

MINUTES
Worcester Planning Board
June 22, 1994

Planning Board Members Present: John Reynolds, Chairman
 George Russell
 Joan Bagley
 Joseph Sova

Staff Present: Michael Traynor, Law Department
 Michael Caforio, DFW Engineering
 Karen Sherman, OPCD
 Judith Stolberg, OPCD

1. **Call to Order:** Chairman Reynolds called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - May 25, 1994:** Upon a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to approve the minutes.
3. **Hyannis Place - Definitive Subdivision and Definitive Site Plan Approval:** Notice of the hearing was read by the Clerk and the Chairman asked if anyone wished to speak in favor or against the petition. No one spoke. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to reduce the fee for subdivision approval to \$50.00 and to waive the fee and requirements for submission for site plan approval. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the Definitive Subdivision and Site Plan Approval with the condition that since there are no existing sewers, the proponent extend the sewer, request City Council approval for a long connection or have an approved septic system.
4. **East Central Urban Renewal Plan - Amendment #12:** Notice of the hearing was read by the Clerk and the Chairman asked if anyone wished to speak in favor or against the petition. Tom Miller, Project Management Consultant for the Worcester Redevelopment Authority, gave a brief presentation. There were no other speakers. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to approve the draft resolution as written.
5. **19 Glennie Street (Edward's) - Parking Plan Amendment:** The item was tabled since the proponent was not at the meeting.

6. **263 Grafton Street - Definitive Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to approve the Site Plan Approval application with the plan labeled Rev. #7 conditioned as follows:
 1. A yield to pedestrian sign and two (2) painted crosswalks be added to the site plan.
 2. Proper erosion control measures be in place to the satisfaction of the Code Commissioner.

7. **Upland Street (Evangelical Lutheran Church) - Definitive Site Plan Approval:** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to waive the fee for the definitive approval. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the Definitive Site Plan with the following conditions:
 1. Compliance with Department of Public Works letter dated June 17, 1994.
 2. Proper erosion control measures be maintained to the satisfaction of the Code Commissioner during construction.

8. **Paris Avenue - Definitive Site Plan Approval:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the Definitive Site Plan with the condition that proper erosion control measures be maintained to the satisfaction of the Code Commissioner.

9. **Gibb Street - Definitive Site Plan Approval:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to unanimously approve the Definitive Site Plan with the condition that the appropriate soil erosion control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

10. **315 Grove Street - Parking Plan Amendment:** The item was continued because the proponent was not present.

11. **Request To Make Public - Benham Street:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to recommend a Priority 1.

12. **Add To Official Map - Ben Drive:** George Russell was excused from voting on this issue. New evidence was presented by George Najemy, 472 Lake Avenue which proved the street was left off the map in error. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to recommend that Ben Drive be added to the Official Map.

- 13. Request For Bond Extension - Villages of Moreland Green (Phases II and III): Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to extend the completion date to July 1, 1995 providing the bond is correspondingly extended.
- 14. Plans To Be Ratified: None
- 15. New Business:

Benson Avenue Extension: Since all work has been completed in accordance with the Planning Board's Subdivision Regulations, the Board, upon a motion by George Russell and seconded by Joan Bagley, voted unanimously to grant approval to Benson Avenue Extension and to release any and all security which guaranteed such performance.

The Board requested staff check the conditions of the approval of the Merit Station in Webster Square to see if it is in compliance.

The next meeting will be on July 20, 1994.

The Chairman adjourned the meeting at 6:35 P.M.

APPROVED	
<i>July 20</i>	<i>1994</i>
DATE OF ENFORCEMENT OF	
APPROVAL <i>J</i>	<i>July 20</i> , 19 <i>94</i>
WORCESTER PLANNING BOARD	

RESOLUTION OF THE WORCESTER PLANNING BOARD

AMENDMENT NO. 12
MEDICAL CITY SUB-AREA
EAST CENTRAL URBAN RENEWAL PLAN

WHEREAS, the Worcester Planning Board has received a briefing and various documents concerning the Project Area Report and Amendment No. 12 of the East Central Urban Renewal Plan dated June 3, 1994 for the proposed Medical City Subarea at its June 22, 1994 meeting; and

WHEREAS, it is the desire of the Worcester Planning Board to recognize that it has found that the Medical City Subarea of the East Central Urban Renewal Area is a decadent area as defined in Section 1 of Chapter 121B and Section 12.01 of 760 CMR; and


