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The Planning Board met for its regular meeting on Wednesday, May 19, 1971, in Room 209, City Hall.

Members present were: Frederic R. Butler, Carl H. Koontz, and Philip A. Segel.

Others present were: Gerard F. McNeil, Francis J. Donahue, Alexander A. Pridotkas, John J. Reney, and Charles A. Abdella.

The Board viewed the following areas:

1. Simone St. (Corrine St. to Maranda St.) - petition to add to official map.
2. Chase Court - remove from official map.
3. Howard-Johnsons Motel, Southbridge St. - grand opening.

Mr. Butler acted as chairman in the afternoon meeting.

Mr. Butler called the meeting to order at 4:25 P.M.

Minutes of April 21, 1971. Mr. Butler moved that the minutes of April 21, 1971 be approved as corrected. Mr. Segel seconded the motion. The motion was carried by a 3-0 vote.

Neighborhood Facilities Program Grant for Model Cities. Mr. John Ford representing Model Cities, explained to the Board that the general purpose of the grant was to allow for the purchase of a building in the Model Cities area located on Main Street. He said that the renovation of the building was to serve as a health center. He said that the center would be operated by the Housing Social Service Corporation, a non-profit corporation. He said that the building would be owned by the City of Worcester. He said that the City Manager and the City Council had approved reprogramming \$75,000. of excess Model Cities funds. He said that the grant application was in the amount of \$352,644. He said that he expected the facility to serve 5⁰⁰⁰ to 6,000 people per annum and expected to have a least 5 full time family physicians.

Mr. Segel asked how many square feet were in the building and how much was needed to have the building serve as a health center.

Mr. Ford replied that there were 6,522 square feet in the building and that it would cost \$155,000. for the health center. He said this figure did not include architect engineering services, project inspection or appraisal. He said that the architect engineering services would be \$14,500., that the appraisal fee was \$750., and that the project inspection would be \$3,394.

Mr. Segel asked about parking facilities.

Mr. Ford said that the lot was presently set up for thirty automobiles.

Mr. McNeil said that the 703 grant contract required that the city guarantee the building in the proposed application be used in the same manner for a minimum of twenty years, and asked Mr. Ford to outline for the Board the guarantees that this would take place in twenty years and how he proposed the financing of the staffing and operations of the building for that period of time.

Mr. Ford said that he did not think there was a way of guaranteeing the operation of the building for a twenty-year period. He said that financing the program operation would be with HUD supplementary funds during the year beginning July 1. He said that the fund would be approximately in the amount of \$455,000. He said that some of the program represented by that money would take place outside of the building (sub-contracts).

Mr. McNeil asked what guarantees the city had to make after the fourth year when Model Cities was no longer in existence.

Mr. Ford said that the city must insure the use of that building for similar purposes, not necessarily for the original purpose.

Mr. Segel asked if the cost of the building was a proper figure for the purpose in which it was to be used.

Mr. Ford said the cost could be reduced by paying less for the building than the appraisal and by a reduction in the \$140,000. estimate on the architect for the material and renovation of the building.

Mr. McNeil suggested that Mr. Ford present a breakdown on the construction and equipment figure. He asked Mr. Ford if the facility was to be available to the Model Cities neighborhood only.

Mr. Ford said that residents outside of the Model Cities neighborhood would be allowed to use the facility but that it was primarily for the Model Cities area.

Mr. Segel asked about alcoholics.

Mr. Ford said that people with alcoholic problems would be seen at the center or at the Catholic Charities office at 146 High Street.

Mr. Segel moved that it be tabled until the next meeting. Mr. Butler seconded the motion. The motion was carried by a 3-0 vote.

Grove St. - more than one building - preliminary. Attorney Thomas Cotter stated that he was representing the Colony Retirement Homes and introduced Mr. Franklyn Williams, Architect for the Colony Retirement Homes, Inc. Mr. Williams explained the proposed plan to the Board. He said that the purpose was housing for the elderly, a low rental operation. He said that there were 82 units proposed, that there were 80 dwelling units plus 2 units for recreation facilities.

Mr. McNeil asked if the units were one-bedroom units.

Mr. Williams said that there were 30 one-bedroom units and 52 efficiency units. He said that the total area was 44,700 sq. ft. and an additional 4,000 sq. ft. for the recreational facility. He said that the total of new land was 126,750 sq. ft.

Mr. McNeil asked Mr. Charles Butler if he would be applying for a 121A or an extension of the existing 121A corporation.

Mr. Charles Butler said that he might have to apply for another 121A corporation because the 121A that he had covered the present project which had been operating since February of 1968.

