

Planning Board
Worcester, Massachusetts
3:00 P. M., City Hall
Wednesday, June 28, 1972

Agenda

3:00 P. M. - View

1. Hooper Street - preliminary - more than one building
2. Simone Street - add to Official Map
3. Sunderland Road - preliminary - more than one building

4:00 P. M. - Regular Meeting - Room 209 - City Hall

1. Call to order
2. Minutes of May 17
3. Items of view
4. Discussion re: Environmental Protection Ordinance
5. Sanitary Refuse Disposal System
6. High Street - petition to Abandon
7. Longview Heights - Section III - bond
8. Hillsboro Village - Section VI - subdivision
9. Plans to be ratified
10. Date of next meeting
11. Any other business
12. Recess

5:30 P. M. - Dinner - Putnam and Thurston's Restaurant

7:30 P. M. - Public Hearing - Council Chamber - City Hall

1. Scenic Drive - subdivision

8:00 P. M. - Regular Meeting - Room 209 - City Hall

1. Call to order
2. Items of public hearing
3. Adjournment

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The Planning Board met for its regular meeting on Wednesday, June 28, 1972 in Room 209, City Hall.

Members present were: Lloyd Anderson, Mrs. Joan Bagley, Roger W. Bruce, Clerk Frederic R. Butler and Chairman Carlton B. Payson. Others present were Attorney Charles Abdella, Assistant Planning Director Francis Donahue, Planning Director Gerard F. McNeil, Junior Planner Kenneth Rafail, and Chief Engineer John J. Roney.

Call to order. Chairman Payson called the meeting to order at 4:32 P. M.

Minutes of May 17, 1972. Mr. Butler moved that the minutes of May 17, 1972 be approved after the necessary corrections are made. Mrs. Bagley seconded the motion. All were in favor.

Hooper Street - preliminary - more than one building on a lot. Attorney Sam DeSimone represented J. L. Marshall & Sons, Inc. of Pawtucket, Rhode Island, the developers. Michael Planka the architect of Castellucci, Galli & Planka Associates of Providence, Rhode Island, stated there would be 197 units, 296 parking spaces on approximately 8.35 acres.

89	one bedroom
58	two bedroom
40	three bedroom
10	four bedroom

There will be one mid-rise, 7 or 8 stories, built on a slope which will contain one and two bedroom apartments. The remaining are low-rise, the exteriors will be of brick and wood.

There will be a recreation building with showers, locker rooms, and various other rooms for activities. A pool and tennis court are also planned for the area.

Mrs. Bagley asked about the price range, and Mr. Planka said it has not yet been established, but the prices would be competitive.

Attorney Abdella stated there should be a deed of easement supplied to the City before any work is done from Hooper Street to Mt. Vernon Street, as this would become a public street eventually. The developer plans to pave Hooper Street to Catherine Street.

Attorney DeSimone said it will be MHFA financed.

Architect Planka said his firm has been involved in building schools, various public buildings, housing of all types, etc. Their company also has a separate highway staff.

Mr. Marshall said the development will be mixed; 25% of the units made available to low income families.

Mr. Marshall stated his firm is family owned and is located at 560 York Avenue, Pawtucket, Rhode Island. They have built mostly schools, factories, and have built housing for the physically impaired in Fall River - the first of its kind in the United States.

The Hooper Street complex will be the first development they will own.

Mr. McNeil stated he would like more details. The Board agreed to hold this up until the next meeting.

Simone Street - add to Official Map. Francis Donahue read a letter from Walter J. Krzynowek, Jr. of 24 Simone Street stating they have been using Simone Street since they purchased it on September 28, 1954.

Chairman Payson stated the previous owners should be contacted by Mr. Krzynowek and have them write a letter if the street was in use prior to 1954. Therefore, this will be held up until the next meeting.

Sunderland Road - preliminary - more than one building on a lot. Joel Schechter, the developer said he had an option to purchase this property two months ago. A month ago they did soil studies, etc. to see what the physical limitations are. The meadow where the buildings will be located is fairly level but up on the west is a mass of ledge. He said there are lots of trees, and it's a very attractive site.

