

MINUTES
Worcester Planning Board
April 26, 1995

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

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

Regular Meeting (5:30 P.M.) - Room 310, City Hall

1. **Call to Order:** The Chairman called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - April 12, 1995:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the minutes as amended.
3. **USURP Update - Worcester Redevelopment Authority:** James Fasser, representing the Worcester Redevelopment Authority explained the concept of the Union Station Urban Revitalization Plan (USURP) and its compliance with the goals and objectives of the Worcester Master Plan. This was an informational item as a courtesy to the Board before the detailed review of the plan by the Planning Board on May 10, 1995.
4. **77 Chatham Street (Abby's House) - Site Plan Approval:** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to waive the fee for Site Plan Approval. Upon a motion by Joseph Sova 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.
 - * An eight (8) foot fence be placed on the westerly side of the site.

- * Outside lighting meet Code Enforcement standards.
 - * Hydraulic calculations must be provided.
 - * Perc test results must be provided to support the adequacy of leaching basins.
 - * Number of parking spaces paved left to the discretion of the proponent.
5. 244 Main Street (Main Street Brewery) - 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.
 6. 115 Northeast Cutoff (Allegro-Micro Systems) - Parking Plan Approval: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the parking plan.
 7. Delawanda Drive - Extend 125 Feet At End Of Street: The item was continued for an opinion from the Law Department as to who can provide affidavits.
 8. Plantation Heights - Place On Official Map: Upon a motion by George Russell and seconded by Joan Bagley, the Board voted to recommend denial of the petition. The Board determined that the way proposed to be placed on the Official Map is an easement area over which a common driveway has been prepared and is not either a subdivision roadway or a private street constructed to specifications that would result in a positive planning recommendation.
 9. Villages of Moreland Green - Bond Reduction (Phases II, III and IV): Upon the recommendation of the Department of Public Works, the item was tabled.
 10. Stonehouse Lane - To Make Public: Upon the recommendation of the Department of Public Works, the item was tabled.
 11. Ledgewood Lane - To Make Public: Upon the recommendation of the Department of Public Works, the item was tabled.
 13. Plans To Be Ratified: Upon a motion by George Russell and seconded by Joan Bagley, the Board unanimously voted to ratify the following ANR plans:

Loudon Street
Franklin Street
Heywood & Hatfield Streets

14. Other Business:

Massasoit Village - Phase II: Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to set a bond in the amount of \$82,500.00 with a completion date of June 1, 1996 and a bond expiration date of August 1, 1996

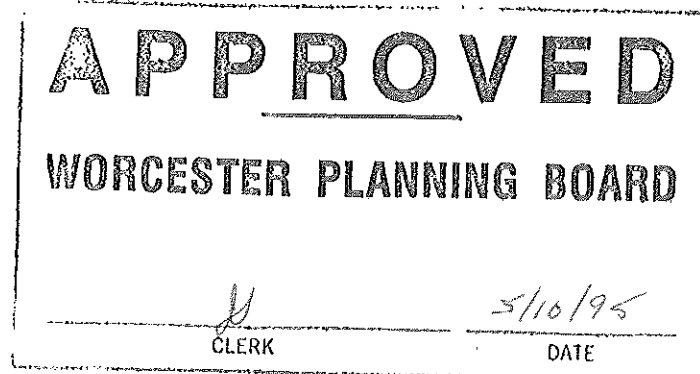
Northeast Cutoff - To Make Public: Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to recommend a Priority 1.

Goddard Memorial Drive - To Make Public: Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to recommend a Priority 1.

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

Coppage Drive - To Make Public: Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to recommend a Priority 1.

The Chairman adjourned the meeting at 6:50 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: April 27, 1995

At a meeting held on April 26, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Davos Realty Trust.

The petition involves the rehabilitation of a five story building in order to operate a brew pub style restaurant on a parcel located at 244 Main Street, Worcester, Massachusetts.

Proper notice on April 12, 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.

AUTHORIZED PLANNING BOARD MEMBER,

Joan H. Bagley

DATE: May 10, 1995

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: April 27, 1995

At a meeting held on April 26, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Abby's House.

The petition involves the renovation and the addition of two units to an existing five unit multi-family residence for a total of seven units on a parcel located at 77 Chatham Street, Worcester, Massachusetts.

Proper notice on April 12, 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.
- * An eight (8) foot fence be placed on the westerly side of the site.
- * Outside lighting meet Code Enforcement standards.
- * Hydraulic calculations must be provided.
- * Perc test results must be provided to support the adequacy of leaching basins.
- * Number of parking spaces paved left to the discretion of the proponent.

AUTHORIZED PLANNING BOARD MEMBER,

Jean H Bagley

DATE: May 10, 1995

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: April 27, 1995

At a meeting held on April 26, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Allegro Micro Systems, Owner.

The petition involves the increase of the number of parking spaces from 499 to 578 by means of re-striping the current parking lot configuration on a parcel located at 115 Northeast Cutoff, Worcester, Massachusetts.

Proper notice on April 12, 1995 was given for the meeting by the Planning Board.

AUTHORIZED PLANNING BOARD MEMBER,

Joan N Baqley

DATE: May 10, 1995