Mr. McNeil asked if there were any differential proposed between the existing rent structure and the future rent structure in the new units.

Mr. Butler said that the rent may have to be higher because of the increase in cost of construction.

Attorney Cotter said that present rents were \$88.98, \$114.00 and \$118.00.

Mr. McNeil asked if there were the same physical problems with the new land as were with the old land.

Mr. Williams replied that the physical problems were very similar.

Mr. Segel asked in lieu of taxes, how much the city would get.

Attorney Cotter said that the city would get \$7,006.00.

Mr. McNeil asked Mr. Charles Butler if he felt there was a need for this type of housing.

Mr. Butler replied that there was a considerable demand for housing for the elderly and that he had received 100 applications from people who want to get into this housing.

Mr. McNeil asked for the car ownership ratio.

Mr. Charles Butler said that at the present time there were 41 spaces but only 18 had been occupied.

Mr. Segel moved that preliminary approval be given subject to the following:

1. A Variance being obtained from the Board of Appeals to permit this construction.
2. Application being made to the Massachusetts Department of Community Affairs to form an Urban Redevelopment Corporation under Massachusetts General Laws Chapter 121A.
3. Full engineering drawings consistent with Subdivision Regulations must be submitted to the Board prior to its public hearing for final approval if the Board of Appeals grants the necessary Variance.

Bridgeport St. - protest petition. Mr. Koontz moved to recommend to the City Council that the petition be placed on file. Mr. Segel seconded the motion. The motion was carried by a 3-0 vote.

Providence St. - protest petition. Mr. Koontz moved to recommend that the petition protesting the construction of a housing project on Providence St. be placed on file. Mr. Segel seconded the motion. The motion was carried by a 3-0 vote.

Michigan Road - tree petition. Mr. Segel moved to recommend to the City Council that the petition for the planting of trees on the easterly side of Michigan Road be referred to the Parks and Recreation Commission.

Mr. Koontz seconded the motion. The motion was carried by a 3-0 vote.

Longmeadow Ave. - tree petition. Mr. Segel moved to recommend to the City Council that the petition for the planting of trees along sidewalks from 116-127 Longmeadow Ave. be referred to the Parks and Recreation Commission.

Mr. Koontz seconded the motion. The motion was carried by a 3-0 vote.

Burncoat St. - Law Department report. Mr. Segel moved that the Law Department report be placed on file. Mr. Koontz seconded the motion. The motion was carried by a 3-0 vote.

Letter re: PUD zone change. Mr. McNeil reported to the Board that he had received a letter from Mr. Maher which referred to the Amendment of the Zoning Ordinance of April 29, 1963. Mr. McNeil said that the goals of the

Amendment were to increase the number of permitted residential uses and to authorize Planned Unit Developments. He said that the title was wrong because it referred to more than Planned Unit Developments, it referred to town houses within RL-7 and RG-5 zones. Mr. McNeil said that the contents of the Zoning Ordinance was right but the caption was wrong. He suggested that the Board recommend to the City Council that it correct the title.

Mr. Abdella reported to the Board that the Law Department had discussed this with Mr. McNeil and Mr. Maher and he said that the City Council could not strike or correct the title but had to require the entire process of the Zoning Ordinance Amendment. He said that the title did not relate to the contents of the Amendment.

Mr. McNeil suggested that the Board request a written report from the Law Department.

Mr. Segel moved to table this item until the evening meeting. Mr. Koontz seconded the motion. The motion was unanimously carried.

Plans to be ratified. Mr. Koontz moved that the following plans be ratified:

- #1468 - plan of land on Hampton St. and Everton Ave., owned by John J. & Dolores A. Rossetti, signed 4/26/71.
- #1469 - plan of land at Medfield and Doris Sts., owned by Albert S. & Teresa H. Anderson, signed 4/26/71.
- #1470 - plan of land on Arthur St., owned by City of Worcester, signed 4/28/71.
- #1471 - plan of land on Sorrento St., owned by San-EI Corporation, signed 5/4/71.
- #1472 - plan of land on Plantation St., owned by Notre Dame Normal Institute, signed 5/6/71.

