

Planning Board
Worcester, Massachusetts
2:30 P. M., City Hall
Wednesday, July 26, 1972

2:30 P. M. - Meeting - Room 209, City Hall

1. Call to order
2. High Street abandonment
3. Date of next meeting
4. Any other business
5. Adjournment

The Planning Board met for a meeting on Wednesday, July 26, 1972 in Room 209, City Hall.

Members present were: Roger W. Bruce, Clerk Frederic R. Butler and Chairman Carlton B. Payson. Others present were: Attorney Charles Abdella and Planning Director Gerard F. McNeil.

Call to order. Chairman Payson called the meeting to order at 2:35 P. M.

High Street abandonment. After discussion, it was decided that a total picture of the High Street abandonment was needed so it was recessed until next called by the Chairman.

Adjournment. The meeting was adjourned at 3:15 P. M. by Chairman Payson.

1

Planning Board
Worcester, Massachusetts
3:00 P. M., City Hall
Wednesday, July 19, 1972

Agenda

3:00 P. M. - Regular meeting - Room 209, City Hall

1. Call to order
2. Minutes of June 14 and June 28, 1972
3. High Street - petition to abandon
4. Simone Street - add to Official Map
5. Grovewood subdivision
 - a. sewer priority for extension in Venus Dr.
 - b. bond amount
 - c. release of lots covered by bond
6. Hingham Hill subdivision bond
7. Hillsboro Village Sect. V - status of bond
8. Knight St. - petition for surface sewer
9. Wawecus School - petition for surface sewer and curb
10. Kinnicut Road South - sewer petition
11. Lincoln Village bond
12. Solferino Street - priority
13. Bailey Street - bond
14. Plans to be ratified
15. Date of next meeting
16. Any other business
17. Recess

5:30 P. M. - Dinner - Putnam and Thurston's Restaurant

7:30 P. M. - Public Hearing - Council Chamber - City Hall

1. 560 Mill Street - more than one building

8:00 P. M. - Regular Meeting - Room 209, City Hall

1. Call to order
2. Item of public hearing
3. Adjournment

The Planning Board met for its regular meeting on Wednesday, July 19, 1972 in Room 209, City Hall.

Members present were: Mrs. Joan Bagley, Roger W. Bruce, Clerk Frederic R. Butler and Chairman Carlton B. Payson. Others present were: Attorney Charles Abdella, Planning Director Gerard F. McNeil, Senior Planner Alexander Pridotkas and Chief Engineer John J. Reney.

Call to order. Chairman Payson called the meeting to order at 3:07 P. M.

Minutes of June 14, 1972 and June 28, 1972. Mr. Butler moved that the minutes of June 14 and June 28, 1972 be approved after the necessary corrections are made. Mrs. Bagley seconded the motion. All were in favor.

High Street - petition to abandon. Attorney Alfred Whiting introduced the architect for the Worcester County National Bank parking garage who showed drawings of the general area and layout. He said he worked with Bob Johnson, Traffic Engineer, and Mr. Donahue, Assistant Planning Director.

Planning Director McNeil asked the construction date and he replied it would be as soon as possible. The Tower is scheduled for completion in the fall of 1973 and the parking garage is scheduled to be completed before then.

Attorney Whiting submitted a petition that Barton Place be removed from the Official Map.

Mr. Payson read Attorney Charles Abdella's letter in part to the planning Board re: High Street - Barton Place abandonment, in which he stated: "Finally, it is respectfully submitted that any vote of the Planning Board be contingent upon an acceptable agreement with the City for the widening of Harrington Corner-Pleasant Street."

No vote was taken on the above issue at this time. It was decided to recess this until the next meeting.

Simone Street - add to Official Map. Mr. McNeil read the letter from the former property owner on Simone Street that was needed to show that the street was in use prior to 1953. Mrs. Bagley made a motion to recommend the addition of Simone Street to the Official Map as it was left off in error, and Mr. Bruce seconded it. The vote was 4-0.

Groveswood subdivision.

- a. sewer priority for extension in Venus Drive. Mr. Butler moved to give this a no. 1 priority and Mr. Bruce seconded it and it was unanimously voted.
- b. bond amount. Chief Engineer John J. Reney stated in his letter to the Planning Board that the estimated cost to construct approximately 815 feet of sewers, roadway, walks, etc. to City Standards is \$36,000.00. Mr. Butler made a motion to also recommend this cash amount for the bond. Mr. Bruce seconded it and all were in favor.
- c. release of lots covered by bond. Mr. Bruce made a motion that when the bond is accepted, release the covenant on lots 1 through 12 inclusive and lots 64 through 75 inclusive. Mr. Butler seconded it. / It was voted 4-0.

Hingham Hill subdivision bond. Chief Engineer Reney stated the estimated cost to construct 650' of roadway, sewers, etc. to meet the requirements of the City of Worcester, is \$26,000. Mr. McNeil recommended the figure be increased by \$1,000 to maintain Stoneleigh Road. Mr. Butler made a motion that this be done as a cash bond and Mrs. Bagley seconded it. It was unanimously voted.

Hillsboro Village - Sect. V - status of bond. John Reney, Chief Engineer, in a letter to the Planning Board, stated the estimated cost to bring subject street to City Standards is \$4,500.00.

