

**Minutes  
Worcester Planning Board  
January 26, 1994**

Planning Board Members Present: John Reynolds  
George Russell  
Joan Bagley  
Joseph Sova  
Joseph McGinn

Staff Present: James Fasser, OPCD  
Karen L. Sherman, OPCD  
Mark Pierson, OPCD  
Michael Traynor, Law Department  
Michael Caforio, DPW  
David Holden, Code Commissioner  
Joe Borbone, Acting Traffic Engineer

View: 2:00 p.m.  
Dinner Break: 4:00 p.m. (El Morocco, Wall Street)  
Regular Meeting: 5:30 p.m., City Hall - City Council Chambers

1. **Call to Order:** Chairman Reynolds called the meeting to order at 5:30 p.m.
2. **Approval of Minutes:** The Board unanimously voted to approve the minutes of January 12, 1994. The *MOTION* was made by George Russell and seconded by Joseph Sova.

**Public Hearing Items:**

3. Burt Street - Request to Remove from Official Map

The Clerk read the notice of the hearing. The petitioner, Rick Spokis of International Brake and Muffler, indicated to the Board that vandalism in the "alley" has been ongoing and that business have been adversely impacted. Also speaking in favor of the petition was Steve Antonelli, representing the Green Island Business Association. He noted that in addition to the vandalism and gang activity in the neighborhood, lack of maintenance and street lighting by the City has compounded the impact on local businesses. He noted a willingness to address the ownership concerns expressed by the DPW Engineering Section through either easement or other agreement. The Chairman noted that DPW's concern was for existing water and sewer lines within the street. Russell suggested referring the issue to the Law Department for their recommendation regarding an easement or other agreement and the potential drafting of same and made a *MOTION* to continue the hearing until the next meeting. The motion was seconded by McGinn and the Board voted unanimously in favor.

4. Northborp Street Extension - Definitive Subdivision/Site Plan Approval: Atty. Samuel DeSimone represented the petitioner and gave a brief history of Northboro Street and the site development application. He indicated that the petitioner was requesting the following waivers: 1. relief from the provision of Section IX (D) requiring a 50' right-of-way width; 2. relief from the provisions of Section X (D) (5) requiring a pavement width of 30 feet for a residential street; and 3. relief from the provisions of Section X (F) (1) regarding sidewalk width of 10 feet on each side of all streets. He indicated that the project engineer was involved in discussions with DPW regarding sanitary manholes and hydrant provision. The Chairman noted the six concerns expressed by DPW in their letter dated January 20, 1994.

Russell made a *MOTION* to close the public hearing. Sova seconded and the vote in favor was unanimous. Russell then made a *MOTION* to approve the definitive subdivision application with the requested waivers, providing that the applicant adequately address the concerns expressed in DPW's letter. Bagley seconded and the Board voted unanimously in favor. The specific waivers granted include the following: 1. right-of-way width of 40 feet rather than 50 feet; 2. pavement width of 24 feet rather than 30 feet; and provision of an 8 foot sidewalk on one side of the street rather than 10 foot sidewalks on both sides.

Russell also made a *MOTION* to approve the Definitive Site Plan application conditioned upon the applicant's resolution of DPW's concerns and the installation and maintenance of proper erosion and sediment control measures before and during construction.

5. 135 Brooks Street (Continued): Atty. Brodeur indicated that the consulting team would briefly present the changes made to the site plans and off-site proposals initiated as a result of the prior Planning Board meeting and meetings with city departments including OPCD, DPW and Traffic Engineering.

The changes include the following: 1. increasing the sewer easement from 15 to 20 feet, 2. drainage system improvements designed to address both flood control and water quality in accordance with DPW standards, 3. change in street trees and landscape buffer plantings to provide better screening as well as to comply with the City's species list, 4. negotiations with Mass. Highway in order to implement the off-site signage program to encourage use of Exit #3 off Rte. 190, 5. southern parking lot re-design to improve flows and direct exiting traffic northward on Brooks Street, 6. sidewalk improvements and extension along the property line on Brooks Street, 7. negotiations with WRTA to fund and construct a bus stop on-site, 8. snow storage areas setback 50 feet from wetlands buffers and catch basins, 9. signalization at West Mountain and Brooks Street, 10. provision of a traffic officer on site during peak times to control traffic flows to the north rather than through the residential neighborhood.

