

Planning Board
Worcester, Massachusetts

Wednesday, August 25, 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 July 1, 1971
 3. discussion re: subdivision review procedure
 4. Elm Park urban renewal plan amendment
 5. East Central urban renewal plan amendment #2
 6. Lincoln Village - preliminary subdivision & more than one building
 7. Village Hill - preliminary subdivision & more than one building
 8. Zoning Ordinance amendments - report of Law Department
 9. Plans to be ratified
 10. date of next meeting
 11. any other business
 12. recess
- 5:30 P.M. - Dinner at Putnam & Thurston's Restaurant
- 7:30 P.M. - Public Hearings - Council Chamber - City Hall
1. Washington Heights - subdivision approval
 2. Washington Heights - more than one building
- 8:30 P.M. - Regular Meeting - Room 209 - City Hall
1. call to order
 2. items of public hearings
 3. adjournment

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The Planning Board met for its regular meeting on August 25, 1971 at 3:00 P.M. in Room 209, City Hall.

Members present were: Carlton B. Payson, Lloyd Anderson, Philip A. Segel, Carl H. Koontz and Frederic R. Butler.

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

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

Minutes of July 1, 1971. Mr. Anderson moved that the minutes of July 1, 1971 be approved.

Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

Discussion Re: subdivision review procedure. Mr. Donahue explained that when a plan came in for subdivision approval there was a question as to where to send the plan for review.

Mr. Hynes, Commissioner of Public Works, said that the Chief Engineer represented the Commissioner in all subdivision review matters.

Elm Park urban renewal plan amendment. Mr. Anderson moved that the item be tabled.

Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

East Central urban renewal plan amendment #2. Mr. Paul Carey said that the purpose of the amendment was to allow for residential construction for site #43. He said that the Urban Renewal Plan that existed excluded this particular use for this parcel and only allowing this use for the Worcester Center area. He said that it was the opinion of the majority that since the Worcester Center did not deem to need this particular use, it would be beneficial to extend its use to another parcel where the developer was willing to construct residential apartments in the downtown area.

Mr. Donahue explained that the zoning allowed residential uses in a business zone but the Urban Renewal Plan had placed it in a commercial zone which would not allow residential uses.

Mr. Koontz moved that approval be given. Mr. Anderson seconded the motion. The motion was carried by a 3-0 vote. Mr. Payson and Mr. Segel abstained as they were associated with the Consumers Bank.

Lincoln Village - preliminary subdivision & more than one building. Mr. Donahue read a letter from the Health Department stating they had received information from Mr. Hynes regarding the installation of a new public sanitary sewer in Lake Ave. which would handle the proposed development. The letter stated that the Health Department was giving conditional approval of the preliminary plan for the subdivision.

Mr. Donahue reported that an answer was received from the Law Department in regard to the Board's question as to whether the Board could modify a previously approved subdivision plan recorded in 1967, but where actual construction had never commenced. Mr. Donahue reported that it was the opinion of the Law Department that the Board, on its own motion or on petition of any interested person, may modify, amend or rescind its approval of a subdivision plan or to require change in a plan as a condition of its retaining the status of an approved plan.

Attorney Abdella said that all procedures of the subdivision control law relating to submission and approval of plans, should be observed.

Mr. Johnson, Traffic Engineer, said that he questioned whether there actually was a 1.5-1 parking ratio as shown on the plan.

Mr. Liston, civil engineer representing the petitioner, stated that there was a 1.5-1 parking ratio but that some of the parking was within the individual housing units and that this was the reason of the confusion.

Mr. Johnson asked if all the streets in the development were to become public streets.

Mr. Liston replied that only the main street running from Lincoln Street north to St. Nicholas Ave. and the street running westerly from the first intersection to Goldthwaite Road were to be public streets. He said that all other streets were to be considered private driveways. He also stated that there was no parking on any of the streets.

Mr. Johnson said that he did not agree with the main entrance location because this would be a doglegged intersection and that this was very poor planning.

