

MINUTES  
Worcester Planning Board  
February 22, 1995

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

Staff Present: Ralph Saarinen, DPW Engineering  
                  Paul Moosey, DPW Engineering  
                  David Holden, Code Enforcement  
                  Michael Traynor, Law Department  
                  Alan Gordon, OPCD  
                  Diana Collins, OPCD  
                  Judith Stolberg, OPCD

Regular Meeting (5:30 P.M.) - City Council Chambers, City Hall

1.    **Call to Order:**   The Chairman called the meeting to order at 5:30 P.M.
  
2.    **Approval of Minutes - February 13, 1995:**   Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the minutes.
  
3.    **Zoning Ordinance Amendment - Flexible Parking Overlay District:**   Notice of the hearing was read by Joseph Sova. There was no public testimony offered. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to recommend denial of the petition because of the lack of specificity. The Board suggested that the petitioner work with OPCD and come back with a new petition which delineates specific areas for such districts and includes proposed language for an ordinance revision.
  
4.    **Greenwood Street (Bradlee's) - Continued Site Plan Approval:**   Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to approve the site plan with the following conditions:
  - \*    Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  
  - \*    The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

- \* Comments in DPW letter dated February 22, 1995 be addressed to the satisfaction of DPW.
  - \* Dumpsters be screened and as leases expire in strip mall, the applicant negotiates for dumpsters to be consolidated and rubbish removal be done during business hours.
  - \* A chain link fence with woven plastic stripping be installed on Arnold Street side of proposed guardrail behind strip mall abutting greenbelt behind Bradlee's building.
  - \* Revised plan be submitted to OPCD showing all conditions and project items agreed to with Arnold Road abutters be submitted to OPCD by March 8, 1995.
5. 23 Middlesex Avenue (15% slope) - Site Plan Approval: Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:
- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
  - \* Drainage be hooked to drain in street.
6. 135 Brook Street (Showcase Cinema) - Amendment to Site Plan Approval: The item was continued to March 8, 1995.
7. 292 Lincoln Street (MSPCC) - Parking Plan Approval: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the parking plan with the following conditions:
- \* Items in DPW letter dated February 13, 1995 be addressed to the satisfaction of DPW.
  - \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

8. Villages of Moreland Green - Phases II, III & IV - Bond Reductions:

Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to reduce the bonds for Phases II and IV as follows and leave the current bond in place for Phase III because of work not completed to the satisfaction of DPW.

Phase II - Bond Amount = \$13,000.00 with a work completion date of July 1, 1995 and a bond expiration date of September 1, 1995.

Phase IV - Bond Amount = \$8,000.00 with a work completion date of July 1, 1995 and a bond expiration date of September 1, 1995.

9. Plans To Be Ratified: None

10. Other Business:

Annual Report: Chairman requested OPCD staff prepare the Planning Board's Annual Report for the City Manager.

The Chairman adjourned the meeting at 6:20 P.M.



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: February 24, 1995

At a meeting held on February 22, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval filed by Lee Blanchard.

The petition involves the construction of a single family home on a lot with a 15% slope on a parcel located at 23 Middlesex Avenue, Worcester, Massachusetts.

Proper notice on February 8, 1995 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- \* Drainage be hooked to drain in street.

AUTHORIZED PLANNING BOARD MEMBER,

John T. Reppel

DATE:

3-8-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: February 24, 1995

At a meeting held on February 22, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Central Mass. Investment Limited Partnership.

The petition involves the demolition of existing 244,000 square foot retail building and construction of a 113,490 Bradlees Discount department store, a 3,912 square foot bank and a 3,500 square foot fast food outlet, with existing strip mall and donut shop to remain and parking spaces increased to 948 spaces on a parcel located at Greenwood Street and Route 20, Worcester, Massachusetts.

Proper notice on January 11, 1995 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- \* Comments in DPW letter dated February 22, 1995 be addressed to the satisfaction of DPW.
- \* Dumpsters be screened and as leases expire in strip mall, the applicant negotiates for dumpsters to be consolidated and rubbish removal be done during business hours.
- \* A chain link fence with woven plastic stripping be installed on Arnold Street side of proposed guardrail behind strip mall abutting greenbelt behind Bradlee's building.
- \* Revised plan be submitted to OPCD showing all conditions and project items agreed to with Arnold Road abutters be submitted to OPCD by March 8, 1995.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 3-8-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: February 24, 1995

At a meeting held on February 22, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Massachusetts Society for the Prevention of Cruelty to Children, Owner.


The petition involves construction of a parking lot at rear of premises consisting of 18 parking spaces on a parcel located at 292 Lincoln Street, Worcester, Massachusetts.

Proper notice on February 8, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Items in DPW letter dated February 13, 1995 be addressed to the satisfaction of DPW.
- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

  
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DATE: 3-8-95