The Chairman indicated that an additional letters from DPW and Traffic Engineering had been written in response to revisions. He also inquired if any improvements could be made to the stretch of Brooks Street from West Boylston to Ararat Street. Vanasse indicated that a "local" directional signage program would funnel cars to West Mountain Street. Councilor Patton indicated that at the neighborhood meeting he sponsored, residents indicated their preference to close lower Brooks Street to through traffic via a cul-de-sac or other barrier.

He noted that a petition to the City Council has been filed and Brodeur indicated that National Amusements would fund and construct whatever option was approved. Additionally, he noted that a petition has been filed with the City Council regarding sidewalk improvements down Brooks to West Bolyston Streets.

Joe Borbone, Acting Traffic Engineer stated that the cul-de-sac option should be evaluated after an eighteen-month period. Traffic studies for the area indicate that traffic should not be at problem volumes but that his department wants to be sensitive to the neighborhood concerns. Jef Fasser noted that some further improvements to the southern parking lot had been proposed with a limited exit aisle. Doty noted the revisions made on the site plans. Reynolds inquired about a designated snow storage area or areas. The plan will be revised to indicate the area. Russell noted that some plantings had been proposed for the area also proposed to be conveyed to the City with the sidewalk. These changes will also be addressed in plan revisions. Reynolds noted that he would like to have some conditions drafted for the Board's review for the next meeting by OPCD with the aid of other departments. The petitioner and the Board agreed to continue the discussion to the next meeting.

6. Wigwam Hill Drive (Lots 30, 31, 33, 35-39, 42, 45 and 47): Russell made a *MOTION* to allow withdrawal of lots 30 and 31 from the petition based upon verification of the slopes by DPW as well as a registered land surveyor. Sova seconded and the Board voted unanimously in favor. Discussion regarding the potential conditions to place on approval ensued. Russell emphasized the public safety issues associated with the steep slopes of the lots as well as the private way within the development.

Russell made a *MOTION* to approve the site plan application for lots 33, 35, 36, 37, 38, 39, 42, 45, and 47 with the following conditions:

- Wigwam Associates will install a sidewalk along the "s" curve within thirty days of the issuance of building permits for lots 45 and 47. The sidewalk shall be four feet (4') asphalt and be installed on the right side of the private way from Plantation Street to Lot #48,
- Wigwam Associate will apply a one inch (1") topcoat to the private way when all lots are sold or within two (2) years from the date on which building permits are issued on lots 33, 35, 36, 37, 38, 39, 42, 45 and 47, whichever event occurs first,
- Provision of a twenty foot (20') wide access between Lots 30 and 31 to connect the private drive to Wigwam Hill Drive as shown on the developer's plan,
- Installation of reflectors on guardrail at the cul-de-sac at the end of the private drive,
- Installation and maintenance of proper erosion control measures on Lots 33, 35, 36, 37, 38, 39, 42, 45 and 47 prior to and during construction., and
- Installation of signage at the intersection of the private drive and Plantation Street indicating that the drive is private and the house numbers of lots accessed by the way.

McGinn seconded and the Board voted unanimously in favor.

7. 27 Second Street - Site Plan Approval: the Board discussed this item briefly and then moved on. Discussion will be continued February 9, 1994.
8. 50 Southwest Cutoff - Parking Lot Approval: The Chairman noted that correspondence had been received from the petitioner. Mr. Russell excused himself from sitting with the Board. Bagley made a *MOTION* to allow withdrawal of the petition without prejudice. Sova seconded and the Board voted unanimously in favor.
9. 185 Madison Street - Parking Plan Approval: Joan Bagley made a *MOTION* to approve the plan with no conditions. Joseph Sova seconded and the Board voted unanimously in favor of the motion.

