

Worcester Planning Board Minutes  
January 20, 1993  
Worcester City Hall  
Worcester City Council Chambers  
5:30 p.m.

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

Staff:  
Phil Hammond, OPCD  
Stephen O'Neil, OPCD  
Mike Caforio, DPW  
Michael Traynor, Law Dept.  
David Holden, Health & Code  
David Forsberg, City Mgr's. Office  
Robert Johnson, Traffic & Eng.

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Public Hearing: 4:00 p.m. - Worcester City Council Chambers

1. Joint Hearing - Amendments to the City of Worcester Zoning Ordinance - Continued.

The City Council Land Use Committee and the Worcester Planning Board reviewed the petition to amend the City of Worcester Zoning Ordinance. The bulk of the discussion focused on illuminated signs and the siting of group homes.

The Worcester Law Department and the OPCD were asked to review these issues and offer recommendations.

The hearing was continued until February 17, 1993 at 4:00 p.m.

Regular Meeting 5:30 p.m. - Worcester Council Chambers

1. Call to Order

Chairman Reynolds called the meeting to order at 5:30.

2. Public Hearing Items

- A) Zoning Ordinance Amendment Petition - Holy Cross College  
Article IV - Table 4.1 and Table 4.2  
Amendments for IN-S Zoning Districts.

Attorney Robert Longden of Bowditch and Dewey presented the argument for Holy Cross College to amend the Worcester Zoning Ordinance.

The Board took the amendment petition in two (2) parts, acting on the request to amend Table 4.1.

First, the Board voted unanimously to recommend that Table 4.1 be amended to reflect the existing language in Article XIII of the ordinance which exempts non-profit educational institutions from use regulations (the Dover Amendment). The amendment as offered by Atty. Longden will add a category to Table 4.1 which reflects this recognized legal standard for colleges and universities.

Next, on the second part of the petition, the Board voted to hold the hearing open until February 17, 1993. At that time OPCD and the Law Department will offer recommendations and legal justifications for the suggested amendment to Table 4.1 by Holy Cross, a change that regulates setbacks in IN-S zones.

B) Zoning Ordinance Amendment  
Article IV - Table 4.1  
Allow Retail Uses in ML/MG zones.

Petitioners Fran Polito and Tony Russell reviewed the petition to allow retail uses in ML/MG zones by right. The current ordinance requires a special permit.

Responding, a number of people spoke in opposition to the amendment, specifically,

City Councilor Janice Nadeau  
Nick Pepper - 6 Ideal Terrace  
Debbie Carey - Massachusetts Audubon Society

After hearing public testimony, the Board noted the original intent of this special permit under the Zoning Map and Ordinance which attempted to preserve and regulate retail uses on diminishing manufacturing land. From this the Board voted 4 to 1 (George Sova against) to recommend denial of the petition.

3. Worcester Center Galleria - Worcester Realty Trust -  
Site Plan Approval

Atty. Dee Moschos representing the developer described the planned re-make of Worcester Center. Atty. Moschos was joined by Robert Slattery and James Franic from Arrowstreet, the project architects, Arthur Towne from Anderson and Nicholas, the project engineer, Robert Amend traffic consultant and project manager Rick Feldman from New England Development (NED).

Working from site plans, the proponents detailed the project, explained the construction of the new 150,000 sq. ft. building and answered specific site plan questions offered by municipal departments. Using site plan comments from the OPCD as a guide, the proponent provided project details on: traffic generation, garage safety, the construction of the project loading area, impacts on abutting properties, the mechanics of interior renovations and the need to fast track the approval process.

Responding to the presentation several people spoke to the site plan and its impacts on downtown Worcester.

Rick Feldman - NED  
Steve Minter - 8 Winter Hill Drive  
David Forsberg - Chief Development Officer, City of Worcester  
Stephen F. O'Neil - OPCD  
Bill Short - Worcester Area Chamber of Commerce  
Atty. Brian O'Connell - Notre Dame Church  
Robert Johnson - Worcester Traffic Engineering

Responding to the presentation, the Board reviewed various project particulars in order to get a clear understanding of the site plan and its impact. From this, the Board voted approval of the site plan and waived several site plan requirements.

Unanimously, the Board voted the following:

A. That the Board approves the site plan as submitted depicting interior changes and alterations per tenant requirements and for the placement, orientation and construction of the new 150,000 square foot addition, subject to the following conditions:

1. That any and all exterior facade changes and any changes or alteration to the mall outlet entrances and exits to existing and new buildings be subject to site plan approval amendments. Applications for amendments for exterior changes to the approved site plan should be accompanied by detailed architectural and engineering plans describing exterior materials and elevations.

2. That the Worcester Center Boulevard loading area be properly screened and shielded through wall construction (ten (10) foot height or greater), landscaping and tree planting with materials compatible with surrounding land uses.

3. That the applicant shall file for site plan approval amendments for the location, size and arrangement of all signs and lighting not shown on the plans.

4. That the applicant shall file for site plan approval amendments for any changes to the location, type and total area of usable open spaces and the so-called Filene's court yard not shown on the plans. This condition does not apply to interior spaces.

5. That utility improvements and connections be subject to the requirements and approval of the Commissioner of Public Works.

6. That erosion control plans for the new addition be subject to the requirements and approval of the Commissioner of the Worcester Department of Public Works and the Commissioner of the Department of Health and Code Enforcement.

7. That all charter buses serving the mall and its patrons be excluded from long term parking around the outlet mall perimeter, specifically Front Street.

8. That the applicant shall enhance the lighting of the existing public garage prior to the completion of the overall renovations of the Worcester Center Galleria and its facilities.

9. That the applicant shall submit a supplemental traffic report memorializing the following points addressed by the applicant in its oral presentation: Use of the truck tunnels by passenger cars, reopening of garage exits to Worcester Center Boulevard, opening of the Franklin Street ramp to the garage, truck routes for access/egress from the new building, use of Front Street by charter buses and use of Front Street as part of city traffic circulation system.

B. That the Board approves the following waivers from its Site Plan Approval submission requirements:

1. The plans submitted are at various scales including scales of less than forty (40) feet to the inch.

2. The soil types are not set forth on the plans as submitted, but are set forth in the Site Plan Approval Application and Impact Report.

3. The exterior materials and elevations at appropriate scale are not shown of all of the existing buildings to remain on site.

4. The location, size and arrangement of all signs and lighting.

5. The location, designation and total area of all usable open space or common property and the extent to which it is to be improved or altered.

6. All information required by the City of Worcester Zoning Ordinance for Definitive Site Plan Approval regarding the internal renovations to be made at the site.

4. Plans to be Ratified

None

5. Any Other Business

Abby's House - 19 Crown Street - Fee Waiver  
Approved unanimously

6. Adjournment

Chairman Reynolds closed the meeting at 8:30

Next Meeting: February 3, 1993  
February 17, 1993

APPROVED  
Feb. 17 19 93  
DATE OF ENDORSEMENT OF  
APPROVAL \_\_\_\_\_, 13\_\_\_\_\_  
[Signature]  
SECRETARY  
WORCESTER PLANNING BOARD