Mr. McNeil read an order adopted by the City Council on May 11, 1971. He said that the City Council approved the entrance location.

Mr. Segel moved that preliminary approval be given for more than one building subject to the following conditions:

1. Receipt of a Special Permit from the Board of Appeals permitting this development.
2. The main access road from Lincoln St. shall have a 100 foot right-of-way from Lincoln St. northerly to the first intersection, a distance of approximately 1100 feet.
3. The acquisition of the easements required to connect the interior street system with St. Nicholas Ave. and Goldthwaite Road.
4. Approval, where necessary, from the Department of Natural Resources for changes to wetland areas.
5. Submission of complete engineering and construction drawings prior to advertisement of the public hearing.
6. Compliance with all requirements of the Chief Engineer of the city of Worcester and the Commissioner of Public Health regarding drainage and street construction.

Mr. Koontz seconded the motion. The motion was carried by a 3-2 vote. Mr. Anderson and Mr. Butler objected.

Mr. Segel moved to give preliminary approval for the subdivision subject to meeting the requirements of the Chief Engineer and the Commissioner of Public Health. Mr. Koontz seconded the motion. The motion was carried by a 3-2 vote. Mr. Anderson and Mr. Butler objected.

Village Hill - preliminary subdivision & more than one building. Mr. Payson explained that the item was tabled because of the recommendation in the master plan for an easement over this property for the additional use of a dual highway through East Mountain Street to the Summit.

Mr. McNeil read a report prepared by the Planning Department regarding this property. He stated that the report was on file in the Planning Department.

The Board discussed with Mr. Liston the possibility of an easement for municipal purposes through the westerly portion of the property for a possible route for the circumferential highway.

Mr. Segel moved to give preliminary approval for the subdivision subject to the requirements of the Chief Engineer and the Commissioner of Public Health. Mr. Anderson seconded the motion. The motion was carried by a 4-1 vote. Mr. Butler objected. Mr. Segel moved to give preliminary approval for more than one building subject to the following requirements:

1. Receipt of a Variance from the Board of Appeals permitting this development.
2. Agreement to be reached between the developer and the Planning Board, through the Planning Director, for location of an easement for all municipal purposes.
3. Meeting all requirements of the Chief Engineer of the city of Worcester regarding drainage and construction details.
4. Submission of complete engineering and design drawings prior to advertisement of the required public hearings in conformance with the regulations of the Planning Board.

Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Zoning Ordinance Amendments - Sections 15, 22, 24, 40 and P.U.D. - report of Law Department. Mr. Donahue reported that they had received an opinion from the Law Department.

Mr. Payson read the letter from the Law Department. He said that it was the opinion of the Law Department that there exists no relationship between the pleasure of the City Council in amending the Zoning Ordinance and any presently pending litigation in the courts.

Mr. Segel moved to recommend approval of the change to the City Council. Mr. Anderson seconded the motion. The motion was carried by a 5-0 vote.

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

#1502 - plan of land at Shrewsbury, East Worcester & Cross Streets,
owned by Manzi Realty Inc., signed 8/13/71.

#1503 - plan of land on Glennie Street, owned by Worcester Business
Development Corp., signed 8/19/71.

Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

Date of next meeting. The date of the next meeting was set for September 15, 1971.

Any other business. Mr. McNeil reported that there was a request for a zone change for the entire western part of the city from RL-7 to RS-10. Mr. McNeil explained that 1,500-2,000 people had to be notified and that it would take a great amount of time and work. He also said that it would be a great expense.

Mr. Payson said that he would discuss this with the Mayor.

Gates Lane - more than one building on a lot. Mr. McNeil reported to the Board that the City Manager requested that the Board ~~allow the apartment complex and~~ reserve out the indicated area as an easement for street purposes for the future circumferential highway.

