

Worcester Planning Board
October 11, 1989

The following Planning Board members were present:

Frank DeFalco, Chairman
John Reynolds, Vice Chairman
Joan Sadowsky
George Russell

Also in attendance were:

Francis Donahue, BLUC
Michael Latka, OPCD
Philip Hammond, OPCD
Judith Stolberg, OPCD
Gerhard Muenchmeyer, DPW
Michael Traynor, Law Department

Regular Meeting - 20 Meade Street, Department of Code Inspection

Mr. DeFalco called the meeting to order at 2:55 P.M.

The Board set the next meeting for November 8, 1989.

Greenwood and Upland Streets

Attorney John Driscoll, representing the Emanuel Development Corp., began an informal discussion on an amendment to a Comprehensive Permit to construct 75 apartments on Greenwood St. In support of Attorney Driscoll, Pastor George Kinney and Attorney Kevin O'Brien were also in attendance.

The discussion focused on the proponent needing ownership in fee of frontage on Evelyn St. in order to begin construction. Although the proponent has not received from abutters ownership in fee to Evelyn St., the development corporation can still proceed because they still possess sufficient frontage. Thus, the proponent does not need permission from the abutters on a public street. Therefore, the Board instructed the Department of Public Works to cooperate with the development corporation to assemble and identify the appropriate frontage. The Board requested a clarification from the Law Department regarding frontage. The item was filed with a unanimous vote.

Summit Park

A motion to approve the Summit Park request for a covenant was made by John Reynolds and seconded by Joan Sadowsky. The vote was unanimous.

Attleboro and Kendig Streets

This tabled item, Attleboro and Kendig Streets - private street opening, was denied on a motion by John Reynolds and seconded by George Russell. The vote was unanimous.

High Meadow Estates

Ratification of the Board's decision to deny site plan and definitive subdivision plan for High Meadow Estates was moved by John Reynolds and seconded by Joan Sadowsky. The vote was unanimous to ratify.

Other Business

A request to waive a sidewalk requirement for Ellis Estates due to slope conditions was presented by Andrew Liston of Thompson-Liston Associates. John Reynolds moved to approve the waiver and George Russell seconded the motion. The request was approved 3-0 with Ms. Sadowsky abstaining.

A request to release the bond for the Wedgewood subdivision was denied unanimously on a motion by John Reynolds and seconded by Joan Sadowsky. This decision was based on a negative recommendation from the City's DPW.

Massasoit Village

Upon the recommendation of the City DPW, a request to release the bond for Massasoit Village, Phases II and III, was unanimously approved upon a motion by John Reynolds and seconded by Joan Sadowsky.

Arbutus Street

Given a #5 priority and approved unanimously on a motion by John Reynolds and seconded by George Russell.

Draper Street

Given a #1 priority and approved unanimously on a motion by Joan Sadowsky and seconded by George Russell.

Plans To Be Ratified

Minthorne Street
Plantation Street
Plantation Street
Millbrook Street
North Bend Road
Olaf Street

Grafton Street
Benham Street
Barry Road Extension
Vincent Circle
Ball Street

Burncoat Meadows

This subdivision was purchased by Bay Bank Middlesex for \$1.7 Million. The bank will be completing the subdivision.

Oak Grove Estates

The Board, on a motion by John Reynolds and seconded by George Russell, requested the Law Department to drawdown on the letter of credit for this project. The vote was unanimous.

Next Meeting

November 8, 1989

December 6, 1989

Mr. DeFalco recessed the meeting at 4:45 P.M.

Public Hearings - Training Room, City Hall

Mr. DeFalco called the meeting to order at 7:30 P.M.

The first hearing concerned a request to amend the Zoning Ordinance to allow day care centers in a Manufacturing Limited (ML) Zone.

Jonathan Finklestein, representing the Visiting Nurses Association, stated that the City should adopt the amendment in order to encourage businesses to have day care centers. He said the amendment is already contained as part of the proposed ordinance but there is an immediate need for the amendment to be passed. He also stated that Janet Slovin, Executive Director of the Downtown Development Division of the Worcester Business Development Corporation, wanted him to express the DDD's support for the amendment.

Richard Bonofiglio, City Councillor, urged the Planning Board to support the amendment since it would encourage local business to provide day care facilities. He said part of the reason for the declining work force is day care availability.

John Harrity, City Councillor, stated the Planning Board needs to adopt the amendment now so that positive things can take place in the future. He said day care is a component of the revitalization of the downtown area because the workforce would be attracted to the area.