They plan 250 units. 125 - 1 bedroom, and 125 - 2 bedroom.

Five multiple family dwellings, five stories each. With five stories, the land will retain its natural beauty. Two family homes could be put there but it is not financially feasible.

The site is not sewered. The sewer would have to go under the brook, straight across Sunderland Road and Grafton Street which the City of Worcester owns. He would like permission to use the easements.

It will be privately funded through an insurance company.

The Planning Board voted to give preliminary approval to this application (Mrs. Bagley made the motion and Mr. Anderson seconded it) but is conditional upon the following:

1. Receipt of a Special Permit from the Board of Appeals permitting such construction.
2. Meeting any requirements of the Chief Engineer of the City of Worcester.

The Board was unanimous in their vote.

Discussion re: Environmental Protection Ordinance. Director McNeil read a report to the Planning Board from the Planning Department which recommended that Robert Blair's ordinance not be adopted because of impractical reasons.

Rather the city should consider an environmental ordinance which would, in effect, put power of enforcement into the environmental recommendations and decisions as made by the Planning Department and/or other city agencies. It could be expressed in the following manner:

- (a) It is the intent of this ordinance to preserve, maintain and protect, for the future welfare of Worcester and its citizens, the natural beauty and environment of the city.
- (b) In order to insure that the intent of this ordinance is carried, it is required that all plans for future site development be forwarded to _____ for evaluation of the environmental impact of such development, and...
- (c) Furthermore, failure to comply with the intent of this ordinance, will result in a penalty as provided in Section 6 of the Zoning Ordinance.

Mr. McNeil stated under the 701 Program, the department will do a complete study on environment and some type of ordinance will come out of it.

The Board voted to send Robert Blair a copy of the Planning Department's report to the Board.

Mr. Anderson made a motion on Robert Blair's petition to give it leave to withdraw. Mrs. Bagley seconded it. All were in favor.

High Street - petition to abandon - Aldrich Street to Pleasant Street.

Traffic Engineer Robert Johnson stated Mr. Spencer of Worcester County National Bank and Mr. Dinkaloo had been in his office to discuss the traffic plans. They are going to return for another meeting as Mr. Litgate is vacationing.

Mr. Abdella stated he requested a title search.

Mr. Anderson asked Mr. Johnson if any traffic count had been taken and Mr. Johnson replied there had been but some weren't up to standard so they will have to be taken over again.

It was decided the petition will be tabled until the next meeting.

Longview Heights - Section III - bond. The Planning Department received a letter from the Commissioner of Public Works, Vincent Hynes, to the effect that Elnora Drive (Sta. 10+26.85 to Sta. 14+88.27) in the Longview Heights subdivision has been constructed in accordance with the Subdivision Regulations.

The letter was then given to the Planning Board and the bond in the amount of \$7,000.00 in the form of a Surety Bond having Florence E. Lorion as Principal, and Lumbermens Mutual (Asualty Company as Surety, may now be released in accordance with G. L. Chapter 41, Section 81U, as revised.

Mr. Butler moved to approve and Mrs. Bagley seconded it. All were in favor.

Recess. The meeting recessed at 5:45 P. M.

Hillsboro Village - Section VI - subdivision. Attorney Abdella stated we have yet to receive a title report on Section VI. The Board voted that a letter be written to Nicholas Papale that we must have this information.

Mr. Francis Donahue recommended to the Board that the subdivision be denied for the following reasons:

1. No easement held by developer to cross Carrabetta land to discharge sanitary sewerage in City of Worcester sewer.
2. No provision to protect abutting owners from surface run-off created by subdivision.

3. Street layout and grades created do not effectively serve the lots within the subdivision nor those surrounding developments.
4. Developers performance in adjoining subdivison has not met the standards of the city and therefore, until these standards are met this project should not be approved. In addition, if it is ever approved, a cash bond should be required to guarantee completion.
5. No approval received from Health Department and information available from Health Department indicates that the developer has been illegally dumping on this property and has refused to clean the land. Department now considering taking developer to court.
6. Easterly property line bearings do not agree with bearings set on plan of Lincoln Country Club by the same engineer.
7. Disposition of brook on property not put forth. If change is proposed, no approval by D.N.R.
8. One lot is created that does not have frontage.

