

Planning Board
Worcester, Massachusetts
Wednesday, March 31, 1971
3:00 P. M. City Hall

Agenda

- 3:00 P. M. - Regular Meeting - Room 209 City Hall
1. call to order
 2. minutes of March 10, 1971
 3. discussion re: mobile home zoning amendment
 4. disposition of items on the table
 5. plans to be ratified
 6. date of next meeting
 7. any other business
 8. recess
- 5:30 P. M. - Dinner at the Coach & Six Restaurant
- 7:30 P. M. - Regular Meeting - Room 209 City Hall
1. call to order
 2. Miscoe Estates Sect II - subdivision approval
 3. adjournment

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The Planning Board met for its regular meeting on March 31, 1971, in Room 209, City Hall.

Members present were: Lloyd Anderson, Frederic R. Butler and Philip A. Segel. Mr. Carlton B. Payson arrived later.

Others present were: Gerard F. McNeil, Francis J. Donahue, Alexander A. Pridotkas, John J. Reney, and Charles A. Abdella.

Mr. Anderson called the meeting to order at 3:00 P. M.

Minutes of March 10, 1971. Mr. Butler moved that the minutes of March 10 be approved as corrected. Mr. Segel seconded the motion. The motion was carried by a 3-0 vote.

Discussion re: mobile home zoning amendment. Mr. McNeil reported that the City Council had objections about not allowing mobile homes in an RS-10 district under Special Permit. He said that the City Council would like to have mobile homes in an RS-10 district under Special Permit. Mr. McNeil read the amendment and read the suggested change. He explained that the change was to allow mobile homes in all residential districts only by Special Permit.

Mr. Segel asked about high rise mobile homes. He said that he had seen the high rise mobile homes and did not like the appearance of them. He said that he did not want to see these high rise mobile homes in Worcester.

Mr. McNeil said that the high rise mobile homes were studied and were excluded in the ordinance. He said that a Special Permit could only be granted in residential zones, and this change would upgrade the requirements for allowing a Special Permit.

Mr. Payson moved to recommend to the City Manager that the City Council allow mobile homes in residential areas under a Special Permit. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Disposition of items on the table. The following items were taken off the table:

An order requesting the Planning Board and the City Council to hold a joint meeting to discuss the building street pattern for Worcester. This order was referred to the Planning Board on April 9, 1968. Mr. Payson moved to recommend that the order be placed on file as the requested meeting was held May 20, 1968. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to consider the feasibility of constructing an access road to the proposed Airport Industrial Park from Pleasant Street through empty land northwesterly of the Tatnuck Country Club to Airport Drive. This order was referred to the Planning Board on March 4, 1968. Mr. Payson moved that the order be placed on file as there is no need for such a road at this time. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Petition for a study of the Harrington Way bus routes. This petition was referred to the Planning Board on November 21, 1969. Mr. Payson moved that the petition be placed on file as Harrington Way is presently being reconstructed with new sidewalks which will alleviate the problem, and the School Department is continually studying all its bus routes and should be aware of any problem that may exist. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to consider whether an amendment should be made in the Zoning Ordinance establishing off-street waiting areas for automatic car wash operations.

This order was referred to the Planning Board on March 13, 1967. Mr. Payson moved to recommend to the City Council that the order be placed on file as this matter would be taken care of in the most recent of the Planning Board's suggested changes in the Zoning Ordinance. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to make a study of the so-called "Third Alternate Burleigh Route" for Route 52. This order was referred to the Planning Board on April 9, 1968. Mr. Payson moved to recommend to the City Council that the order be placed on file as the City Council has already indicated which of the proposed routes it prefers. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to consider a green belt or zone change on both sides of Southbridge Street from Lewis Street northerly beyond Hammond Street. This order was referred to the Planning Board on June 12, 1967. Mr. Butler moved to recommend to the City Council that the order be placed on file as the implementation of this has already begun. Mr. Segel seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to amend the existing Zoning Ordinance by adding after Article I, Section II, Clause A, Part 2, Sub-section V the following:

"Subsection VI-Where desirable relief may be granted without substantial detriment to the public good"

