. Mooradian was asked to re-draw the plan to include these outstanding items. The approval was held until February 3, 1993. The applicant was granted an extension until February 4, 1993.

## 5. Public Hearing Items - Continued

### A) 386 Franklin Street - Zone Change Petition BL 1.0 to RL-7

On this continued public hearing, Attorney Arakelian (against) and abutter Veronika Monteverdi (for the petition) outlined their cases to the Board. Discussions focused on the non-conforming nature of the site and whether or not the zone change would alter land use conditions.

After hearing testimony, the Board closed the hearing on a motion by George Russell, seconded by Joseph Sova. Next the Board voted to recommend denial of the zone change petition.

### B) Brookside Avenue - Zone Change Petition - RS-7 to RG-5 - Continued

On a motion by Thomas O'Connor, seconded by Joseph Sova, the Board voted to recommend denial of the petition to change the zone at Brookside Avenue to RG-5 from RS-7.

## 6. Simone Street - Private Street Opening

The Board held the item because no one appeared on the application.

## 7. 290 Belmont Street U-Haul - Site Plan Approval Amendment

The Board approved the amendment to allow turning movements into the rear position of the lot off of Shrewsbury Street subject to the following:

- 1) Prohibition of right turns onto Shrewsbury Street from the rear fenced lot.
- 2) Verification that the Mass. Highway Department will be closing curb-cuts as part of the Belmont St./Plantation St. Widening Project.

## 8. Catalpa Circle and Catalpa Street

### Reduce Bond/Release Covenant/Accept Public Streets

The Board voted unanimously to reduce the bond on this project, to recommend that the two (2) streets be accepted as public and to release the covenant for one (1) lot in order to allow the construction of a model home.

9. Oak Grove Subdivision - Phase II - Set Bond

The Board voted unanimously to set the bond for Oak Grove Estates - Phase II at \$31,500.00 with a bond expiration date of 9/1/93 and a construction completion date of 7/1/93.

10. Plans to be Ratified

- #4531 - Plan of land on Andrews Avenue/Lincoln Street, owned by Ronald Wagner, signed on 1/6/93.
- #4532 - Plan of land on Stoneleigh Road, owned by Al-Marai Inc., signed on 1/6/93.
- #4533 - Plan of land on June Street and Chandler Street, owned by Richard Komenos, signed on 1/6/93.

11. Any Other Business

Election of Officers

The Board voted unanimously to maintain the present make-up of the Board relative to elected officers. The officers for 1993 are:

- John Reynolds, Chairman
- George Russell, Vice Chairman
- Joan Bagley, Clerk

12. Adjournment

With no other business, Chairman Reynolds adjourned the meeting at 7:45 p.m.

APPROVED	
February 17	19 93
DATE OF ENDORSEMENT OF	
APPROVAL	
<i>Shirley Hann</i>	
SECRETARY	
WORCESTER PLANNING BOARD	