WHEREAS, the Worcester Planning Board believes that the implementation of this Amendment No. 12 will best serve the goals set forth in the amended City of Worcester Master Plan;

NOW THEREFORE BE IT RESOLVED,

That the Worcester Planning Board hereby approves Amendment No. 12 to the East Central Urban Renewal Plan (Mass. R-88) to provide additional acquisition of land necessary for project improvements in the Medical City Subarea of the East Central Urban Renewal Area and that Amendment No. 12 is based on the Project Area Report, also referred to as the local survey, and conforms to the Master Plan, as amended, for the City of Worcester as a whole; and

BE IT FURTHER RESOLVED,

That a copy of the attached report and of this resolution be sent forthwith to the Worcester Redevelopment Authority and to the City Manager and the City Council.



JOHN T. REYNOLDS, CHAIRMAN

ADOPTED: 28 June 1994

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 23, 1994

At a meeting held on June 22, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by New England Synod of the Evangelical Lutheran Church in America, Owner.

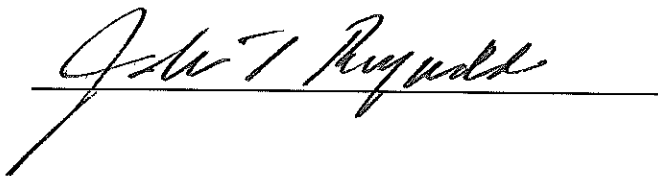
The petition involves the construction of a one story building for the purposes of offices and meeting rooms on a parcel located at Upland Street, Parcel A, Worcester, Massachusetts.

Proper notice on June 8, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- * Compliance with Department of Public Works letter dated June 17, 1994.
- * Proper erosion controls be maintained to the satisfaction of the Code Commissioner during construction.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 28 June 1994

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 23, 1994

At a meeting held on June 22, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Subdivision and Definitive Site Plan Approval application filed by Charles E. Martin, III, Owner.

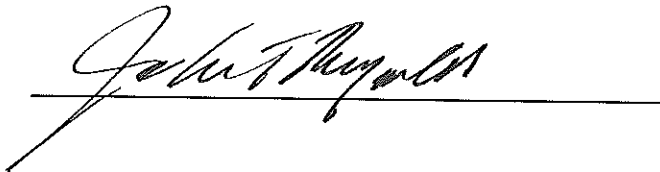
The petition involves the construction of a single family dwelling on a parcel located at 13 Hyannis Place, Worcester, Massachusetts.

Proper notice on June 8, 1994 and June 15, 1994 was given for the meeting by the Planning Board.

The Definitive Subdivision and Definitive Site Plan Approval was granted with the following conditions:

- * Since there are no existing sewers on Hyannis Place, it will be necessary to extend the sewer, request approval for a long connection from City Council or have an approved septic system.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 27 June 1994

**CITY OF WORCESTER
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: June 23, 1994

At a meeting held on *June 22, 1994*, the Worcester Planning Board voted unanimously to approve the *Site Plan Approval* application filed by A. & D. Babkauskas, owners.

The petition involves the construction of a *single family residence* at a parcel located at *Parcel 2, Gibb Street*, Worcester, Massachusetts.

Proper notice on *June 8, 1994*, was given for the meeting by the Planning Board.

The *Site Plan Approval* was granted with the following conditions:

- * *The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.*

Authorized Planning Board Member

Name

John P. Reynolds

Date

27 June 1994

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 23, 1994

At a meeting held on June 22, 1994 the Worcester Planning Board voted (3-1) to approve the Definitive Site Plan Approval application filed by C.K. Smith Co., Owner.

The petition involves the construction of new gasoline dispensers and other improvements on a lot on which the slopes are in excess of 15% on a parcel located at 263 Grafton Street, Worcester, Massachusetts.

Proper notice on May 11, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- * A yield to pedestrians sign and 2 painted crosswalks be added to the site plan.
- * Proper erosion control measures be maintained to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

27 June 1994

**CITY OF WORCESTER
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: June 23, 1994

At a meeting held on *June 22, 1994*, the Worcester Planning Board voted unanimously to approve the *Site Plan Approval* application filed by Xieu Nguyen, owner.

The petition involves the construction of a *single family residence* at a parcel located at 23 Paris Avenue, Worcester, Massachusetts.

Proper notice on *June 8, 1994*, was given for the meeting by the Planning Board.

The *Site Plan Approval* was granted with the following conditions:

- * *The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.*

Authorized Planning Board Member

Name

John Reynolds

Date

27 June 1994