

in favor of the project. Also, letters from Edward and Marian Jones, Robin Stone, Sylvia Goldman, Natalie Rosenkrantz, Sarah Pulda and Miriam Lazerowich in favor of the project were given to the Planning Board. City Councilors Wayne Griffin, Michael Perotto and Konstantina Lukes, Patricia Pawlina, Barbara Smith, Edward Stefanini, Carol Morgan, Salvatore Raciti, Marcia Stacey, Robert Stacey, Alan Smith, Sheila Schiffman, Rose Folwell, Larry Freeman, Nancy Brown, Kermit Brown, Joe DeGregorio, Sharon Killion, Robert Phillips, Barbara Smith, Ruth Stacey, Patrick Meehan, Vasken Chagaian, Jayne Chagaian, Mary Meehan, Linda Katz, Henry Gaffen, Joann Jarzolski, John Jarzolski, Gail Martin and Lynne Fassery were recorded in opposition. Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to continue the hearing and the Site Plan Approval application to the June 11 meeting and to request OPCD contact the following: Joseph Borbone, Traffic Engineering, to ask for a traffic study of existing and projected traffic counts and that the counter be placed in front of the driveway at 340 May Street; Fire Department and Emergency Services for a specific response to whether the driveway as proposed is a safety issue; Superintendent of Schools for potential impact on Chandler Magnet School; Worcester State College for specific response if any impact is expected; and the developer to provide information regarding snow storage and dumpster location, list of proposed minimum services to be provided to residents, staffing levels and contracted out services.

5. **340 May Street (CCRC) - Site Plan Approval:** See Item #4. The item was continued to the June 11 meeting.
6. **3A Gates Road (15% slope) - Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to approve the site plan with the following conditions:
 - * Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
 - * The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
 - * No land be disturbed within 10 feet of the back lot line.
7. **550 Park Avenue (Floodplain) - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to approve the site plan with the following conditions:
 - * All comments in the May 8, 1997 letter from the Department of Public Works be addressed to the satisfaction of said department.

- * Snow storage area be placed in parking spaces 1,2 & 3 and handicapped spaces be placed in parking spaces A,B & C as noted and designated on draft plan by Chairman.
- * Dumpster be relocated and stockade fence be placed around it.
- * Spaces in rear be designated for employee parking.
- * 6' chain link fence be installed along whole length of the back of the property to block access to brook.
- * Number of plantings be specified on plan.
- * FEMA elevation certificate be obtained.
- * Existing vegetation not be removed.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.

8. 62 South Ludlow Street/266 Clover Street (Revised Plan) - Parking Plan Approval: Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the parking plan with the following conditions:

- * All comments in the May 8, 1997 letter from the Department of Public Works be addressed to the satisfaction of said department.
- * Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
- * Dumpster be moved to the rear of Building B with a 6' stockade fence around it.
- * Access to lot from James Street.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.

9. 590 Southbridge Street (McNamara Realty Trust) - Parking Plan Approval: The item was continued to the May 28 meeting.

10. North Pond Estates - Sewer Easement: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted 4-0 to

request the City Manager transmit to the City Council for approval an order to authorize the City Manager to accept the deed.

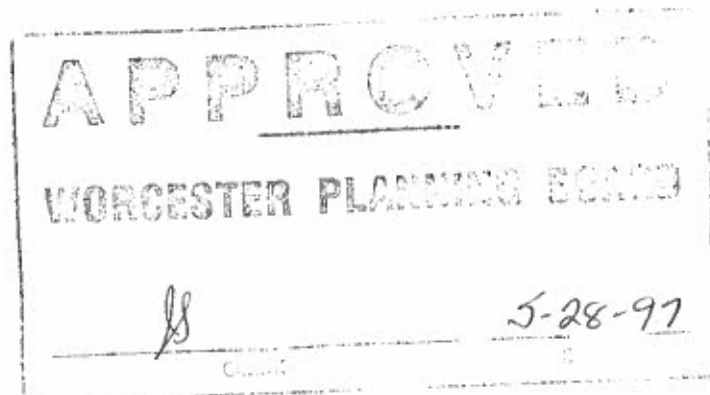
11. **Zoning Petition (Pullman Street) - Request Leave to Withdraw:** Upon a motion by Joe Sova and seconded by Samuel Rosario, the Board voted to recommend approval of the request of the petitioner for leave to withdraw without prejudice.
12. **Scenic Heights IV - Set Bond:** Upon a motion made by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to set a bond in the amount of \$37,000.00 with a work completion date of November 1, 1997 and a bond expiration date of December 1, 1998.
13. **Scenic Heights III - Bond Reduction:** Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted to reduce the existing bond of \$42,000.00 by \$16,000.00 thereby creating a new bond amount of \$26,000.00.
14. **Plans To Be Ratified:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required plans:

#4820 - Apthorp Street/Beale Street
#4821 - Mount Avenue
#4822 - Corinth Drive
#4824 - Pratt Street

Other Business:

Smallwood Village (Phases I & II): Joe Boynton recused himself from this item. Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to set a work completion date of October 31, 1997 and a bond expiration date of December 31, 1997.

The Chairman adjourned the meeting at 9:10 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: May 22, 1997

At a meeting held on May 14, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by PAM Realty, Inc.

The petition involves the demolition of a portion of existing building and construction of surface parking lot in a floodplain on a parcel located at 555 Park Avenue, Worcester, Massachusetts.

Proper notice on April 30, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following condition:

- * All comments in the May 8, 1997 letter from the Department of Public Works be addressed to satisfaction of said department.
- * Snow storage area be placed in parking spaces 1,2 & 3 and handicapped spaces be placed in parking spaces A,B & C as noted and designated on draft plan by Chairman.
- * Dumpster be relocated and stockade fence be placed around it.
- * Spaces in rear be designated for employee parking.
- * 6' chain link fence be installed along whole length of the back of the property to block access to brook.
- * Number of plantings be specified on plan.
- * FEMA elevation certificate be obtained.
- * Existing vegetation not be removed.
- * Revised plan be submitted to Office of Planning and Community Development prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 5-28-97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: May 22, 1997

At a meeting held on May 14, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Robert Ouellette.

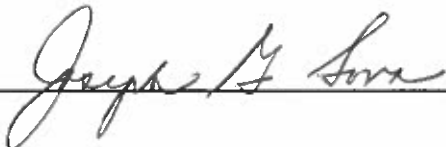
The petition involves the construction of a dental office on a lot with an existing plumbing business and construction of a parking lot on a parcel located at 62 South Ludlow Street/266 Clover Street, Worcester, Massachusetts.

Proper notice on April 30, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * All comments in the May 8, 1997 letter from Department of Public Works be addressed to satisfaction of said department.
- * Dumpster be moved to the rear of Building B with a 6' stockade fence around it.
- * Access to lot from James Street.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.
- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER



DATE: 5-28-97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: May 22, 1997

At a meeting held on May 14, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Hale Development Corporation.

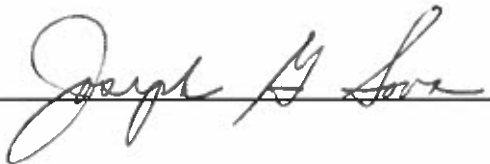
The petition involves the construction of a single family home on property with a 15% or more slope on a parcel located at 3A Gates Road, Worcester, Massachusetts.

Proper notice on April 30, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- * No land be disturbed within 10 feet of the back lot line.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 5-28-97