

MINUTES OF MEETING  
WORCESTER PLANNING BOARD  
May 12, 1993

Planning Board Members Present: John Reynolds, Chairman  
George Russell  
Joseph Sova  
Joan Bagley

Staff Present: Philip Hammond, OPCD  
Michael Traynor, Law Department  
Michael Caforio, DPW  
David Holden, Health/Code

View - 3:00 P.M.

Regular Meeting - 5:30 P.M. - City Council Chambers

1. Call to Order: Chairman Reynolds called the meeting to order at 5:30 P.M.
2. Approval of Minutes - April 7, 1993 and April 21, 1993: The minutes were approved unanimously.
3. Public Hearing Items

A. City of Worcester - Zoning Ordinance Amendment  
Article IV - Section 2 - Table 4.1  
Methadone Treatment Center  
Special Permit

B. Article IV - Section 2 - Table 4.1  
Methadone Treatment Center  
Restriction Concerning Distance From A School

Taken collectively, the Board asked for public hearing testimony on Zoning Ordinance changes aimed at regulating methadone treatment centers relative to Special Permit requirements and their location/placement near schools. Receiving no comments, the Board closed the hearing. The Board has 21 days to report a recommendation to the City Council. After 21 days, the Council can act without the Board's report. A decision was held until June 16.

C. City of Worcester - Zoning Ordinance Amendment  
Article IV - Section 8 - New Paragraph V

Following public hearing testimony by Attorney Karen Stern, who expressed opposition to the change based upon legal grounds, the Board closed the hearing. On a unanimous vote, the Board voted to recommend that the amendment to regulate private driveways be approved.

4. 449 Southwest Cutoff - Site Plan Approval (continued): Following a review of issues raised at the previous meeting relative to site drainage, the height of accessory uses and the related site plan approval from the Millbury Planning Board, the Worcester Planning Board voted unanimously to approve the site plan. The approval was subject to the placement of erosion and sedimentation control measures on site.
5. 6-9 King Street - Site Plan Approval (continued): Working from a revised plan that eliminated the building at 6 1/2 King Street and reduced the number of SRO units to 24 from 33 units, Attorney Mark Donahue briefed the Board on the project. In dealing with outstanding issues, the Board and Attorney John Spillane representing neighborhood residents expressed continued concern about the type of units proposed. Issues of opposition noted earlier (type of unit, neighborhood overcrowding, maintaining the residential character of the area, etc.) were re-stated. Due to a lack of review time afforded to the revised plan, the Board was unable to effectively comment on the changes. Therefore, after discussions with the proponent, the item was continued until June 16.
6. 7 Oread Street - Parking Plan Approval (continued): Based on a revised plan and subject to DPW review of new layout plans that showed aisle widths of twenty-four (24) feet, the Board voted unanimously to approve the plan.
7. 315 Grove Street - Parking Plan Approval (continued): Following a discussion of the site layout and the terms of the lease between the proponent's engineer, Al Paige, their attorney, Richard Crotty, and persons in opposition to the plan (Attorney John Buckley and Engineer Andrew Liston), the Board voted to approve the plan. The approval was subject to the following:
  1. The operation of the Jillian's Billiard Club of Worcester is subject to the terms and conditions of its license from the Worcester License Commission.
  2. A waiver of the five (5) foot buffer/setback requirements for the parking lot layout.
  3. The operation of Jillian's Billiard Club of Worcester and its accessory parking is subject to the terms and conditions of the parking lot lease with the lessor.
8. Wigwam Hill Estates - Site Plan Approval (continued): 70 Wigwam Hill Drive, 68 Wigwam Hill Drive, 14 Wigwam Hill Drive, 20 Wigwam Hill Drive, 442 Plantation Street

The Board reviewed the issues relating to these approvals. George Russell offered a motion to approve the five (5) site plans subject to the following conditions:

1. Proper erosion controls on each site;
2. In support of common driveway, sites must have safe pedestrian access along the driveway. This condition requires the placement of a sidewalk along the common drive S-curve as it terminates at Plantation Street.
3. Given the common driveway, lighting to the specifications of Mass. Electric Co. must be installed.
4. The provision of an emergency access driveway from the common driveway to Wigwam Hill Drive.
5. Provision of street signs at the terminus of the common driveway at Plantation Street to direct emergency vehicles.

This motion was defeated by a vote of 3 to 1. Relinquishing the chair, John Reynolds proposed that the site plans be approved without conditions. Michael Traynor, Assistant City Solicitor, advised the Board against this motion. However, the Board voted 3-1 to approve the five (5) site plans collectively.

9. 385 Grove Street - Parking Plan Approval (continued): The Board voted 3-0 (Joan Bagley was absent) to approve the amendment to the plan.
10. 1148 Main Street - Site Plan Approval (continued): Held until June 16 at the request of the proponent.
11. 250-256 Webster Sq. - Parking Plan Approval: Approved for thirty-two (32) spaces 3-0 (Joan Bagley absent).
12. Lots 146, 147 and 148 Ledgecrest Drive - Site Plan Approval: After a presentation by Attorney Tim Kneeland and proponent Fred Grant, the Board voted 3-0 (Joan Bagley absent) to approve the plan subject to the establishment of vegetation on the rear of the lots prior to occupancy.
13. 208 Millbury Street - Parking Plan Approval: Without comment, the Board voted 3-0 (Joan Bagley absent) to approve the plan.
14. 125 Goddard Memorial Drive - Site Plan Approval: Without comment, the Board voted 3-0 (Joan Bagley absent) to approve the plan.
15. 55-65 Pleasant Street - Parking Plan Amendment: Approved 3-0.
16. Wildwood Estates - Extend Completion Date: Extended until July 31, 1993.
17. Orton Street Extension - Extend Completion Date: Extended until November 15, 1993.

- 18. Arboretum - Extend Completion Date: Extended until June 30, 1994.
- 19. Burncoat Meadows - Extend Completion Date: Extended until July 1, 1994.
- 20. Moreland Green - Release Covenant, Set Bond: No action taken. Item held.
- 21. Camelot Village - Discussion: The OPCD was asked to communicate to the City Council on the item.
- 22. Plans To Be Ratified: None
- 23. Any Other Business
  - VA Clinic - Lincoln Street - Site Plan Approval Amendment: Held
  - Weetamore Ave. - Site Plan Approval - Waiver: Approved and fee waived.
  - Flint Pond Village - Extend Completion Date: Extended until October 30, 1994.
- 24. Adjournment: Chairman Reynolds closed the meeting at 8:30 P.M.

APPROVED  
WORCESTER PLANNING BOARD  
*Phil S. Hamel* 6/17/93