

MINUTES
Worcester Planning Board
December 6, 1995

Planning Board Members Present: George Russell
 Joan Bagley
 Joseph Sova
 Perry Hanson

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

Regular Meeting (5:30 P.M.) - Room 409, City Hall

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - November 15, 1995:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the minutes.
3. **198 Russell Street - RL-7 to BO-1.0:** Notice of the hearing was read by the Clerk. The Chairman opened the hearing. Attorney Maureen McNally, representing the petitioner, spoke in favor. Douglas Cutler spoke in opposition. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to close the hearing. Upon a motion by Joan Bagley and seconded by Perry Hanson, the Board voted unanimously to recommend approval of the petition.
4. **West Side Brooks & Ararat Streets From Margaret Street To And Including 15 Ararat Street - RL-7 to MG-1.0:** Notice of the hearing was read by the Clerk. The Chairman opened the hearing. Lawrence Brodeur spoke in favor. Salvatore Frustaci, Doris Huard, Gertrude Melanson, Jacqueline Bloise and Tom Printer spoke in opposition. Upon a motion by Joan Bagley and seconded by Joseph Sova, the hearing was closed. Upon a motion by Joan Bagley and seconded by Perry Hanson, the Board voted unanimously to recommend denial of the petition.
5. **Amendment To Zoning Ordinance (Article 2, #7):** Notice of the hearing was read by the Clerk. Michael Traynor spoke in favor of the petition. There was no opposition. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to recommend approval of the petition.

6. **Eames Road - Removal of Private Street From Official Map:** Notice of the hearing was read by the Clerk. The Chairman opened the hearing. Andrew Liston spoke in favor. There was no opposition. Upon a motion by Joseph Sova and seconded by Perry Hanson, the Board voted unanimously to close the hearing. Upon a motion by Perry Hanson and seconded by Joseph Sova, the Board voted unanimously to remove that portion of Eames Road as requested in the petition subject to the condition that the City of Worcester retain all easements for public utilities.
7. **Site Plan Approval - 290 West Boylston Street (U.S. Post Office):** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the Site Plan with the following conditions:
 - * The applicant shall submit the revised landscaping plan to the Office of Planning & Community Development, said plan subject to OPCD's landscape architect's final approval regarding landscaping location, species and stock caliper/size.
 - * Revised plan to be submitted to OPCD within fourteen (14) days of meeting date (by December 20, 1995).
8. **Site Plan Approval - Neponset Street (Greendale Mall):** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the Site Plan with the following conditions:
 - * All issues addressed in Department of Public Works letter dated December 6, 1995 to the satisfaction of DPW.
 - * Crosswalk location referred to in November 30, 1995 letter from Joseph Borbone, Director, DPW Traffic Engineering, be shown on revised plan.
 - * Proponent must submit to OPCD a completed FEMA application for submission by the City to FEMA for floodplain map revision.
 - * Sign be installed at entrance indicating left turn for free parking.
9. **Site Plan Approval - 24 Jolma Road (Saltus Press):** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the Site Plan with the following conditions:
 - * Parking spaces 17-23 inclusive be designated on plan as compact spaces.
 - * Snow storage area as determined by Conservation Commission Order of Conditions be shown on plan.

- * All revisions included in Department of Public Works letter dated November 29, 1995 be shown on plan.
- * Sprinklers be shown on plan.
- * Designated area at rear of building to be used for loading be clearly labeled "No Parking" by installation of sign.
- * Revised plan be submitted to the Office of Planning and Community Development within fourteen (14) days of meeting (by December 20, 1995).

10. **Site Plan Approval - 867-949 Grafton Street (South Plaza):** After discussion, the item was continued to January 10, 1996.
11. **Site Plan Approval - 43 Barnard Road (15% slope):** After discussion, the item was continued to January 10, 1996 and the proponent was informed that a new plan prepared by a registered civil engineer had to be submitted.
12. **Burncoat Meadows - Bond Reduction:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to release \$147,000.00 of the bond for Burncoat Meadows I therefore creating a new bond amount of \$23,000.00 with a work completion date of July 1, 1996 and a bond expiration date of September 1, 1996 and to release \$14,500.00 of the bond for Burncoat Meadows II therefore creating a new bond amount of \$4,500.00 with a work completion date of July 1, 1996 and a bond expiration date of September 1, 1996.
13. **Barry Road Extension - Bond Release:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to release the existing \$5,000.00 bond since all work has been completed to the satisfaction of the Department of Public Works.
14. **Scenic Heights I - Extension Date For Work Completion:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to extend the completion date for Scenic Heights I to July 1, 1996 providing the existing \$10,000.00 security be extended to September 1, 1996.
15. **Scenic Heights II - Bond Reduction:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to release \$51,000.00 of the bond for Scenic Heights II therefore creating a new bond amount of \$11,000.00 with a work completion date of July 1, 1996 and a bond expiration date of September 1, 1996.

