

**Planning Board
Worcester, Massachusetts**

**Wednesday, October 27, 1971
Room 209, City Hall**

Agenda

- 11:00 A.M. - Regular Meeting - Room 209 - City Hall**
- 1. call to order**
 - 2. minutes of October 20, 1971**
 - 3. Bailey Road - preliminary - more than one building**
 - 4. adjournment**

The Planning Board met for its regular meeting on Wednesday, October 27, 1971 in Room 209, City Hall.

Members present were: Carlton B. Payson, Philip A. Segel, Frederic R. Butler, and Lloyd Anderson.

Others present were: Gerard F. McNeil, Francis J. Donahue, Alexander A. Pridotkas and John J. Reney.

Mr. Payson called the meeting to order at 11:00 A.M.

Minutes of August 25, September 15, September 29, and October 20, 1971. Mr. Anderson moved that the minutes of August 25, September 15, September 29, and October 20, 1971 be approved. Mr. Segel seconded the motion. The motion was carried by a 4-0 vote.

Bailey Road - preliminary - more than one building. Mr. Robert Bradley presented the plan to the Board. He said that the total number of dwelling units was 264. He said that there were 26 studio apartments, 104 one-bedroom apartments, 82 two-bedroom apartments and 52 three-bedroom town houses.

Mr. Segel asked how many acres of land there were and if there were any high rise structures.

Mr. Bradley replied that there were 20 acres and that there was planned a structure to be about 5 or 6 stories high and all other structures were two stories.

Mr. Reney and Mr. Bradley discussed the various height discrepancies between the proposed high rise apartments and the existing grade of the airport runways.

Mr. Reney stated that FAA approval would be required for construction.

After conferring with Mr. Hardy, Superintendent of Bureau of Waters, Mr. McNeil explained that in order to have the proper water pressure, a 1000 gal. per minute water pump would have to be installed. He also explained that an easement would be required by the city leading from the development to the storage area owned by the city.

Mr. Schechter stated that included in the plans were a swimming pool and tennis courts.

Mr. Anderson asked what the number of parking spaces were.

Mr. Bradley replied that there were 398 parking spaces and that the ratio was 1.5.

Mr. Anderson asked if there were any sewers.

Mr. Bradley said that there were sewers in Baily Road and Scenic Dr. He said that they could connect to both of them.

Mr. Segel asked how the development was to be financed.

Mr. Schechter replied that the development was to be privately financed.

Mr. Segel asked what the rent structure was.

Mr. Bradley said that it would be approximately from \$165 to \$265. Mr. Bradley and Mr. Schechter then thanked the Board for their suggestions.

Mr. McNeil suggested that the designer give consideration to revision of the building and parking layout for the group of buildings on the easterly side of the development in an effort to provide a larger buffer area between the two uses.

Mr. Anderson moved to approve the plan subject to the following conditions:

1. Receipt of a Variance from the Board of Appeals permitting this development.
2. Receipt of a letter of approval from the Federal Aviation Agency permitting such construction, particularly the high-rise building, in such close proximity to the Worcester Airport.
3. Receipt of a letter of approval from the Superintendent of the Bureau of Water, City of Worcester, regarding their plans and intentions to construct a pumping station capable of pumping water at the rate of 1000 gallons per minute to serve the development.
4. Compliance with all requirements of the Chief Engineer of the City of Worcester regarding drainage and street construction.
5. Granting to the City of Worcester a 30 foot wide easement from the cul-de-sac in the north west corner of the land to the adjacent city owned land for all municipal purposes.
6. All construction requirements and details of the Subdivision Control Regulations will apply to this development.
7. Submission of complete engineering and construction drawings prior to advertisement of the public hearing.

Mr. Segel seconded the motion. The motion was carried by a 4-0 vote.

Barry Road - release of bond. Mr. McNeil reported that a report was received from Mr. Hynes, Commissioner of Public Works, stating that the subdivision had been constructed in accordance with the Subdivision Regulations and recommended that the bond be released.

Mr. Segel moved to recommend that the bond be released. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Date of next meeting. The date of the next meeting was set for November 17, 1971.

The meeting adjourned at 11:45 A.M.