

MINUTES
Worcester Planning Board
April 12, 1995

Planning Board Members Present: John Reynolds
 George Russell
 Joseph McGinn
 Joan Bagley

Staff Present: Michael Caforio, DPW Engineering
 Paul Moosey, DPW Engineering
 Joseph Mikielien, Code Enforcement
 Alan Gordon, OPCD
 Diana Collins, OPCD
 Judith Stolberg, OPCD

Regular Meeting (5:30 P.M.) - City Council Chambers, City Hall

1. **Call to Order:** The Chairman called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - March 22, 1995:** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to approve the minutes.
3. **Zoning Ordinance Amendment Correction - (Greenwood Street):** Notice of the hearing was read by the Clerk. The public hearing was opened by the Chairman. Alan Gordon explained this was to correct a clerical error. No one spoke in opposition. Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted to close the hearing. Upon a motion by Joan Bagley and seconded by George Russell, the Board voted to recommend an amendment to the Worcester Zoning Ordinance in order to correct an error in the description of a previous zoning district change relative to certain property in the Greenwood Street area, said previous amendment having been adopted on November 16, 1993 (Ordinance No. 6464).
4. **Franklin, Harding & Winter Streets - Zone Change From MG-2.0 to BG-3.0:** Notice of the hearing was read by the Clerk. The public hearing was opened by the Chairman. James Fasser, representing the Worcester Redevelopment Authority, and City Councillor Paul Clancy spoke in favor of the petition. Mr. Fasser requested the hearing be continued to May 10, 1995 so that the WRA can meet with representatives from Presmet and any other abutters who have concerns relative to the zone change. Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to continue the hearing to May 10, 1995.

5. **Central Street Gateway Project Update:** Dennis Hennessy, Economic Development Coordinator, OPCD, briefed the Board on this project. No action was required.
6. **147 Ballard Street (Immedia Sound) - Continued Site Plan Approval:** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to approve the site 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.
7. **633 Salisbury Street (Worcester Jewish Community Center) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to approve the site 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.
 - * Approval by Department of Public Works of revised plan submitted April 12, 1995.
8. **Plantation Street (Six Biotech Park) - Extension of Time Site Plan Approval:** Upon a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to grant a six month extension of time for construction to commence.
9. **26, 28 & 30 Dean Street (Pi Zeta of Lambda Chi Alpha, Inc.) - Site Plan Approval:** Upon a motion by Joseph McGinn and seconded by George Russell, the Board voted unanimously to approve the site 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.

- * Prohibition of permanent outdoor athletic equipment at rear of property and installation of small sign stating same.
 - * Approval by Department of Public Works of revised plan.
10. 993 Grafton Street - Extension of Time: Since this was a previously approved parking plan which has no deadline for construction, no action was necessary by the Board.
 11. 191 Stafford Street (Stafford Street Liquor Store) - Parking Plan Approval: Upon a motion by Joan Bagley and seconded by Joseph McGinn, 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.
 12. Chester Street - Abandon Portion: Upon a motion by George Russell and seconded by Joseph McGinn, the Board voted unanimously to recommend approval of the petition.
 13. Fantasia Estates - Bond Release: Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to release the \$6,000 performance bond.
 14. Plans To Be Ratified: None
 15. Other Business:

Worcester Common Fashion Outlet: Attorney Peter Dawson, representing New England Development, showed the Board pictures of the temporary "Welcome to Worcester" sign which was a condition to Parking Plan Approval.

ANR Plan: Upon a motion by George Russell and seconded by Joan Bagley, the Board voted 4-0 to deny signature of an Approval Not Required (ANR) plan submitted by George E. Smith & Associates on behalf of Fox Hill Builders because the Board determined that said plan does require approval under the City of Worcester Subdivision Regulations since the removal of Brookvale Lane is required to be approved by the Planning Board under Mass. General Laws, Chapter 41, Section 81-O as an amendment to the original definitive subdivision plan.

