

Worcester Planning Board  
Minutes of Meeting - May 22, 1991  
2:00 P.M.  
Bureau of Land Use Control  
25 Meade Street

Planning Board Members Present: Frank DeFalco, Chairman  
John Reynolds  
Michael Lopardo  
George Russell

Staff Present: Philip Hammond, OPCD  
Francis Donahue, BLUC  
Michael Traynor, Law Department  
Michael Caforio, DPW

1. Call to Order: Chairman DeFalco called the meeting to order at 2:05 P.M.
2. Approval of Minutes of April 11 and April 17, 1991 Meetings:  
Mr. Reynolds noted a change relative to the regulations on Site Plan Approval. It was the Board's belief that when calculating the 15% slope threshold, if a question is raised on applicability, the applicant must demonstrate if it meets the 15% threshold. The burden is on the applicant to prove, not the Board.  
  
As amended, the minutes were approved.
3. Mass. Biotech Subdivision - Request For Waiver: Worcester Business Development Corporation (WBDC) Assistant Director Tim Andrews presented the case for a waiver of the sidewalks. The Board voted to approve this waiver unanimously. Secondly, Mr. Andrews presented the WBDC's plan for removing the cul-de-sac on West Hospital Drive. After discussion, it was found that this roadway was not part of the approved subdivision plan. Thus, the Board had no authority to act on any waivers.
4. Berwick Lane - Frontage Review: After a site visit, the Board felt if an ANR Plan was filed, they would sign it to allow for usable frontage. It appeared the frontage existed along Berwick Lane prior to the enactment of the Worcester Subdivision Regulations. No action was necessary.
5. Scenic Heights Subdivision - Status Review: Attorney Jonathan Finklestein, WCIS representative Robert Kimball and Engineer Andrew Liston reviewed the plan for completing the project's detention pond. The Board asked that the plan be submitted to DPW for their review and a construction schedule be developed. This case will be placed on the agenda of the next Board meeting.

6. Orton Street Extension Subdivision - Extension of Covenant and Project Completion Date: Attorney Jonathan Finklestein present the case to extend the Letter of Credit to October 1, 1991 and the project completion date to August 30, 1991. The Board voted these changes unanimously.
  7. ANR Endorsement - Grafton and Houghton Streets: This case was taken up at the last meeting with the Board declining to sign the plans. The OPCD was directed to inform the ANR applicants and the City Clerk of the Board's decision. No further action was necessary.
  8. Goddard Crossing - Set Bond Amount: The Board voted unanimously to set a \$15,000 bond for the three (3) lots in question.
  9. ANR Endorsement - Lanesboro Road: It was the Board's decision not to sign this ANR because it lacked adequate frontage. Moreover, the plan was withdrawn within twenty-one (21) days, thus the plan was not entitled to a constructive approval. The OPCD was asked to contact the applicant's attorney and notify the City Clerk about the refusal to sign.
  10. Burncoat Park - Discussion: This item was held for the night regular meeting at which time the Board would go into Executive Session.
  11. Election of Representatives to CMRPC - The Board voted to designate George Russell, John Reynolds and the yet to be named new Planning Board member.
  12. Dixfield Street - Priority #2: Approved
  13. Lawrence Street - Priority #2: Approved
  14. Plans To Be Ratified: Approved
- 4367 Plan of Land located on Tyson Road, owned by Mark Gentile, signed on April 17, 1991.
- 4368 Plan of Land located on Millbury Street and McKeon Road, owned by Worcester Community Credit Union, signed on April 29, 1991.
- 4369 Plan of Land located on Proctor Street, owned by James Pottle, signed on April 29, 1991.
- 4370 Plan of Land located on Boston Avenue and Middlesex Avenue, owned by John Reidy, signed on April 29, 1991.
- 4371 Plan of Land on Norfolk and Orient Streets, owned by Richard and Joyce Zodroga, signed on April 29, 1991.

4372 Plan of Land on Bjorklund Avenue, owned by WHP Corporation, signed on May 15, 1991.

4373 Plan of Land on Bellevue Street, owned by Barry Walsh, signed on May 15, 1991.

15. Any Other Business: Waiver of Site Plan Fees - Great Brook Valley Health Center: Attorney Jonathan Finklestein and John Hess from GBVHC presented their case for a waiver. Based upon support from OPCD, the Board voted (3 in favor and 1 opposed) to reduce the fee to the minimum of \$175.00.

#### Public Hearings

1. Alvarado Avenue - Add to Official Map: Several Alvarado Avenue residents and property owners argued to add a portion of the street to the Official Map. William Scagleone, Carlo Morissey and others voiced support for the change. Patrick Palumbo and William Bolota expressed their opposition. Based on a previous denial and on the fact that this section of Alvarado Avenue has not been in use by abutters, the Board could not add it to the map. Supported by the reasons noted in the 1985 denial, the Board voted unanimously to deny the addition to the map.
2. Burncoat Park - Discussion: A motion was made and seconded at 7:45 P.M. to go into Executive Session to discuss Burncoat Park subdivision. On a role call vote, the Board voted unanimously to go into Executive Session.

The Executive Session ended at 8:06 P.M.

The next meetings will be on June 5 at 2:00 P.M. and June 19 at 1:00 P.M.

Chairman DeFalco adjourned the meeting at 8:07 P.M.