

Worcester Planning Board
Minutes of Meeting
November 20, 1991
5:00 P.M.
Room 310, City Hall

Planning Board Members Present: John Reynolds, Chairman
George Russell
Thomas O'Connor
Joan Bagley

Staff Present: Stephen O'Neil, OPCD
Philip Hammond, OPCD
Judith Stolberg, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW
David Holden, Health/Code

1. Call to Order: Chairman John Reynolds called the meeting to order at 5:15 P.M.
2. Approval of Minutes: Upon a motion duly made and seconded, the Board voted to approve the minutes of the September 18, October 1 and 16, 1991 meetings
3. 335 JM Chandler Realty Trust - Approval to re-apply to Zoning Board of Appeals within two year moratorium: Upon a motion by George Russell and seconded by Thomas O'Connor, the Board voted unanimously to allow the proponent leave to withdraw.
4. 490 West Boylston Street, James Pappas - Approval to re-apply to Zoning Board of Appeals within two year moratorium: Upon a motion by Thomas O'Connor and seconded by Joan Bagley, the Board voted unanimously to approve the request.
5. 187 Mill Street, Wonder Market - Site Plan Approval: The Board continued the item until December 4, 1991.
6. Lot 1, Barber Avenue, B.E. Associates - Site Plan Approval: The Board continued the item until December 4, 1991.
7. Lot 1, Barber Avenue, B.E. Associates - Preliminary Site Plan Approval: The Board continued the item until December 4, 1991.
8. 38 Converse Street, Medical Center of Central Mass., - Parking Plan Approval: At the request of the proponent and upon a motion by Thomas O'Connor and seconded by Joan Bagley, the Board voted unanimously to extend the approval deadline to December 18, 1991.
9. 205 Hope Avenue, William & Mary Kaspar - Preliminary Site Plan Approval: The Board continued the item to the December 4, 1991 meeting.

10. 216 Mountain Street West, Calvary Evangelistic Center - Site Plan Approval: The Board continued the item until the December 4, 1991 meeting.
11. Brooks Crossing - Discussion of Plan: No action was necessary by the Board.
12. Orton Street Extension - Extend Completion Date: Upon a motion by Joan Bagley and seconded by Thomas O'Connor, the Board voted unanimously to extend the completion dates for Phases II and III to September 1, 1992.
13. 1030 Main Street - Site Plan Amendment: Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to approve the amendment.

14. Plans To Be Ratified:

- 4407 Plan of Land on Glezen Street, owned by Robert and Mary O'Neil, signed on November 19, 1991.

15. Any Other Business

Burncoat Subdivision: Proponent requested to re-submit subdivision plan and waive some of the requirements of site plan approval. The Board advised the proponent that it may require additional information if it is deemed necessary. Upon a motion by Joan Bagley and seconded by Thomas O'Connor, the Board voted 3-1 to waive the subdivision fee.

Oak Grove - Bond reduction: Item held until the December 4, 1991 meeting for DPW recommendation.

Longview Estates: Upon a motion duly made and seconded, the Board voted unanimously to approve the following bond reductions upon receipt of signed recommendation from Deputy Commissioner Robert Moylan, DPW:

Phase I - New Bond \$7,000
Phase II - New Bond \$10,000
Phase III - New Bond \$34,000
Phase IV - New Bond \$12,000

Oaks at Sunderland Road, Phase I - Bond Reduction: Upon a motion duly made and seconded, the Board voted unanimously to reduce the bond amount by \$54,000.00. The new bond amount is \$46,263.00 with a completion date of June 1, 1992 and a bond expiration date of September 1, 1992.

16. Adjournment: The meeting adjourned at 8:30 P.M.