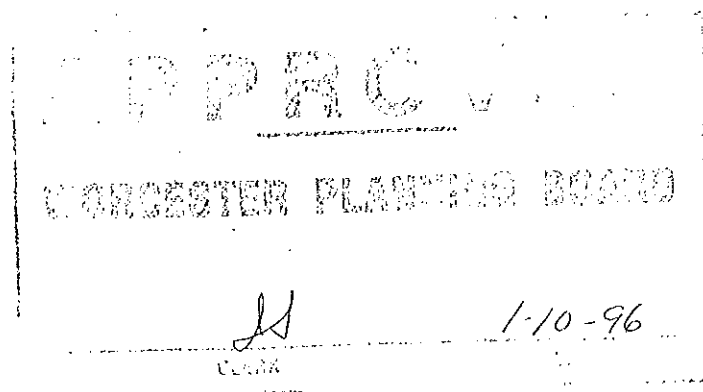
16. **Plans To Be Ratified:** Upon a motion by Perry Hanson and seconded by Joan Bagley, the Board voted unanimously to ratify the following ANR Plans:

Angela Rose Lane/Frongillo Farm Road
Central Street
East Central Street at Summer Street
East Central Street at Mulberry Street
Alameda Road
Dodge Avenue/Randolph Road
McKeon Road
Montvale Road
Wabash Avenue

17. **GIS Update:** Because of the length of the meeting, the GIS update will be presented on January 10.

18. **January 10, 1996 Charrette Presentation:** Alan Gordon informed the Board that Jody Kennedy will brief the Board on the North Main Street Planning Charrette held in October.

The Chairman adjourned the meeting at 8:10 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: December 7, 1995

At a meeting held on December 6, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Scott Saltus, Trustee of Saltus Realty Trust.

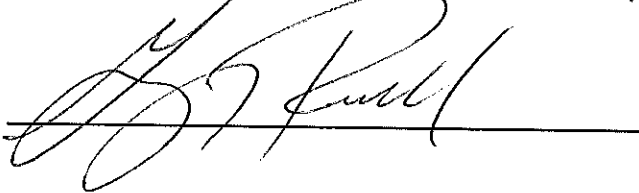
The petition involves the construction of a 14,032 square foot addition to be used primarily for warehousing within an area which has 15% or more slope on a parcel located at 24 Jolma Road, Worcester, Massachusetts.

Proper notice on November 24, 1995 was given for the meeting by the Planning Board.

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

- * Parking spaces 17-23 inclusive be designated on plan as compact spaces.
- * Snow storage area as determined by Conservation Commission Order of Conditions be shown on plan.
- * All revisions included in Department of Public Works letter dated November 29, 1995 be shown on plan.
- * Sprinklers be shown on plan.
- * Designated area at rear of building to be used for loading be clearly labeled "No Parking" by installation of sign.
- * Revised plan be submitted to OPCD within fourteen (14) days of meeting date (by December 20, 1995).

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 12-15-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: December 7, 1995

At a meeting held on December 6, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by TASC, Inc. on behalf of 290 West Boylston Assoc.

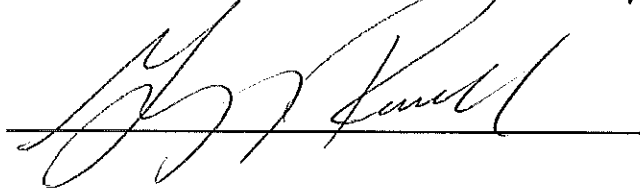
The petition involves the construction of a building to house a new U.S. Post office and related 13 space parking lot on a parcel located at 290 West Boylston Street, Worcester, Massachusetts.

Proper notice on November 1, 1995 was given for the meeting by the Planning Board.

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

- * The applicant shall submit the revised landscaping plan to the Office of Planning and Community Development, said plan subject to OPCD's landscape architect's final approval regarding landscaping location, species and stock caliper/size.
- * Revised plan be submitted to OPCD within fourteen (14) days of meeting date (by December 20, 1995).

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 12-15-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: December 7, 1995

At a meeting held on December 6, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by New England Development Realty Trust.

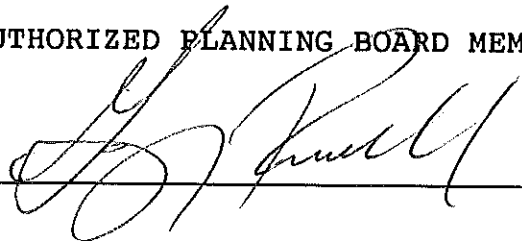
The petition involves the construction of two additions to existing Greendale Mall with related increase in parking spaces on a parcel located at Neponset Street, Worcester, Massachusetts.

Proper notice on November 1, 1995 was given for the meeting by the Planning Board.

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

- * All issues addressed in Department of Public Works letter dated December 6, 1995 to the satisfaction of DPW.
- * Crosswalk location referred to in November 30, 1995 letter from Joseph Borbone, Director, DPW Traffic Engineering, be shown on revised plan.
- * Proponent must submit to OPCD a completed FEMA application for submission by the City to FEMA for floodplain map revision.
- * Sign be installed at entrance indicating left turn for free parking.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

12-15-95