Gloria Powaza, Chief Executive Officer of the Visiting Nurses Association, read from the attached statement.

William Whipple, from the Visiting Nurses Association, invited the Board to come and look at the day care facility they have constructed and prepared.

Connie Turner, a member of the Board of the Visiting Nurses Association and the Day Care Task Force of the United Way, said the need for quality, affordable and accessible day care with staff that could educate was well established.

Rachel Curtis, from the United Way Child Care Connection, urged the Board to pass the amendment because the VNA program is accessible in the downtown area and would be a model for other companies.

Mr. DeFalco stated that a letter of support had been received from Mayor Levy regarding the amendment. He closed the hearing at 7:50 P.M.

George Russell moved to recommend approval to the City Council. John Reynolds seconded the motion. The vote was unanimous.

Wiser Avenue

This hearing concerned the abandonment of a portion of Wiser Ave.

Jerry Anderson, representing Wiser Ave. Realty Trust, showed the Board the portion to be abandoned and stated that the Trust owns all surrounding property.

Mr. Russell asked if the hydrant was shown on the plan and Mr. Anderson responded that the hydrant had been moved closer to the building in the plan.

Mr. Muenchmeyer stated that the abandonment would be for road purposes only and that sewer lines, etc. would be accessible. He also said that Greenwood St. would have hydrant locations. He stated the street was no longer needed.

Mr. Reynolds inquired as to what the land would be used for and Mr. Anderson responded that it would be used for warehousing and the moving of goods from rail to trucks.

No one spoke in opposition. Mr. DeFalco closed the hearing. Mr. Russell moved to recommend approval to the City Council. Ms. Sadowsky seconded the motion. The vote was unanimous.

Zoning Ordinance Discussion

Richard Reidy, representing Memorial and Hahnemann Hospitals, urged the Planning Board to adopt a map for Institutional Zones. He said the hospitals are presently in an RG-5 zone and are in compliance. However, in the proposed ordinance an RG-5 zone is more restrictive. For example, the hospitals would become a prior nonconforming use the minute the ordinance was passed. He also suggested that an Institutional Zone, used as an overlay, would on the short term mitigate this conflict, namely the uses in the underlying zone and the uses permitted in an Institutional Zone.

Mr. Russell asked if an overlay would change the intent and Mr. Reidy responded that in an overlay both regulations would apply. Mr. Russell stated that Institutional Zones are meant to protect institutions and let them grow but not encroach on other properties. Mr. Reidy said the proposal rounds out blocks the institutions presently own.

Mr. Reynolds asked if Memorial was the only institution that has made this kind of request and that he felt it was more rational for institutions to present their ideas and resolve their boundaries. He then asked if the ordinance could be passed without a map. Mr. Traynor responded that the old map would have to be modified. Mr. Reynolds stated that he felt it would be a problem addressing the institution's requests individually and asked if it were possible to get the institutions to agree on one interim overlay. Mr. Latka responded that there could be an interim overlay district for property presently owned or controlled by institutions and Mr. Reidy said that would avoid any immediate problems. Mr. Latka further stated that when the map is done all institutions and neighborhoods will be requesting amendments.

Mr. DeFalco asked that OPCD bring back recommendations for interim overlay districts and get some input from the various institutions.

Mr. Russell then referred to the Aquifer Protection Zone section of the proposed ordinance, specifically Table 12.1 Use Regulations. He said the GP-3 should be extended 500 feet away from Lake Quinsigamond. Mr. Hammond said the new Wetlands Protection Ordinance would address this concern and modification of the Acquirer Overlay would conflict with the Article's intent..

Mr. Muenchmeyer stated that 500 feet would not accomplish lake protection and the issue should be studied in more depth. He said that gas stations on Belmont Street could probably affect the lake more than land within 500 feet. He said the Wetland Protection Ordinance and Federal regulations would address this issue. Mr. Russell said the Planning Board should get comments from DPW and the proponents of the Aquifer Protection District, namely the municipally staffed Water Resources Planning Committee.

Regarding Table 4.1 Mr. Russell moved that number 21 be changed to Special Permit (SP) in a manufacturing district. Mr. Reynolds seconded the motion. The vote was unanimous.

There will be a meeting to discuss the proposed zoning ordinance to be held at 11:00 A.M. on October 23, 1989 at the Office of Planning and Community Development.

Mr. DeFalco adjourned the meeting at 9:07 P.M.