

PLANNING BOARD MEETING

October 23, 1989
11:00 A.M.

Present: Planning Board Members

Frank DeFalco, Chairman
John Reynolds, Vice Chairman
Joan Sadowsky, Clerk
George Russell

Michael S. Latka, Director, OPCD
Philip Hammond, AICP, Planning Coordinator, OPCD
David Dunham, Environmental Planning Coordinator, OPCD
Michael Traynor, Assistant City Solicitor
Bridgette Murphy, Deputy City Solicitor
Phil Guerin, DPH
Kathy Kline, DPW
Phil Niddre, Chamber of Commerce
Rich Reidy, Chamber of Commerce
Michael Pike, President, Lake Quinsigamond Watershed Assoc.
Cheryl Spokis, Principal Clerk, OPCD

Frank DeFalco, Chairman, called the meeting to order at 11:20 am in the Conference Room at the Office of Planning and Community Development.

The first order of business was to change the date for the December Planning Board Meeting. It was changed from Wednesday, December 6 to Monday, December 4, 1989 at 2:00 pm at the Code Inspection Building on Meade Street.

Next, Philip Hammond began a discussion relative to institutional zones. He updated the Board on the status of the individual institutions responding back with their ideas and boundary maps. After discussion as to setting a time line for the institutions, it was decided that Mr. Hammond would follow-up with the institutions to encourage participation.

George Russell suggested that the Board view some of the sites at the November 8th meeting. It was decided that the Board members will meet at Code Inspection on November 8th at 12:00 pm and visit some of the larger sites.

John Reynolds stated that the zones should be bounded by streets and not lots lines. This would eliminate the difficulty of identifying properties/buildings included in an institutional zone.

The next topic discussed was Article XII - Aquifer Protection Overlay District with regards to including Lake Quinsigamond in the overlay.

George Russell suggested that the boundaries for the Aquifer Protection Overlay District be extended 500' away from the lake. This would protect the total lake and insure protection to the municipal wells in the Northern portion of the lake.

David Dunham stated that a study done in 1986 showed that the main pollutant was urban run-off beyond the 500 foot limit. Thus, the intent of the buffer may not address the real cause of the problem.

Mr. Russell suggested that the name Aquifer Protection Overlay District be changed. He felt that the City should be concerned with private wells, therefore, the total lake watershed needs protection.

Mr. Russell suggested that the special recommendations in the City's Watershed Management Plan should be implemented and that the City should move forward.

Michael Pike, President of the Lake Quinsigamond Watershed Association spoke in regards to the Super Stop and Shop to be built at the intersection of Route 20 and Sunderland Road. He expressed his concerns about accidents leading to oil spills. He felt that the increased traffic and oil carriers on the roads may result in a spill into O'Hara Brook which leads into Lake Quinsigamond. His main concern was protecting the water for the residents of Worcester.

Next, Phil Niddre from the Worcester Chamber of Commerce spoke about the Chamber's concerns with two line items on Table 12.1. These items are No. 2 and No. 10. The Chamber feels that No. 2 is overly restrictive with respect to the five (5) gallon containers requiring a special permit. He suggested that an alternative to the special permit may be a license or to increase the allowable number of gallons.

Mr. Reynolds objected to the possibility of increasing the number of allowable gallons and re-affirmed his support of the Article in its present state.

Mr. Niddre noted that it was not the Chamber's intent to obstruct the Aquifer Protection project. However, they want to make sure that the overlay zone can exist without putting undo burden on businesses and people who want to build in Worcester.

For the information of the Board, Ms. Murphy reviewed the rationale of the special permit process versus issuing licenses in an overlay zone.

Mr. Russell made a motion to increase the number of allowable gallons from five (5) to ten (10). Ms. Sadowsky seconded the motion and Mr. DeFalco agreed. Mr. Reynolds opposed the motion and asked that it stay at five gallons. The motion was withdrawn.

With regards to page 96 in the definition of Hazardous Materials, "The term shall not include oil.", a motion was made by Mr. Russell to eliminate the sentence from the definition. Ms. Sadowsky seconded the motion, followed by Mr. Reynolds. The motion passed unanimously.

Next, discussion focused on urban runoff, on creating a GP-4 district surrounding Lake Quinsigamond, and if other protective measures could be taken to address the problem of pollution city wide.

A motion was made by the Chairman to change the name Aquifer Protection Overlay District to Water Supply Protection Overlay District. Seconded by Mr. Russell. The motion passed unanimously.

Mr. Hammond requested that the Board go over all the changes to the Zoning Ordinance Report. The first item was Article II - adding an Associate Member to the Board, bringing the number of members to six. The purpose of this would be that there would always be enough people for a quorum, in cases where a special permit is being decided. The point was made that there would never be more than five people voting at one meeting. At first mention of this additional member, Mr. Reynolds had some reservations about increasing the size of the Board. Thus, the Board did not include this provision.

The Board proceeded to review the report and make the following changes: Page 31, Table 4.1 line number 21 under ML & MG zones it read by Special Permit instead of Yes.

Page 36, Notes to Table 4.1, number 2 was deleted. Number 4, the last sentence reads "constructed between fifty-one (51) and one hundred (100)", it should be changed to "constructed between fifty (50) and one hundred (100)". Also, in the first sentence, delete "excluding dormitories associated with the institutions" and change "uses" in the first sentence to "structures".

Page 53, Table 4.3 parking requirements under retail storage the spaces per unit should be 1.00. The 0.25 spaces per unit should be moved to marina, excluding retail space.

Page 63, number 4 - Powers should read "may waive and/or modify provisions of this section and the Article" not "may waive and/or modify provisions of this section and the Ordinance". And also number 3, 2nd paragraph, 1st sentence should read "may waive or modify fees for site plan approval ...".

Page 84, Section 3, Manufacturing Zones (ML & MG) should be added into the list of zones.

On page 92, Section 2, number 2, last sentence, leave out 45 CNEL (Community Noise Equivalent Level) until a new noise study is completed in December.

Ms. Murphy noted other problems within other sections in the Zoning Ordinance, specifically the loss of ML-4.0 and MG-4.0 zones. Page 27, that ML-4 and MG-4 were left out of Table 4.1. It was decided that Mr. Hammond would come in with recommendations at the next meeting for these deleted zones.

Next was page 34, number 7, regarding unregistered motor vehicles. As the wording stands now, any towing companies or car dealerships would be allowed anywhere. It was decided that it be changed to read: "... dismantled condition, except as otherwise permitted."

And lastly, on Table 4.2 Dimensional Controls, under District RS-10, other permitted, for minimum square ft. should be 10,000 per du instead of NA, and under RS-7, other permitted should be 7,000 per du instead of NA.

The last order of business for the day was regarding the attached draft letter from BayBank Middlesex. Mr. Traynor informed the Board that BayBank took possession of the building on October 12, 1989. They have a construction company on board.

With no other business, the Chairman adjourned the meeting.