Mr. Bruce moved that the petition be denied subject to the above reasons.

Mr. Butler seconded it. It was unanimously voted.

Hillsboro Village - Section V - subdivision. Attorney Abdella said the Law Department is proceeding to recover the bond. The Board doesn't have the list of work to be completed so Mr. Papale will have to return for the next Board meeting in three weeks.

Plans to be ratified. Mrs. Bagley made a motion that was seconded by Mr. Bruce to ratify the following plans that were signed. All were in favor.

#1616 - plan of land east of Pine View Avenue, north of Dunbar, and south of Lanark Streets, owned by Noubar G. and Harriette Hoogasian, signed 6/20/72.

#1617 - plan of land on Lake Avenue owned by Harold J. and Florice M. Proctor, signed 6/22/72.

Date of next meeting. The date of the next meeting is scheduled for July 19.

Any other business.

Winneconnett Road - preliminary - more than one building. Mr. Donahue said the plans call for 25 feet more grassed space and it calls for six apartments, three buildings, two in each building, three duplexes.

Mr. Anderson made a motion to approve the preliminary plan subject to meeting any requirements by the Department of Public Works. Mr. Bruce seconded it. All were in favor.

Washington Heights (behind Mill-Swan School) subdivision. MHFA asked the developer to change the location of some of the buildings. They will have to go back to the Board of Appeals. This is a change in the definitive plans. Mrs. Bagley moved to approve the definitive plan as amended. Mr. Butler seconded it. All approved.

7:30 P. M. - Public Hearings - Council Chamber.

Scenic Drive - subdivison. Chairman Payson asked for proponents first. Joel S. Schechter, the developer had Douglas Liston show the preliminary plans for the development. It is in an RS-7 zone.

He stated that Robert Watson, Senior Planner had looked over the plans re: 12% grades, etc.

They plan to connect to Bailey Street in the future.

Miles McKenna and his wife, of 1 Woodland Drive, Paxton, (part of their property is in Worcester), were concerned about run-off.

Mr. Robert Drinan of 3 Woodland Drive was concerned about the safety feature - going on to Pleasant Street.

Mr. Payson explained that now all new subdivisions must have sidewalks.
Also underground wiring.

The hearing was closed at 8:03 P. M.

Regular Meeting - Room 209 - City Hall.

Scenic Drive - subdivision. The Board, with the exception of Mr. Anderson, voted to approve a portion of the Scenic Drive subdivision (Mrs. Bagley made the motion, Mr. Butler seconded it) as shown on a plan prepared by Thompson-Liston Associates Inc. and dated June 8, 1972. This approval applies to lots 1, 2 and 15 through 28 inclusive. Lots 3 through 14 are not approved at this time due to the incompleteness of the sewer construction information required for this portion of the subdivision. This approval is conditional upon Mr. Schechter satisfying the following requirements:

1. Satisfying the requirements of the Chief Engineer regarding the drainage of the subdivision and other engineering matters.
2. Satisfying the requirements of the Director of Public Health.
3. Assignment of street names and a subdivision name.
4. Deeding to the City of Worcester a 40 foot wide easement between lots 21 and 22 to provide access to the water storage area and identification of the same on the plan. It is also believed that the property owner in this area is the City of Worcester and not Schechter as shown.

This subdivision approval is also contingent upon the following:

1. Notice from the City Clerk of "no appeal" from the action of the Board in approving this subdivision.
2. It will be necessary to deposit a bond or proper security in a manner approved by the City Solicitor prior to endorsement of approval. The amount of the bond will be determined by the estimate given by the Chief Engineer for the cost of the work.

Mr. Anderson wanted to be recorded as saying he wanted the developer to have a choice between a performance bond and a covenant.

Adjournment. The meeting was adjourned at 9:00 P. M.