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The Planning Board met for its regular meeting on September 15, 1971 in Room 209 City Hall.

Members present were: Carlton B. Payson, Frederic R. Butler, Lloyd Anderson and Carl H. Koontz.

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

The Board viewed the following area:

1. Institute Road - widening

Mr. Payson called the meeting to order at 4:00 P.M.

Minutes of July 14, 1971. Mr. Anderson moved that the minutes of July 14 be approved.

Mr. Koontz seconded the motion. The motion was carried by a 4-0 vote.

Elm Park Urban Renewal Amendment #3A. Mr. Payson stated that he would like to have the trees maintained on the Institute Road widening.

Mr. Donald DeMarzi, representing Schoenfeld Associates, consultants on this project, said that they wanted new sidewalks and curb stones. He said that there was a total of 18 trees in the area.

Mr. Reney explained that Mr. DeMarzi had a plan to bring Route 9 westerly along Institute Road. He said that Highland St. would be the east bound lane. He also reported that Commissioner Hynes recommended three 12' lanes.

Mr. Anderson moved that Amendment No. 3A, dated June 15, 1971, to the Elm Park Urban Renewal Plan, of the Worcester Redevelopment Authority, as heretofore amended, be and is hereby approved; and the Planning Board does hereby find that the Plan, as so amended, is based upon a local survey and conforms to a comprehensive plan for the locality as a whole. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Mr. Anderson moved that the consultant give further study to the realignment of Institute Road with the aim of saving as many trees in this section as possible. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Travis St. - priority. Mr. Anderson moved that it be given a no. 2 priority. Mr. Koontz seconded the motion. The motion was carried by a 4-0 vote.

Batavia St. - priority. Mr. Anderson moved that it be given a no. 2 priority. Mr. Koontz seconded the motion. The motion was carried by a 4-0 vote.

Suburban Road - priority. Mr. Anderson moved to give Suburban Rd. a no 1 priority subject to extending the sewer. Mr. Koontz seconded the motion. The motion was carried by a 4-0 vote.

West Hill Terrace - priority. Mr. Anderson moved that the street be given a no. 1 priority. Mr. Koontz seconded the motion. The motion was carried by a 4-0 vote.

Sherbrook Ave. - priority. Mr. Anderson moved that the street be given a no. 1 priority. Mr. Koontz seconded the motion. The motion was carried by a 4-0 vote.

St. Kevin Road - priority. Mr. Koontz moved that it be given a no. 1 priority. Mr. Anderson seconded the motion. The motion was carried by a 4-0 vote.

Marden St. - priority. Mr. Anderson moved that the street be given a no. 3 priority. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Toronita Ave. - make public. Mr. Donahue read the petition to the Board. Mr. Anderson moved that the petition be denied. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Ames St. - connection to existing sewer. Mr. Donahue explained that there was presently sewer and water in Ames St. He said that the petitioner wanted to connect it to his garage and wanted an inspector to approve it. Therefore, the petition was sent to the Board in error.

Mr. Butler moved to give the petition Leave to Withdraw. Mr. Anderson seconded the motion. The motion was carried by a 4-0 vote.

Date of next meeting. The date of the next meeting was set for September 29, 1971.

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

#1504 - plan of land at Barnes Ave. & Ellestuen Rd.,  
owned by Sam H. Hokkanen & Richard G. Innis,  
signed 8/26/71.

#1505 - plan of land at Mill & Chandler Sts., owned by  
First National Stores, Inc. signed 8/30/71.

#1506 - plan of land Downing, Florence, Charlotte &  
Woodland Sts., owned by Trustees of Clark  
University, signed 9/13/71.

#1507 - plan of land on Old English Rd., owned by  
Trustees of Assumption College, signed 9/15/71.

Mr. Anderson seconded the motion. The motion was carried by a 4-0 vote.

Any other business. Mr. McNeil stated that he received a letter from the Law Department in regard to the Subdivision Control Regulations stating the Law Department had reviewed the subdivision control procedures and regulations. Mr. McNeil read an amendment proposed by the Law Department. He asked Mr. Abdella if the Board could require that the developer submit his plan and other information to another Board of the city, and said that he felt the Board could require the information to be submitted to itself and then refer to another department.

Attorney Abdella stated that he was not concerned with the internal working for submission of the required material, but rather with getting the material prior to the writing of the bond.

Mr. McNeil said that the department was presently working on the revision of the entire Subdivision Control Regulations and this information would be included in the revision. He said that until that time, this information could be required on an informal basis. Mr. Koontz moved that this information be requested from the developer as a matter of policy until such time as the Subdivision Regulations were revised at which time it would be included within the regulations. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Washington Heights. Mr. McNeil reported to the Board that he received a report from the Health Department. He then read the report to the Board.

Mr. Koontz said that he wanted to insure Outlook Drive be paved to city standards.

Mr. McNeil said that he did not believe the Board could require the developer to pave Outlook Dr. to city standards as a condition of the approval of the subdivision.

Mr. Koontz moved to recommend that approval be given subject to the following conditions:

1. Satisfying the requirements of the Chief Engineer regarding the drainage of the subdivision and other engineering matters.
2. Satisfying the requirements of the Director of Public Health.
3. Receipt of approval from the Department of Natural Resources regarding culverting, and relocation if planned, of the brooks in the area.

Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Upland Gardens - request concerning fence. Mr. McNeil read a letter from Mr. Spear to the Board requesting that a chain link fence required to include in the development be eliminated. He said that he thought that the fence was an FHA requirement. He suggested that Mr. Spear inform the Board as to whose requirement it was that the fence be built.

The Board decided to take no action until further information was furnished.

The meeting adjourned at 5:30 P.M.