This order was referred to the Planning Board on July 21, 1970. Mr. Payson moved to recommend to the City Council that the order be placed on file calling the Council's attention to the fact that there is no Clause A, Part 2, Sub-section V within Article I, Section II, and as the correct information has not been forthcoming as previously requested by the Board, it feels it can not take any other action. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board, Board of Appeals and the Planning Department to review the Zoning Ordinance of the City of Worcester. This order was referred to the Planning Board on October 22, 1968. Mr. Segel moved to recommend that the order be placed on file as their review is a continuous planning function as witnessed by the various zoning amendments either ordained by or currently before the City Council. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to consider the advisability of establishing land use restrictions a certain distance from schools through amendment of the Zoning Ordinance. This order was referred to the Planning Board on September 19, 1966. Mr. Payson moved to recommend that this order be placed on file. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Petition to allow RS-5 and RL-5 zoning districts. This petition was referred to the Planning Board on June 13, 1966. Mr. Segel moved to recommend that the petition be placed on file. Mr. Payson seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to change the subdivision regulations to require all utilities be placed underground. This order was referred to the Planning Board on March 4, 1969. Mr. Segel moved to recommend that the order be placed on file as the subdivision regulations presently require all utilities be placed underground. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to draw up a plan for the future use of Green Hill Park. This order was referred to the Planning Board on April 25, 1966. Mr. Butler moved to recommend that the order be placed on file as such a study is programmed into the City Manager's 5-Year Capital Budget. Mr. Segel seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to consider the advisability of extending Franklin Street easterly across the railroad tracks. This order was referred to the Planning Board on March 26, 1968. Mr. Payson moved to recommend the order be placed on file as such an expense is not warranted at this time. Mr. Segel seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to consider the construction of a road to begin at the junction of Aitchison and Plantation Streets running parallel with the railroad tracks southerly to Franklin Street or beyond. This order was referred to the Planning Board on March 26, 1968.

Mr. Payson moved to recommend that the order be placed on file as such an expense is not warranted at this time. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote. An order requesting the Planning Board to hold a public hearing in compliance with Chapter 884 Acts of 1969. This order was referred to the Planning Board on January 27, 1970. Mr. Payson moved to report to the Council that a public hearing was held on this subject and as a result of this meeting, the Board found that the public safety, health, convenience or welfare would not be advanced by a program forbidding new installation or construction of or requiring removal of poles and overhead wires and structure for the following reasons:

1. Ordinances and regulations which prohibit overhead wires on public streets within a two mile radius of City Hall and also in all new residential subdivisions insure underground utilities in a large section of the City at the present time.
2. The cost of relocating existing overhead wires into underground conduits, estimated as high as \$200. a running foot, is not economically feasible, and the time involved in completing such relocation is impractical at the present time.

Mr. Butler seconded the motion. The motion was carried by a 4-0 vote. An order requesting the Planning Board, the Parks and Recreation Commission and the Parks and Recreation Committee to consider the advisability of using the land northerly of the Worcester Airport as a park and playground area. This order was referred to the Planning Board on March 11, 1968. Mr. Payson moved to recommend that the order be placed on file as a meeting was held on May 1, 1968 between the above mentioned Boards and Commission at which time plans for the development of this area, estimated to cost between 1/2 and 1 million dollars, were discussed. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board to consider the advisability of amending the subdivision regulations. This order was referred to the Planning Board on June 29, 1967. Mr. Payson moved to recommend that the order be placed on file as the Planning Board is continuously up-dating the regulations and is, in fact, in the process of revising them at the present time. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

An order requesting the Planning Board that the Planning Department regulate installation of street lights in all subdivisions. This order was referred to the Planning Board on March 4, 1969. Mr. Payson moved to recommend that the order be placed on file as the subdivision regulations presently regulate utility installation. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Plans to be ratified. Mr. Segel moved that the following plans be ratified:

- #1457 - plan of land on Lincoln Street, owned by Armand R. Casavant, signed 3/22/71
- #1458 - plan of land on North side of Webster Place, owned by Penn Central Transportation Co., signed 3/24/71
- #1459 - plan of land on Cohasset Street, owned by Worcester Housing Development Corp. signed 3/29/71
- #1460 - plan of land on Union from Central to Thomas Streets, owned by Worcester Redevelopment Authority, signed 3/30/71

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#1461 - plan of land at Exchange & Blackstone
Streets, owned by Mechanics National
Bank of Worcester, signed 3/30/71

#1462 - plan of land at Pleasant Street, Park
Avenue, Hudson Street, owned by Worcester
Redevelopment Authority, signed 3/31/71

Mr. Butler seconded the motion. The motion was carried by a 4-0
vote.

Date of next meeting. The date of the next meeting was set for
April 21, 1971.

Miscoe Estates Sect II - subdivision approval. Mr. Donahue reported
that the Health Department had examined the subdivision and approved
the plans for the Miscoe Estates subdivision.

Mr. Segel moved to recommend approval of the subdivision. Mr. Butler
seconded the motion. The motion was carried by a 4-0 vote.

Any other business. Mr. McNeil reported that the Department of
Public Utilities was to hold a public hearing on Tuesday, April 6, 1971
on the petition of the New England Power Company to erect a second
115 KV line from West Boylston to the Nashua substation. He said
that the line is already a line of this type on steel poles which are
at a height of between 70 and 110 feet. He said that the line runs
along the right of way of the Boston and Maine Railroad.

After discussion, Mr. Payson moved to recommend that the existing
poles be replaced with poles that would hold a double arm and put
everything on surface or underground. Mr. Butler seconded the motion.
The motion was carried by a 4-0 vote.

The meeting adjourned at 5:30 P. M.