Nicholas Papale will post a cash bond for that amount.

John Reney, Vincent Hynes and Mr. Papale had a meeting and it was agreed that Mr. Papale would correct all the deficiencies in Section V except for the cul-de-sac.

Re: Hillsboro Village - Section VI. Douglas Liston said the eight (8) reasons given previously for denial of Section VI have now been fulfilled except for construction of the cul-de-sac.

Mr. Bruce made a motion that the Board will not approve Section VI until Section V is completed in full. Mrs. Bagley seconded the motion and all were in favor.

Knight Street - petition for surface sewer and curb. Mrs. Bagley made a motion that the City Council refer this to the Department of Public Works. Mr. Bruce seconded it. All were in favor.

Wawecus School - petition for surface sewer and curb. Mr. Bruce made a motion that the City Council refer this to the Department of Public Works and Mrs. Bagley seconded it. All were in favor.

Kinnicut Road South - sewer petition. Mrs. Bagley made a motion that the City Council refer this to the Department of Public Works and Mr. Bruce seconded it. It was unanimously voted.

Lincoln Village bond. John Reney stated in a letter to the Planning Board that the estimated cost to construct approximately 800' of sewers, roadway, walks, etc. to City Standards is \$48,000.00 and he suggested at the meeting that all entrances and circles be granite curbing. Mr. Butler made the motion and Mrs. Bagley seconded it.

Solferino Street - priority. A motion was made by Mr. Butler that this be given a no. 1 priority. Mrs. Bagley seconded it. All were in favor.

Bailey Street - bond. The plan is to be revised.

Plans to be ratified. Mr. Butler made a motion that the following plans that were signed be ratified and Mrs. Bagley seconded the motion.

#1618 - plan of land on Main, Thomas, School and Commercial Streets, owned by Worcester Redevelopment Authority, signed 7/5/72.

#1619 - plan of land on Robertson Road, owned by Patrick Z. Sarkisian, signed 7/7/72.

#1620 - plan of land on Grove Street, owned by Gladys N. Bozenhard, signed 7/11/72.

#1621 - plan of land on Preston Street, Murray Avenue and Piedmont Street, owned by Charles Manoog, Trustees of Manoog Realty Trust, signed 7/12/72.

#1622 - plan of land on Fruit and Pleasant Streets, owned by Marcel G. and Marianne G. Chene, signed 7/17/72.

#1623 - plan of land on Manchester Street, owned by City of Worcester, signed 7/17/72.

#1624 - plan of land on Locust Avenue and Anna Street, owned by Jean M. Couture, signed 7/19/72.

#1625 - plan of land on Austin, Oxford, Chandler and Irving Streets, owned by Charles B. and Nellie Dee, signed 7/19/72.

#1626 - plan of land on Hudson, Pleasant and Townsend Streets, owned by Worcester Redevelopment Authority, signed 7/19/72.

#1627 - plan of land on Granite Street, owned by New England Power Co., signed 7/19/72.

Date of next meeting. No date was set for the next meeting. Will advise.

Any other business. Re: Lincoln Village Apartments. Director Gerard McNeil stated MHFA wanted the units brought down from 1550 units to 1200 units. They require 50 - 4 bedroom, 228 - 3 bedroom and 370 - 2 bedroom. FHA would have approved if there were 900 units for the elderly and the units be dropped down to 1350.

Mr. McNeil said he would like to tell MHFA when he goes there, that the Board shows strong objection to the present revised plan.

Mrs. Bagley made a motion that the Board disapproves of the second plan and recommends they change the design and make it as compatible as they can with the first concept. It was seconded by Mr. Butler and was unanimously voted.

Mechanics Hall being considered for submission to the National Register of Historic Places in Washington, D. C. Mr. McNeil read the letter from Secretary of the Commonwealth that the Massachusetts Historical Commission stated that Mechanics Hall is being considered for submission to the National Register of Historic Places in Washington, D. C.

Mrs. Bagley made a motion that a letter be sent to the Massachusetts Historical Commission stating that the Planning Board endorses the submission of Mechanics Hall to the National Register of Historic Places in Washington, D. C. Mr. Butler seconded it. All were in favor.

Recess. The meeting was recessed at 5:05 P. M.

7:30 P. M. - Public Hearing - Council Chamber.

560 Mill Street - more than one building. Mr. Payson first asked for the proponents. Attorney Austin Keane introduced Designer Richard Merrill who said the owner is submitting a new plan. There will be 15 - 1 bedroom, 33 - 2 bedroom, 2½ story garden apartments on 2.12 acres, have a stockade fence and shrubs.

Two buildings will have 18 units each, and one will have 12.

They still have to go before the Board of Appeals.

Chairman Payson then asked for the opponents. Mr. & Mrs. Vahan Martirosian of 542 Mill Street were in opposition in general to the building of the apartments because their property is nearby.

The Planning Board voted to give final approval to the application to permit construction of more than one building on a lot. This approval is conditional upon the following:

1. Receipt of a Variance from the Board of Appeals permitting such construction.
2. Meeting any requirements of the Chief Engineer of the City of Worcester.

Mrs. Bagley made the motion and Mr. Bruce seconded it. All were in favor.

Adjournment. The meeting was adjourned at 8:05 P. M.