Mr. Anderson moved that preliminary approval be given subject to the following conditions:

1. Receipt of a Special Permit from the Board of Appeals permitting this development.
2. Granting to the city of Worcester a 60 foot wide easement for street purposes across the entire frontage of the property.
3. Meeting all requirements of the Chief Engineer of the city of Worcester regarding drainage and construction details.
4. Submission of complete engineering and design drawings prior to advertisement of the required public hearing in conformance with the regulations of the Planning Board.

Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Model Cities Health Center. Mr. McNeil read a letter from City Hospital stating that the Health Center would not conflict with the hospital.

Mr. Segel said that he was concerned about paying for the operating of the Center after Model Cities no longer existed.

Mr. Anderson moved to report to the City Council that there was no duplication and it did comply with the master plan of the city. Mr. Butler seconded the motion. The motion was carried by a 4-1 vote. Mr. Segel objected.

The Board recessed at 5:30 P.M. for dinner at Putnam & Thurston's Restaurant.

The Board reconvened at 7:30 P.M. for its public hearings in the Council Chamber.

Washington Heights - subdivision approval and more than one building on a lot.

Mr. Payson asked if there were any objections to holding both hearings at the same time. Receiving no objections he read both notices of hearing. He then asked for those in favor of the proposal.

Attorney Richard Courtney stated that he was representing Chartwell Systems and then introduced Mr. Kneeland and Mr. Robert Gill.

Mr. Payson asked Mr. Reney if all requirements were met as far as public works was concerned.

Mr. Reney replied that he had reviewed the plans and that there were minor changes.

Mr. Payson stated that Mr. Johnson reported Mill Street being capable of handling this amount of traffic.

Mr. Payson then asked Mr. McNeil if the plans met all the side yard requirements and if they had the proper ratio for parking.

Mr. McNeil replied that the plans did meet all the parking requirements.

Mr. Payson asked for those opposed.

Mr. Sarkis Teshoian of 340 Main Street stated that he was representing some of the residents from the area. He said that he was concerned about traffic in the streets leading up to the development. He said that those streets leading up to the development would not be able to handle the traffic. He said that the advertisement and the notice

to the people stated that the plan was on file in the Planning Department but that the plan before the Board was not the same plan that was on file. He also said that the amendment that had been passed by the City Council last year expressed the uses that the developer contemplated as part of a planned unit development and this was not a planned unit development and therefore this was not in compliance with the Zoning Ordinance.

Attorney Abdella said that the heading that was on that Zoning Ordinance was incorrect but the heading was not part of the Ordinance, therefore, the amendments as enacted were legal and therefore, the development did comply with the Zoning Ordinance.

Mr. McNeil said that the plans were submitted to the department at the time of the submittal of the application. He said that they were amended by the petitioner after they were submitted but the proper plans were submitted in time.

Mr. James Robinson of 27 Outlook Dr. said that the plans were illegal because the notices of the hearing listed the developer as Chartwell Systems Inc. and the actual developer was Chartwell Systems. He also said that Swan Ave. was dangerous in the winter time and that the children used this street and there were no sidewalks. He also said that if this development was built, the school could not expand.

Mr. Ivan Abadjieff of 20 Bergin Lane explained the effects that the development would have on air pollution and air space.

Dr. Cataldo said that there was a nursing home opposite the entrance to Outlook Dr. and that the noise would disturb the elderly people living in the home. He said that the people were allowed to walk around the grounds and were not endangered by traffic.

Mrs. Margaret Donovan of 5 Blaine Ave. stated that she was opposed to the development.

Mr. Reginald C. Santley of 21 Outlook Dr. stated that he was opposed to the development.

Mr. Richard J. LaPlante of 19 Passway No. 3 stated that he also was opposed to the development.

Mr. Payson then declared the hearing to be closed.

Regular Meeting - Room 209 - City Hall

Washington Heights - subdivision and more than one building on a lot. Mr. Koontz moved that the item be tabled until the next meeting as there was no opinion received from the Health Department. Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

The meeting adjourned at 9:30 P.M.