

OK
RHT
W

The Planning Board met for its regular meeting on Wednesday, February 8, 1989 at 12:30 P. M. in Room 209, City Hall. Members present were Chairman John F. Keaney; Vice Chairman Frank D. DeFalco; Clerk Joan C. Sadowsky; John T. Reynolds; George Russell. Also present were Director Francis J. Donahue; Director Michael S. Latka; Code Commissioner Carl H. Koontz; Assistant Commissioner of Public Works Gerhard P. Muenchmeyer; Deputy City Solicitor Bridget M. Murphy; Assistant City Solicitor Michael E. Traynor; Senior Planner Alexander A. Pridotkas and Planning Coordinator Philip Hammond.

Regular Meeting - Room 209 - City Hall

Call to Order

Chairman Keaney called the meeting to order at 12:30 P. M.

Discussion re zoning reports

Mr. Keaney questioned if it is the Board's consensus to use the Code Inspection proposed zoning ordinance as its base.

The Board agreed. The Board then reviewed Articles 1, 2 and 6 of the proposed ordinance. Consideration was taken into account of all comments submitted by the various agencies.

Mr. DeFalco moved that the Board approve Articles 1, 2 and 6 of the proposed zoning ordinance as amended. Mr. Reynolds seconded the motion. The vote was unanimous.

View

The Board viewed Eskow Road - frontage review.

Regular Meeting - Room 209 - City Hall

Minutes of January 18 and January 25, 1989

Mr. DeFalco moved that the minutes of January 18 and January 25, 1989 be approved.

Mrs. Sadowsky seconded the motion. The vote was unanimous.

Eskow Road - frontage review

Attorney Samuel R. DeSimone, representing Camson Realty Trust, stated that it is proposed to subdivide a tract of land on Eskow Road into two parcels. There are existing buildings on the site. The lot in the rear, lot "B," does not have any frontage on a street on the official map if the division of the tract is to be made. The present owner of lot "A" will grant an easement creating a right-of-way to the future owner of lot "B." Also, a 10-foot strip of land, with a 20-foot frontage on Eskow Road, will be conveyed to lot "B" to form one undivided contiguous ownership.

Mr. Donahue stated that this area is zoned for manufacturing and the zoning ordinance does not require any frontage. The M.G.L. specifies that if no frontage is required there shall be a 20-foot frontage requirement.

Mr. Russell stated that the 10-foot strip of land is narrow for vehicular traffic especially for trailer trucks. He questioned what if the right-of-way is sold back.

Attorney DeSimone replied that will never happen because it will not be to his benefit, the easement for the right-of-way will be recorded and that there is an agreement between all the parties.

Mr. DeFalco moved that the Board waive the frontage requirement with respect to this property on the condition that the easement creating the right-of-way is agreed upon by all parties of interest and recorded at the Worcester Registry of Deeds. Mrs. Sadowsky seconded the motion. The vote was unanimous.

St. Anthony Street - priority

Mr. Donahue stated that St. Anthony Street, from Millbury Street to Granite Street, has water, no sewers, width of 40 feet, built up 70% and rates a #5 priority.

Mr. DeFalco moved that this street be given a #5 priority. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Grove Heights subdivision - release bond

Mr. Donahue stated that Grove Heights Drive was constructed under the Subdivision Control Regulations, the City Council has decreed this street as a public way and the \$30,000 bond held by the city can now be released.

Mrs. Sadowsky moved that the Board release the bond as recommended. Mr. DeFalco seconded the motion. The vote was unanimous.

Moreland Green subdivision - reduce bond

Mr. Donahue stated that the developer of this subdivision has requested the Board for a reduction of the amount of bond being held by the city.

Mr. Muenchmeyer recommended that the bond be reduced by \$69,000.

Mrs. Sadowsky moved that the Board reduce the amount of bond being held by the

city from \$212,000 to \$143,000 of which 10% must be in cash. Mr. DeFalco seconded the motion. The vote was unanimous.

Plans to be Ratified

Mrs. Sadowsky moved that the following plans be ratified. Mr. Russell seconded the motion. The vote was unanimous.