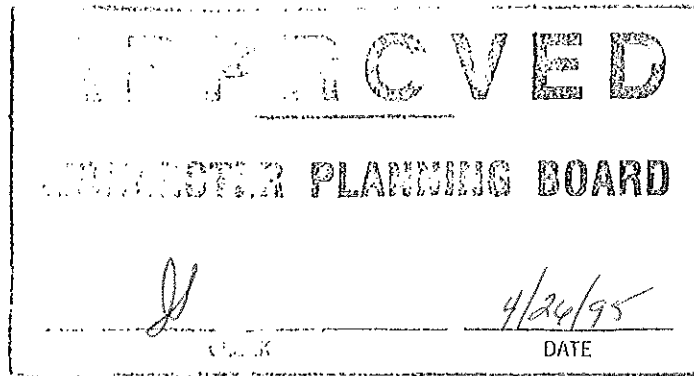
Master Plan Update: The Board asked that the City Manager be contacted to set up a procedure for an update to the City's Master Plan.

Scenic Heights Subdivision: The Board requested the developer be notified that a new completion date and bond extension be set.

Wentworth Manor Subdivision: Upon a motion by George Russell and seconded by Joan Bagley, the Board voted to authorize the Law Department to pull the bond for this subdivision.

Pond View Acres Subdivision: Upon a motion by George Russell and seconded by Joseph McGinn, the Board voted unanimously to accept the covenant as approved by the Law Department.

The Chairman adjourned the meeting at 7:00 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: April 13, 1995

At a meeting held on April 12, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Stafford Discount Liquors/Irene Roberts, Petitioner.

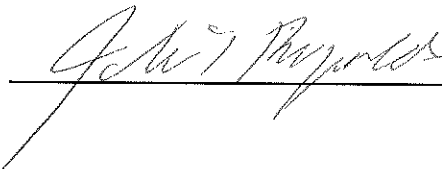
The petition involves alteration of existing Class 2 parking lot license from 30 cars to 15 cars for existing parking lot on a parcel located at 191 Stafford Street, Worcester, Massachusetts.

Proper notice on March 29, 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:

4-14-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: April 13, 1995

At a meeting held on April 12, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Pi Zeta of Lambda Chi Alpha, Inc.


The petition involves the conversion of premises into a fraternity house with a sixteen vehicle on site parking lot on a parcel located at 26, 28 & 30 Dean Street, Worcester, Massachusetts.

Proper notice on March 29, 1995 was given for the meeting by the Planning Board.

The Definitive Site 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.
- * Prohibition of permanent outdoor athletic equipment at rear of property and installation of small sign stating same.
- * Approval by Department of Public Works of revised plan submitted on April 12, 1995.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 4-26-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: April 13, 1995

At a meeting held on April 12, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Worcester Jewish Community Center.

The petition involves the expansion of rear of building; renovation of existing building to include the expansion of the existing health and fitness center and early childhood center; and re-orientation of parking toward Salisbury Street with an additional 25 parking spaces on a parcel located at 633 Salisbury Street, Worcester, Massachusetts.

Proper notice on March 29, 1995 was given for the meeting by the Planning Board.

The Definitive Site 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.
- * Approval by Department of Public Works of revised plan submitted on April 12, 1995.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 4-26-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: April 13, 1995

At a meeting held on April 12, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Immedia Sound.

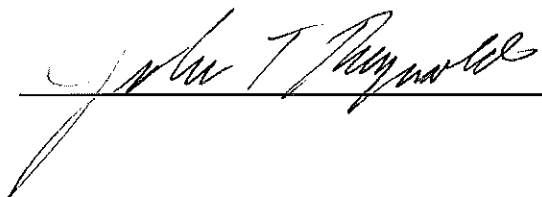
The petition involves the erection of a metal building 56'x90' to be used for wholesale sales and storage of sound stage equipment and spotlights on a parcel located at 147 Ballard Street, Worcester, Massachusetts.

Proper notice on March 8, 1995 was given for the meeting by the Planning Board.

The Definitive Site 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: 4-26-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

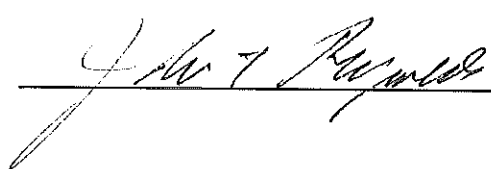
DATE: April 13, 1995

At a meeting held on April 12, 1995 the Worcester Planning Board voted unanimously to approve a Six Month Extension of Time for Definitive Site Plan Approval filed by Worcester Business Development Corporation.

The petition involves a six month extension of the site plan approval for Six Biotech Park granted by the Planning Board on October 13, 1993, as previously amended and extended by the Planning Board on a parcel located at Plantation Street, Worcester, Massachusetts.

Proper notice on March 29, 1995 was given for the meeting by the Planning Board.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 4-26-95