

MINUTES  
Worcester Planning Board  
January 25, 1995

Planning Board Members Present:     John Reynolds  
  George Russell  
  Joseph Sova

Staff Present: Michael Caforio, DPW Engineering  
                  Michael Traynor, Law Department  
                  Alan Gordon, OPCD  
                  Diana Collins, OPCD  
                  Judith Stolberg, OPCD  
                  David Holden, Code Enforcement

Site Views (2:30 P.M.)

Dinner Break (4:30 P.M.)

Regular Meeting (5:30 P.M.) - City Council Chamber

1.   **Call to Order:** The Chairman called the meeting to order at 5:30 P.M.
2.   **Approval of Minutes - January 11, 1995:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the minutes.
3.   **Worcester Common Fashion Outlets - Amendment to Site Plan Approval:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the amendment to the site plan with the following conditions:
  - \*    Conditions of original approval remain in effect.
  - \*    A five foot greenspace buffer be in place along Franklin Street and Worcester Center Boulevard.
  - \*    Plans for previously approved sign and landscaping be presented to OPCD within 30 days and be in place within 90 days.
  - \*    Snow storage area be designated.
  - \*    Annual review of this amendment in order that the temporary parking plan can be monitored.
4.   **100 Mayfield Street - Site Plan Approval:** The item was continued to the February 8, 1995 meeting.

5. Greenwood Street and Route 20 - Site Plan Approval: The item was continued to the February 22, 1995 meeting. Councillor Paul Clancy offered to meet with neighbors from Arnold Road to help mitigate some of their concerns regarding this project.
6. 189 May Street - Parking Plan Approval: Upon a motion by John Reynolds and seconded by Joseph Sova, the Board voted to approve the parking plan subject to the following conditions:
  - \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
  - \* Move snow storage areas from northern perimeter.
  - \* Remove existing above ground discharge pipe at rear of property.
  - \* Amended plan be submitted to OPCD by January 26, 1995.
7. 295 Shrewsbury Street - Parking Plan Approval: Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the parking plan with the following conditions:
  - \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
  - \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
8. 170 Chandler Street - Parking Plan Approval: Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the parking plan with the following condition:
  - \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.

9. 14 Elm Street - Parking Plan Approval: Upon a motion by Joseph Sova and seconded by George Russell, the Board voted to approve the parking plan with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* DPW drainage requirements be met.
- \* Snow be removed from the site.
- \* Handicapped parking requirements be met.
- \* Proper greenspace buffers be in place.
- \* As built plan submitted with Planning Board reserving the right to review if necessary.

10. Plans To Be Ratified: Upon a motion by Joseph Sova and seconded by George Russell, the Board voted unanimously to ratify the following ANR plans.

#4666 Sherer Trail  
#4667 Southbridge and Cambridge Streets

Other Business: None

The Chairman adjourned the meeting at 8:10 P.M.



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: January 26, 1995

At a meeting held on January 25, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by R&R Plumbing Supply Corporation, Owner.

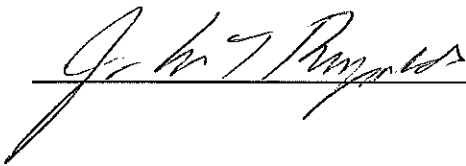
The petition involves the enlargement of parking lot for a total of forty (40) spaces on a parcel located at 170 Chandler Street, Worcester, Massachusetts.

Proper notice on January 11, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 2-2-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: January 26, 1995

At a meeting held on January 25, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Paul Revere Life Insurance Company, Owner.

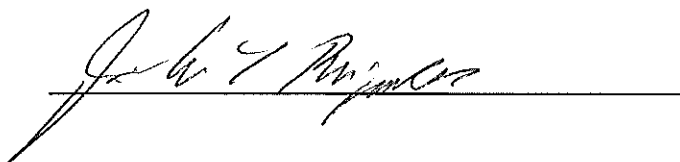
The petition involves enlarging a parking lot to forty-two (42) spaces on a parcel located at 14 Elm Street, Worcester, Massachusetts.

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

The Parking Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* DPW drainage requirements be met.
- \* Snow be removed from the site.
- \* Handicapped parking requirements be met.
- \* Proper greenspace buffers be in place.
- \* As built plan submitted with Planning Board reserving the right to review if necessary.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 2-2-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: January 26, 1995

At a meeting held on January 25, 1995 the Worcester Planning Board voted unanimously to approve the Amendment To Definitive Site Plan Approval application filed by Worcester Center Realty Trust, Owner.

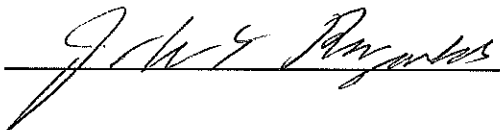
The petition involves the amendment for the approval of a temporary employee parking lot on a parcel located at 148 Commercial Street, 200 Front Street, 60 Front Street, 100 Front Street, 120 Front Street and 110 Front Street, Worcester, Massachusetts.

Proper notice on January 11, 1995 was given for the meeting by the Planning Board.

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

- \* Conditions of original approval remain in effect.
- \* A five foot greenspace buffer be in place along Franklin Street and Worcester Center Boulevard.
- \* Plans for previously approved sign and landscaping be presented to OPCD within 30 days and be in place within 90 days.
- \* Snow storage area be designated.
- \* Annual review of this amendment in order that the temporary parking plan can be monitored.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 2-2-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: January 26, 1995

At a meeting held on January 25, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Dunkin Donuts, Owner.

The petition involves a twenty-two (22) space parking lot for a Dunkin Donuts with a drive-thru which will be housed in a converted existing building on a parcel located at 295 Shrewsbury Street, Worcester, Massachusetts.

Proper notice on January 11, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* 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,

  
\_\_\_\_\_

DATE: 2-2-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: January 26, 1995

At a meeting held on January 25, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by New England Rehabilitation Services of Central Massachusetts, Inc., Owner.

The petition involves the addition of fifty-six (56) parking spaces to bring the total spaces up to two hundred eight-four (284) on a parcel located at 189 May Street, Worcester, Massachusetts.

Proper notice on December 28, 1994 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- \* Move snow storage areas from northern perimeter.
- \* Remove existing above ground discharge pipe at rear of property.
- \* Amended plan be submitted to OPCD by January 26, 1995.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 1-2-95