3976 - plan of land on Grammont Road, owned by Gould Enterprises, Inc., signed
1/25/89

3977 - plan of land on Foxmeadow Drive, owned by Rosewood Realty Trust, signed
1/25/89

3978 - plan of land on Ledgecrest Drive, owned by Barkan/Worcester Development
Corporation, signed 1/25/89

3979 - plan of land on Pineland Avenue, owned by Joseph & Kathleen Golas,
signed 1/25/89

3980 - plan of land on Montvale Road, owned by John F. & Barbara F. Rooney,
signed 2/1/89

3981 - plan of land on Main Street, owned by Oread Realty Trust, signed 2/1/89

3982 - plan of land on Kenberma & Samoset Roads, owned by Robert J. & Nancy A.
Roy, signed 2/1/89

3983 - plan of land on West Boylston Street, to be conveyed to Craig Longvall,
signed 2/8/89

3984 - plan of land on Aphthorp & Darrow Street, owned by Michael V. Pace, et ux,
signed 2/8/89

3985 - plan of land on Mount Avenue & Woburn Street, owned by Henry M. & Helen
Milewski, signed 2/8/89

3986 - plan of land on Wilbur Street, owned by Joseph & Theresa Carbonneau,
signed 2/8/89

3987 - plan of land on Eskow Road, owned by Camson Realty Trust & J.D.E.J. Realty
Trust, signed 2/8/89

3988 - plan of land on Dixfield Street, owned by Nick Vasil, signed 2/8/89.

Date of Next Meeting - February 10, 17, 22 and March 1, 1989.

Any Other Business

Tyson Road and Wilbur Street - approval not required plan

Mr. Donahue stated that the Board at its last meeting voted to withhold its endorsement of the plan "approval not required" because in its opinion the lots lack insufficient width and inadequate space for construction purposes to provide the needs of vehicular traffic in relation to the proposed use of the land.

William Picard stated that the plan has been revised, both lots have frontage on Wilbur Street and the owners of the property intend to give some of the land to their son. The lot does not have any other frontage.

Mr. Donahue stated that the lots meet the zoning requirements.

Mr. Russell moved that the Board endorse the plan "approval not required."

Mrs. Sadowsky seconded the motion. The vote was unanimous.

Wildrose Avenue - private street opening

James Zingarelli, engineer, stated that it is proposed to construct a single

family home on Wildrose Avenue. Per Chapter 7, Section 43 of the Revised Ordinances of 1986, it is required that the Planning Board review the grading, surfacing and drainage of private streets which are proposed to be open to public use. The water and sewer connections will be connected to the existing lines about 100 feet away. There will be little grading done in the street because it was already graded by previous owners.

Mr. Muenchmeyer stated that the Department of Public Works has no objections.

Mrs. Sadowsky moved that the Board approve the request on the condition that all Department of Public Works requirements are met. Mr. DeFalco seconded the motion. The vote was unanimous.

Recess

Chairman Keaney recessed the meeting at 5:30 P. M.

Regular Meeting - Room 209 - City Hall

Call to Order

Chairman Keaney called the meeting to order at 7:30 P. M.

Route 20 Corridor presentation

William Newton, Executive Director of the Central Massachusetts Regional Planning Commission, stated that Phase I study of the Route 20 Corridor is drawing to a close after an eight month study. Short range improvements are being proposed to minimize the number of accidents on Route 20.

Jim Gallagher of the Central Massachusetts Regional Planning Commission stated that a land use study in this area was done, the number of accidents were noted and the location, and a level of services was analyzed. The following short range recommendations are proposed: reduce speed in the corridor, increase enforcement, reduce the number of curb cuts, restripe the road with cross-hatching in lane drop areas, repair existing traffic signals, improve visibility, increase existing signage control regulations, minimum setback requirements should be set at 100 feet for all non-residential properties, a regional transportation review of all large new development proposals should be adopted, and installation of new traffic signals at certain unsignalized intersections in the corridor.

Mr. Newton stated that a meeting will be held with all the communities and if the short range recommendations are accepted, they will be forwarded to the state Department of Public Works. Some of the communities would like to have the improvements made immediately.

Mr. Keaney questioned when will the recommendations be made to the state.

Mr. Newton replied that they will be forwarded within a month and if accepted the work for Phase I should be completed within one year. A letter from the Planning Board is needed supporting the proposal.

Mr. Russell stated that consideration should be given to people living in the Route 20 area but not abutting it. He is concerned about the Sunderland Road area. The traffic in this area is very bad and people sometimes cannot even back out of their driveways.

Mr. Muenchmeyer stated that if the signalization in this area is improved, it will be an improvement in the area. He questioned the cost for Phase I improvements.

Mr. Newton replied no figures have been established.

Mr. Russell stated that limiting curb cuts is a major mistake.

Mr. Newton replied that that is not true.

Mr. Russell stated that he is against a moratorium on curb cuts.

Mr. Hammond stated that a letter is needed from the Board supporting the low cost short range recommendations and the Board's input for Phase II.

Mrs. Sadowsky moved that the Board send a letter to the state Department of Public Works supporting the short range recommendations. Mr. Reynolds seconded the motion. The vote was unanimous.

Recess

At 8:45 P. M. Chairman Keaney recessed the meeting until 1:00 P. M., February 10, 1989.