

MINUTES
WORCESTER PLANNING BOARD
APRIL 21, 1993

5:30 P.M.

City Hall - Room 310

Planning Board Members:

John Reynolds, Chairman
Joan Bagley
George Russell
Joseph Sova

Staff:

Phil Hammond, OPCD
Michael Traynor, Law Dept.
Joseph Mikilanian, Code & Health
Ralph Saarian, DPW

View 3:00 P.M.

Regular Meeting: 5:30 P.M. - Room 310

1. Call to Order

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

2. Approval of Minutes - April 7, 1993

Approved unanimously

3. Pond View Acres - Definitive Subdivision Approval

The Chairman opened the public hearing on this Definitive Subdivision Plan for ten (10) single-family home lots off of Brookline Street. Attorney Jonathan Finkelstein representing the developer, Pond View Acres Realty Trust, raised the question as to whether this plan falls under the old City of Worcester Subdivision Control Regulations or the new regulations adopted in October of 1992.

A number of neighbors in the audience expressed concern about the plans the installation of a project sign and existing site conditions.

Due to the uncertainty of the applicable subdivision control regulations, the hearing was continued. In support, the Board requested an opinion from the Worcester Law Department on which regulations, the old or new the October 1992 rules, apply for this definitive plan.

The Board requested a legal opinion by May 12. The public hearing on the definitive plan was continued until June 16, 1993. Attorney Finkelstein granted the Board an extension to July 9, 1993 at which time they will make a decision on the plan.

4. Angela Rose Gardens - Preliminary Subdivision

Attorney Jonathan Finkelstein, developers Joseph and Henry Frongillo and project engineer George Smith reviewed the preliminary plans for the 30 lot subdivision. The Board and the proponents exchanged ideas and technical comments generated by municipal departments.

The Board took no final action.

5. 190 Millbury Street - Parking Plan Approval

Attorney John Spillane and applicant Marian Galemo summarized the specifics of the parking plan located on four (4) lots in Green Island. Due to a change in use, the applicant had to revise the parking layout for the total building and calculate the necessary spaces accordingly.

Based upon the testimony, the Board voted unanimously to approve the parking plan subject to the following conditions:

1. Removal of snow from the four (4) lots.
2. Designation of snow storage areas on plans.
3. Installation of signs on lots noting that the spaces are for employees and customers of 190 Millbury Street.
4. The parking lot on Lafayette Street (6 spaces) shall be posted for employee parking.

6. 6-8 King Street - Site Plan Approval

Attorney Mark Donohue, Architect Mark Regent and applicant Judy Schlosser of the Worcester Housing Partnership presented the case for the development of SRO units on King Street. Due to the past interest in projects sponsored by the partnership in the King Street area, the Board expressed concern about more of these types of units. Chairman Reynolds expressed concern that the SRO use may be in need of a special permit, from the ZBA, per the new and pending zoning ordinance amendments. Attorney Donohue noted that an approved October 1992 ANR Plan held and froze the SRO use for the site for three (3) years. Unconvinced, Mr. Reynolds and Attorney John Spillane, for neighbors in opposition, asked that a legal opinion be presented to confirm or deny the SRO use at this site.

A number of parties in the area spoke in opposition to the project including:

Attorney John Spillane
Marvin Koningsberg
Margaret Darling
Carmine Romain
Steve Donohue

Based upon this testimony, the Board raised several questions, such as:

- the availability of recreation areas for the project residents;
- site lighting;
- fire protection on-site;
- location of dumpster;
- the width of the driveway leading to the structure in the rear;

- the projects impact on the neighborhood;
- the density of the SRO project on the site;
- noise generation by building occupants;
- the need for family housing in the neighborhood instead of SRO's;
- safety of the children on King Street.

Because there were a number of unresolved questions, the Board decided to continue the meeting for King Street until May 12. At that time, the applicant should address the various issues raised and answer the question about the legality of a zoning freeze resulting from the October Board and the neighbors 1992 ANR Plan.

The item was held until May 12, 1993.

7. 449 Southwest Cut-off - Site Plan Approval

Attorney Sami Baghdaddy, Architect Paul Gustavson, N.E. Electric representatives Kurt Aikens and Carol Feldman and Project Engineer Alan LeBeau outlined the project. The applicants described the use of this existing building and the training area to be constructed to serve this educational and training site.

Abutter Joel Rosenthal of J & J Realty voiced his concern about the project. He identified related site plan issues discussed before the Millbury Planning Board for this same project. The site strattles the City line. Therefore the applicant needs approval from both planning boards.

Specifically, the Board inquired about the traffic generated by the training center, the use of the accessory outdoor training area, the electro-magnetic fields emitted from the site, noise generation and site hydraulic calculations. The item was held until May 12.

8. Wigwam Hill Estates - Site Plan Approval

82 Wigwam Hill Drive
70 Wigwam Hill Drive
68 Wigwam Hill Drive
14 Wigwam Hill Drive
20 Wigwam Hill Drive
442 Plantation Street

Given the public testimony and the legal requirements for acting upon these site plan approvals, the Board decided that they are in a position to grant approval with conditions. However, the proper language and conditions need to be worked out with municipal departments. Therefore the Board agreed to hold these site plans until acceptable for all the conditions of approval sites in Wigwam Hill Estates can be crafted.

For the applicants present, the Board requested and received authority to continue the cases for 14 Wigwam Hill Drive and 442 Plantation Street until May 12. The applicant for 82 Wigwam Hill Drive allowed the Board to continue the case until June 16. The OPCD will contact parties not available to get their approval to extend.

The item was continued as noted

9. Beal Street - Sewer Priority

The Board unanimously recommended a number 5 priority.

10. Paris Avenue - Sewer Priority

The Board unanimously recommended a number 2 priority.

11. Camelot Village - Discussion

Item Held

12. Plans to be Ratified

#4451 Plan of land on Darling Street owned by William Bouley, signed on 3/31/93

#4552 Plan of land on Lanesboro Road owned by Clifford Adams signed on 3/31/93

#4553 Plan of land on Nathaniel Street owned by Thomas Tierren signed on 3/31/93

#4454 Plan of land on Sarah Drive owned by H.R.G. Development signed on 4/14/93

#4555 Plan of land on Timrod Drive owned by Michael Curley signed on 4/21/93

13. Any Other Business

A) Lanesboro Road - Sewer Priority

The Board unanimously recommended a number 5 priority.

B) 857 Millbury Street Parking Plan Approval - Continued

The Board unanimously approved the plan subject to a reduction in spaces to thirteen (13) stalls.

C) 385 Grove Street - Parking Plan Approval - Continued

The Board held this item until May 12 to give municipal departments more time to review the revised plan.

D) 315 Grove Street - Parking Plan Approval - Continued

Attorney Richard Crotty submitted the signed leases for the parking lot for municipal review. Pending this review, the item was extended at the applicants request to the May 12 meeting.

E) Wentworth Estate - Release Covenant and Set Bond

The Board voted unanimously to release the covenant for lots 6R, 22, 23, 24,, 25, 26, 27 and 28 and establish a bond, specifically;

Bond Amount \$52,000
Project Completion Date: 11/1/94
Bond Expiration Date: 1/1/97

E. 244 Rogers Street - Site Plan Approval

The Board voted unanimously to approve the Site Plan.

14. Adjournment:

Chairman Reynolds closed the meeting at 8:20 P.M.

Next Meetings: May 12, 1993
 June 16, 1993

APPROVED

WORCESTER PLANNING BOARD

Philip Hannell 5/12/93