- #1473 - plan of land on Burncoat St., owned by Richard A. Meola,
signed 5/10/71.
- #1474 - plan of land on Chandler St., owned by Alexander Samia,
signed 5/10/71.
- #1475 - plan of land on Carter Rd., owned by Alice E. Holland,
signed 5/12/71.
- #1476 - plan of land on Pleasant St., owned by Worcester
Redevelopment Authority, signed 5/12/71.
- #1477 - plan of land at Southbridge & Washburn Sts., owned by
Artic Refrigeration Equipment Inc., signed 5/12/71.
- #1478 - plan of land on Hingham Rd off Stonleigh Rd., owned by
S.H.S. Inc., signed, 5/17/71.
- #1479 - plan of land on Plymouth St., owned by Green Realty Corp.
signed 5/19/71.

Mr. Segel seconded the motion. The motion was carried by a 3-0 vote.

Date of next meeting. The date of the next meeting was set for June 2, 1971.

The Planning Board recessed for dinner at Putnam & Thurston's Restaurant.

The Board reconvened for its Public Hearings at 7:30 P.M. in the Council Chamber.

Mr. Koontz acted as Chairman.

Public Hearing - Chase Court - remove from official map. Mr. Koontz read the notice of hearing. He then asked for those in favor of the petition.

Attorney Joseph Allen representing the Worcester County National Bank, the petitioner, said that the reason for removing Chase Court from the Official Map was that Worcester County National Bank had plans to build on that site.

He said that Chase Court, being a private way, would be an encumbrance. He said that all rights of way were being released where private individuals

were concerned. He said that the only other interested party was the People's Mechanics Savings Bank.

Mr. Koontz read a letter from Austin Keane representing the People's Mechanics Savings Bank. The letter stated that the People's Mechanics Savings Bank was in favor of the petition.

Mr. Segel asked about city betterments.

Mr. McNeil explained that it was a private way and would not have any city betterments.

Mr. Koontz asked for those opposed to the petition. There was no response.

Mr. Koontz declared that the hearing be closed.

Public Hearing - Simone St. - add to official map. Mr. Koontz read the notice of hearing and asked for those in favor of the petition.

Mr. Barney F. Grampeitro of 17 Corrine St. stated that he was in favor of the petition.

Mr. Milton Smith of 25 Simone St. stated that he also was in favor of the petition.

Mr. Grampeitro explained to the Board that he had a petition filed for sewers on Corrine St. but could not have Simone St. sewerred because it was not on the official map.

Mr. McNeil explained that in order to put Simone St. on the official map, the street had to be open and used by more than two owners as of June 9, 1953.

Mr. Koontz explained to Mr. Grampeitro that in order for the Board to act favorably on the petition, there had to be established that more than two owners of record in 1953, used the street.

Regular Meeting, Room 209, City Hall.

Mr. Koontz called the meeting or order.

Chase Court. Mr. Segel moved that Chase Court be removed from the official map.

Mr. Butler seconded the motion. The motion was carried by a 3-0 vote.

Simone St. Mr. Segel moved that the Simone St. petition be tabled until the next meeting. Mr. Butler seconded the motion. The motion was carried by a 3-0 vote.

PUD Zone Change. Mr. Segel asked that the letter from Mr. Maher be read.

Mr. Koontz read Mr. Maher's letter. Mr. Koontz asked Mr. Segel and Mr. Butler if they agreed that the caption might give the impression that the entire Amendment related to Planned Unit Developments though this was not the intention.

Mr. Segel replied that he agreed, that the caption might give that impression.

Mr. Segel then asked if it was the Board's intention of the June 23, 1970 Amendment to permit new residential uses purely apart from Planned Unit Developments and if Mr. McNeil objected to rewording the Amendment.

Mr. McNeil replied that it was the Board's intention and that he did not object to rewording the Amendment.

Mr. Segel moved that the caption be changed as requested in Mr. Maher's letter on page 2.

Mr. Butler asked Mr. McNeil for his opinion.

Mr. McNeil said that he did not think the Board could Amend the Zoning Amendment, he said that the only thing the Board could do was to request the City Council to redescribe the title which amended the Zoning Ordinance.

Mr. Segel moved to request the City Council to strike "Relative to Planned Unit Developments" so that the opening clause would read as follows:

An Ordinance amending the Zoning Ordinance of April 29, 1963 and designated as Appendix E to the Revised Ordinances of 1951 by deleting therefrom certain sub paragraphs in Sections 15,22, 24, and 40 and inserting in place thereof new sub paragraphs.

That the Ordinance amending the Zoning Ordinance of April 29, 1963 and designated as Appendix E to the Revised Ordinances of 1951 be and is hereby amended by deleting certain sub paragraphs in Sections 15, 22, 24 and 40 and inserting in place thereof new sub paragraphs.

Mr. Butler seconded the motion. The motion was carried by a 3-0 vote.

The meeting adjourned at 8:40 P. M.