10. Plans to be Ratified: Sova made a *MOTION* to ratify the following plans:

<u>Approval Not Required</u>		<u>Signature Date</u>
4612	Valmor & County Streets	January 14, 1994
4613	Moreland Street	January 26, 1994

McGinn seconded the motion and the Board voted unanimously to ratify the plans presented.

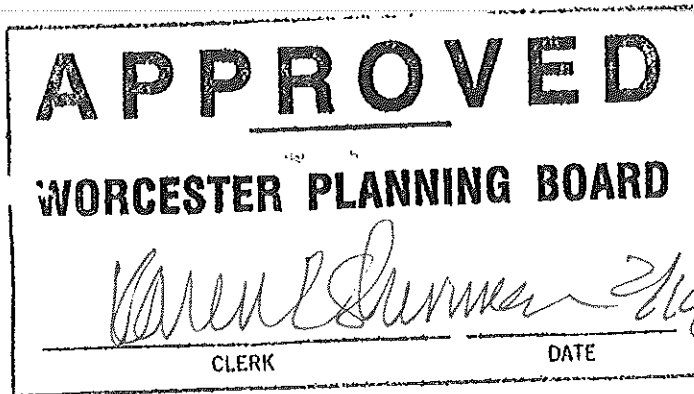
Other Business:

11. 257 Pleasant Street - Site Plan Approval: On a *MOTION* by McGinn, seconded by Sova, the Board voted unanimously to rescind their prior denial of the application based upon insufficient information. the petitioner presented the Board with an executed parking lot lease as requested. Russell made a *MOTION* to approve the site plan application without any conditions. McGinn seconded and the Board voted unanimously in favor.
12. The discussion of a potential Subdivision Regulation Amendment regarding the frontage waiver issue was continued until the next meeting. OPCD staff provided draft text to the Board with assistance from the Legal Department as requested.
13. The draft Approval Not Required checklist was reviewed and discussed briefly and will be revised for use by OPCD and Board members for plan endorsement.
14. Subdivision Status - Wedgewood V and Camelot Village: Caforio noted that the request for the Board to review "incomplete" subdivisions had been made by DPW. Sherman noted that developers had been contacted in both instances. Fasser noted that he had been contacted by an individual regarding Camelot village, who indicated to him that a tenant's association had responsibility for the project. Russell made a *MOTION* to refer the two issues to the Law Department for advice. McGinn seconded and the Board voted unanimously in favor.
15. CRMPC activities - The Chairman noted that a zoning clinic is upcoming and that participation in CRMPC's development framework project should come from the City. Several members expressed interest in attending meetings.

16. Community Development Block Grant Allocation Process - The Chairman noted that he has been contacted by OPCD staff regarding an annual meeting with the Board for presentation of proposals. He indicated that February 23, 1994 would be the first meeting and that the meeting schedule would be altered to accommodate presentations. A public hearing will be scheduled for early March.

17 Next Meeting: February 9, 1994

18 Adjournment: McGinn made a *MOTION* to adjourn, seconded by Sova and voted unanimously. Chairman Reynolds adjourned the meeting at 7:50 p.m.



**CITY OF WORCESTER  
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: January 26, 1994

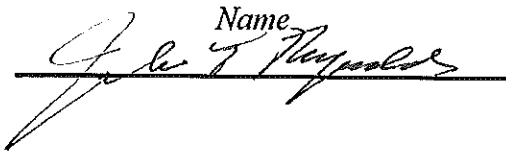
At a meeting held on *January 26, 1994*, the Worcester Planning Board voted unanimously to approve the *Parking Plan Approval* application filed by *Stanley Siudak for Kelley Square Exxon, owners*.

The application involved *increasing the number of liscensed parking spaces on-site* at a parcel located at *185 Madison Street*, Worcester, Massachusetts.

