

Minutes
Worcester Planning Board
August 18, 1993

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

Staff Present: James Fasser, OPCD
David Holden, Health/Code Enforcement
Michael Traynor, Law Department
Michael Caforio, DPW

View 3:00 P.M.

Break

Public Meeting - 5:30 P.M. - City Council Chambers, City Hall

1. Call to Order: Chairman Reynolds called the meeting to order at 5:30 P.M.
2. Approval of Minutes: Upon a motion by Joan Bagley to approve the minutes of July 14, 1993 correcting Item 3c to read a vote of 4-0, seconded by George Russell, approved 4-0.
3. Public Hearing Items
 - A. Greenwood Street Zone Change Petition - ML-0.5 to RL-7

Attorney James Rosseel presented a more detailed map showing the exact location of the proposed zone change. Following a discussion, the Board voted 4-0 to close the hearing. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 4-0 to recommend the proposed zone change to the City Council.
 - B. Greenleaf Circle Definitive Subdivision - Tyson Realty Trust

Mr. Tomaiolo presented the plans for the proposed subdivision to be located on land at 727 Burncoat Street. Mr. Tomaiolo requested that the requirements for a sidewalk on the north side of the proposed Eustis Avenue Extension be waived because no homes would be located on that side of the street. The Board voted 4-0 to close the hearing. Following a discussion regarding the proposed water service to the subdivision, the Board voted 4-0 to continue the item to the next meeting.

4. 1148 Main Street - Merit Oil Corp. - Site Plan Approval

Gary Jerome of Merit Oil reviewed a letter he submitted to the Board which addressed their concerns raised at a previous meeting. Jim Bernard and Peg Naylor of the Webster Square Business Association spoke about the streetscape improvements in the Webster Square area and asked that the Merit improvements conform with these improvements.

George Russell made a motion to approve the plan with the following conditions:

- a. That street trees be installed.
- b. That a 1'x12' white sign be installed below the large Merit sign. The sign should read "Welcome to Worcester" in black lettering.
- c. That Merit receive ZBA approval.
- d. That Merit receive Conservation Commission approval.
- e. That site drainage meet DPW requirements.

The motion did not receive a second. Joan Bagley made the same motion without the provision for trees. Seconded by Joseph Eova, the motion passed 3-1.

5., 6. & 7. Taken Collectively - 42, 80 & 90 Wigwam Hill Drive - Site Plan Approval

Attorney Seymour Weinstein presented a proposal from Wigwam Hill Estates which addressed the Planning Board concerns regarding sidewalks, paving and lighting. There was a general discussion of all items with particular interest in the lighting. The board decided that lights would be required but how they are paid for is the responsibility of the developer. George Russell motioned to approve the site plans for 42, 80 & 90 Wigwam Hill Drive with the following conditions:

- a. Wigwam Associates will install a sidewalk along the "S" curve within thirty (30) days of the issuance of building permits for 80 Wigwam Hill Drive (Lot #43). Sidewalk shall be four (4) feet wide asphalt and be installed on the right side of the private way from Plantation Street to Lot #48.
- b. Wigwam Associates will apply a one (1) inch topcoat to the private way when all lots are sold or within two (2) years from the date on which building permits are issued on Lots 42 and 43 whichever event occurs first.
- c. Provide a twenty (20) foot wide access between Lots 30 and 31 to connect the private drive to Wigwam Hill Drive as shown on the developer's plan.
- d. Install reflectors on guardrail at the cul-de-sac at the end of the private drive.

- e. Within sixty (60) days of granting a building permit for 42 Wigwam Hill Drive (Lot 34), 80 Wigwam Hill Drive (Lot #43) or 90 Wigwam Hill Drive (Lot #46), install four (4) pole mounted lights to illuminate the common driveway. The lights shall be at a sufficient height and of sufficient illumination to approximate a typical street light. Said lights are to be located at the edge of the paved right of way where it intersects Plantation Street and at the top of the "S" curve along the property of Lot #48, all as shown on the attached plan labeled Exhibit "A".

The motion was approved 4-0.

8. 482 Plantation Street - Site Plan Approval

Attorney Seymour Weinstein addressed DPW's recommendation to deny curb cut. Mr. Weinstein requested a curb cut onto Plantation Street until the new Plantation Street is constructed, then allow access onto the "S" curve portion of Wigwam Hill Drive. The Board voted 4-0 to continue the item.

9. 70 Trenton Street - Site Plan Approval

The proponent explained the proposed work and the impact on the 15% slope. The Board voted 4-0 to approve the site plan with the following conditions:

- a. Installation of proper erosion control measures.
- b. Prior to occupancy, slopes must be stabilized and vegetation must be established.

10. 257 Pleasant Street - Site Plan Approval

Mr. Reynolds reviewed comments from City departments relative to the parking requirements for the proposed lodging house. The Board requested a copy of the lease agreement for the required parking spaces and an analysis of the present use of the proposed parking area. The Board voted to continue the hearing until the petitioner supplied the requested information.

11. Southbridge/Madison Street - Parking Plan Approval

William Burbank presented to the Board the parking plan for a proposed copy center. The Board voted 4-0 to approve the plan provided the conditions stated in the August 16, 1993 memo from DPW are met.

12. 160-170 Southbridge Street - Parking Plan Approval

Cullinan Engineering presented a plan to revise the parking lot layout of the site which is to be used as a Peter Pan Bus Terminal. The Board raised questions regarding dumpster location, snow removal site, landscaping and 5' buffer. The Board voted 4-0 to approve the parking plan subject to conditions to be set at the September 15, 1993 meeting.

13. 65 Water Street - Parking Plan Approval

Malcolm Burdine presented the proposed parking lot plan and explained the history of the use of the site leading to this permit request. A motion was made to approve the plan subject to the installation of proper lighting at the lot. The motion passed 4-0.

14. 435 Park Avenue - Parking Plan Approval

The proponent explained the plan for a parking lot to service a new Cellular One facility. The Board reviewed comments from City departments and requested that the proponent submit a revised plan for review prior to the next meeting. The Board voted 4-0 to continue the hearing until the September 15, 1993 meeting.

15. Ledgecrest - Bond Reduction - Approved 4-0

16. Indian Hill - Phase I Subdivision - Final Bond Release - Approved 4-0

17. Dixfield Street - Street and Sewer Priority - Voted 4-0 to recommend City act as it sees fit.

18. Nanita Street - Street Priority - Voted 4-0 to recommend City act as it sees fit.

19. MAPD Site Plan Review Survey - Filed

20. Subdivision Status - Filed

21. Plans To Be Ratified - None

22. Any Other Business - None

23. Next Meeting - September 15, 1993

24. Adjournment - The meeting concluded at 9:40 P.M.

