

MINUTES
Worcester Planning Board
June 28, 1995

Planning Board Members Present: Joseph Sova
 Joseph McGinn
 Joan Bagley

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

Regular Meeting (5:30 P.M.) - Room 408, City Hall

1. **Call to Order:** Joan Bagley chaired the meeting in the absence of the Chairman. The meeting was called to order at 6:20 P.M.
2. **Approval of Minutes - June 14, 1995:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the minutes.
3. **Amendment to Zoning Ordinance and Map - Flexible Parking Overlay District:** Notice of the hearing was read by Joseph Sova and Ms. Bagley opened the hearing. City Councillor Michael Perotto, the petitioner, spoke in favor as did Alan Gordon, OPCD Planning Coordinator. No one spoke in opposition. Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to close the hearing. Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to recommend approval of the petition.
4. **Zone Change - 34 Varnum Street (RL-7 to BL-1.0):** Notice of the hearing was read by Joseph Sova and Ms. Bagley opened the hearing. Joan Sheary, the petitioner, spoke in favor as did Alan Gordon, OPCD Planning Coordinator. The following neighborhood residents spoke in opposition: Mary Cavalesky, Nelson LeClair, Lucy Dyona, Mildred Shea, Angelo Setaro, Florence Davis and Richard Reardon. Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to close the hearing. Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to recommend denial of the petition in order to maintain the character of the residential neighborhood and because of safety considerations in the neighborhood.

5. East Central Urban Renewal Plan - Amendment No. 13: Notice of the hearing was read by Joseph Sova and Ms. Bagley opened the hearing. Michael Latka, Executive Director of the Worcester Redevelopment Authority, explained the amendment to the Board. There was no opposition. Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to close the hearing. Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to approve the draft resolution as written.
6. Definitive Subdivision Plan - Gus Drive (Continued): Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted to grant a continuance to July 19, 1995 at the request of the developer.
7. 6-8 Boston Avenue - Site Plan Approval (15% slope); Upon a motion by Joseph Sova and seconded by Joseph McGinn, 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.
 - * Construction and maintenance of swale along the northern property line.
 - * Configuration of 4 parking spaces not to intrude within five feet from westerly property line.
8. 346 Shrewsbury Street (Phil's Service) - Parking Plan Approval: Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the parking plan with the following conditions:
 - * OPCD review of landscaping for parking lot.
 - * Revised plan showing dumpster and snow storage area be submitted to OPCD by the July 19, 1995 meeting.
9. Wentworth Manor (Catalpa Circle) - Extension of Completion Date: Thomas Revane agreed to meet with DPW representatives to establish a schedule for completion of work to be presented to the Board at the July 19, 1995 meeting.

10. Subdivisions - Extension of Completion Dates:

Oak Grove Estates (Phase II & III): Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to extend the completion date to July 1, 1996.

Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to recommend the following completion dates for the following subdivisions:

Orton Street Extension: July 31, 1996

Flint Pond Village - Section 11, Phase 1: November 1, 1995

Arboretum (Phase II): July 1, 1996

Burncoat Meadows (Phases I & II): July 1, 1996

11. Scenic Heights Update: No action was required by the Board.

12. OPCD Neighborhood Planning Grant Application Support Letter: Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to authorize the Clerk to sign a support letter for the above mentioned grant application.

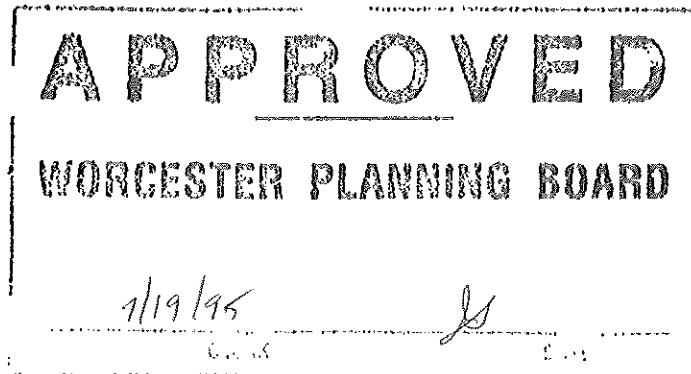
13. Other Business:

Villages of Moreland Green - Bond Releases: Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted to release the \$13,000.00 bond for Phase II, the \$9,000.00 bond for Phase III and the \$8,000.00 bond for Phase IV of the Villages of Moreland Green Subdivision upon the recommendation of the Department of Public Works.

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

Burncoat Street
Stonehouse Lane & Hickory Drive
Rexhame Road

Ms. Bagley adjourned the meeting at 7:40 P.M.



RESOLUTION OF THE WORCESTER PLANNING BOARD

EAST CENTRAL URBAN RENEWAL PLAN
AMENDMENT NO. 13
MEDICAL CITY PLANNING SUBAREA

WHEREAS, the Worcester Planning Board has received a briefing and various documents concerning the Project Area Report and Amendment No. 13 of the East Central Urban Renewal Plan dated June 14, 1995 for the proposed Medical City Subarea at its June 28, 1995 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. 13 will best serve the goals set forth in the amended City of Worcester Master Plan;

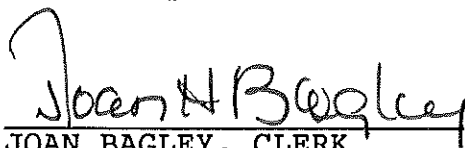
NOW THEREFORE BE IT RESOLVED,

That the Worcester Planning Board hereby approves Amendment No. 13 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 finds that Amendment No. 13 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 Council.

ADOPTED: June 28, 1995


JOAN BAGLEY, CLERK
Worcester Planning Board

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 30, 1995

At a meeting held on June 28, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by James & Eleanor Sbrogna, Owners.

The petition involves the securing of a parking license for an existing business with 12 off-street parking spaces on a parcel located at 346 Shrewsbury Street, Worcester, Massachusetts.

Proper notice on June 14, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Revised plan showing landscaping, dumpster location and snow storage area be submitted to OPCD by the July 19, 1995 meeting.
- * Landscaping installation be inspected and approved by the Office of Planning and Community Development.

AUTHORIZED PLANNING BOARD MEMBER,

Jean H. Bagley

DATE: June 30, 1995

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 29, 1995

At a meeting held on June 28, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by William & Diane Lamothe.

The petition involves the construction of a two unit duplex on a lot which has 15% slope on a parcel located at 6-8 Boston Avenue, Worcester, Massachusetts.

Proper notice on June 14, 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.
- * Construction and maintenance of swale along the northern property line.
- * Configuration of 4 parking spaces not to intrude within five feet from westerly property line.

AUTHORIZED PLANNING BOARD MEMBER,

Jean H. Baerley

DATE: June 30, 1995