Proper notice on *January 12, 1994* was given for the meeting by the Planning Board.

The *Parking Plan Application* was approved without conditions.

Authorized Planning Board Member

Name  
  
\_\_\_\_\_

Date  
*1-31-94*  
\_\_\_\_\_

**CITY OF WORCESTER  
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: January 26, 1994

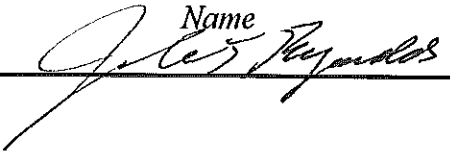
At a meeting held on *January 26, 1994*, the Worcester Planning Board voted (5-0) to approve the *Site Plan Approval* application filed by *James Duffy after voting to rescind a previous denial*.

The Project involved *conversion of a five-story apartment building into a forty-eight (48) unit lodging house* at a parcel located at *257 Pleasant Street, Worcester, Massachusetts*.

Proper notice on *August 4, 1993*, was given for the meeting by the Planning Board.

The *Site Plan Approval* was approved with no conditions after receipt of a valid lease agreement by the Board.

Authorized Planning Board Member

Name  
  
\_\_\_\_\_

Date  
*1-26-94*  
\_\_\_\_\_

**CITY OF WORCESTER  
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: January 26, 1994

At a meeting held on *January 26, 1994*, the Worcester Planning Board voted unanimously to approve the *Definitive Site Plan Approval* application filed by *Joan H. Gentile, owner*.

The application involved the construction of one- or two-family homes at four lots on the extension of Northboro Street, Worcester, Massachusetts.

Proper notice on *January 12, 1994* was given for the meeting by the Planning Board.

The *Site Plan Application* was approved with the following conditions:

- Installation and maintenance of proper erosion control measures on all lots prior to and during construction.
- Resolution of DPW's concerns expressed in their letter dated January 20, 1994.

Authorized Planning Board Member

*Name*  
  
\_\_\_\_\_

*Date*  
*1-31-94*  
\_\_\_\_\_



# CITY OF WORCESTER, MASSACHUSETTS

WILLIAM J. MULFORD  
City Manager

STEPHEN F. O'NEIL  
Director



Telephone  
799-1400

## EXECUTIVE OFFICE OF THE CITY MANAGER OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

455 MAIN STREET, ROOM 309  
WORCESTER, MASSACHUSETTS 01608-1885

January 27, 1994

Joan H. Gentile  
56 Northboro Street  
Worcester, MA 01604

RE: Certificate of Conditional Approval  
Definitive Subdivision - Northboro Street Extension

Mrs. Gentile:

On behalf of the Worcester Planning Board, I hereby notify you that at our meeting of January 26, 1994 the Board, acting pursuant to MGL, Ch. 41, Sections 81R and 81U and the Worcester Subdivision Regulations dated October 1, 1992, voted to grant Conditional Approval to the subdivision entitled "Northboro Street Extension" dated September 17, 1993.

This approval is based upon and conditional upon the following requirements being satisfied:

1. Compliance with the engineering requirements of the Department of Public Works as outlined in their letter of January 20, 1994. Said letter is attached hereto and incorporated as part of this certificate.
2. Compliance with the subdivision Regulations dated October 1, 1992 except as waived herein.
3. In accordance with the applicant's expressed intent to request the City to accept Northboro Street Extension as a public street upon completion of its construction, the applicant shall deliver executed deeds of easement for street purposes to be recorded with the Definitive Plan, the cost of recording to be borne by the applicant.

4. The applicant shall deliver an executed deed or deeds of easement to all areas outside the street layout which are to contain any City water or sewer lines or are otherwise designated on the Definitive Plan as easements to the City. All such easements shall be reviewed and approved by the City's Law Department. The easements shall be recorded, at the applicant's expense, with the Definitive Plan.

5. The Board waives the provisions of its subdivision regulations dated October 1, 1992 as follows:

a. Section IX (D) relative to the right-of-way width for residential streets. [A forty foot (40') right-of-way has been proposed by the applicant.]

b. Section X (D)(5) relative to required pavement width for a residential street. [A pavement width of twenty-four feet (24') was proposed by the applicant.]

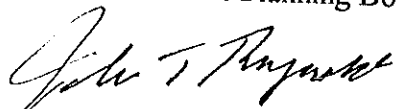
c. Section X (F)(1) relative to the construction of ten foot (10') sidewalks on both sides of the proposed street. [An eight foot (8') sidewalk has been proposed on the south side of the street extension].

The endorsement of the Definitive Plan is contingent upon the following:

1. Notice from the City Clerk that "No Appeal" from the action of the Board in approving this subdivision or if an appeal is taken, notice of the court either sustaining the approval or dismissing the appeal.

2. The applicant must guarantee the construction of ways, the installation of municipal services and the successful performance of all other conditions to the approval of the subdivision in the manner provided in the Subdivision Regulations, Section VII, as authorized by MGL, Chapter 41, Section 81U.

On behalf of the Planning Board,



JOHN REYNOLDS  
Chairman

/kls

Attachment

cc: Robert Moylan, Jr., DPW  
David Holden, Health/Code Enforcement  
Michael Traynor, Law Department  
Atty. Samuel R. DeSimone, Mountain, Dearborn & Whiting

**CITY OF WORCESTER  
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: January 26, 1994

At a meeting held on *January 26, 1994*, the Worcester Planning Board voted unanimously to approve the *Site Plan Approval* application filed by *Wigwam Associates, Inc.*

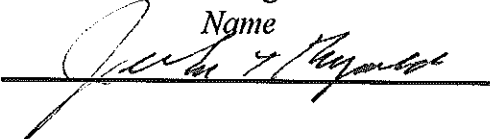
The application involved construction of one- or two-family homes at lots 33, 35, 36, 37, 38, 39, 42, 45, and 47 Wigwam Hill Drive, Worcester, Massachusetts.

Proper notice on *January 12, 1994* was given for the meeting by the Planning Board.

The *Site Plan Application* was approved with the following conditions:

- Wigwam Associates will install a sidewalk along the "s" curve within thirty days of the issuance of building permits for lots 45 and 47. The sidewalk shall be four feet (4') asphalt and be installed on the right side of the private way from Plantation Street to Lot #48.
- Wigwam Associate will apply a one inch (1") topcoat to the private way when all lots are sold or within two (2) years from the date on which building permits are issued on lots 33, 35, 36, 37, 38, 39, 42, 45 and 47, whichever event occurs first.
- Provision of a twenty foot (20') wide access between Lots 30 and 31 to connect the private drive to Wigwam Hill Drive as shown on the developer's plan.
- Installation of reflectors on guardrail at the cul-de-sac at the end of the private drive.
- Installation and maintenance of proper erosion control measures on Lots 33, 35, 36, 37, 38, 39, 42, 45 and 47 prior to and during construction.
- Installation of signage at the intersection of the private drive and Plantation Street indicating that the drive is private and the house numbers of lots accessed by the way.

Authorized Planning Board Member

*Name*  
  
\_\_\_\_\_

*Date*  
*1-26-94*  
\_\_\_\_\_

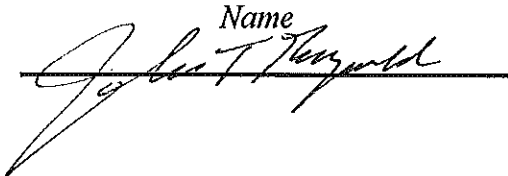
**CITY OF WORCESTER  
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: January 26, 1994

At a meeting held on *January 26, 1994*, the Worcester Planning Board voted unanimously to grant permission to withdraw the *Site Plan Approval* application filed by Francis J. Russell, Trustee of J.I. D. Realty Trust *without prejudice*.

Authorized Planning Board Member

Name  


Date  
1-31-94