

WORCESTER PLANNING BOARD
MINUTES OF MEETING - MARCH 23, 1990

Planning Board Members Present:

Frank DeFalco, Chairman
John Reynolds, Vice Chairman
Joan Sadowsky
George Russell

Staff Present:

Philip Hammond, OPCD
Michael Traynor, Law Department
Francis Donahue, BLUC
Frank Polanik, DPW
Ralph Sarinan, DPW

Chairman DeFalco called the meeting to order at 10:07 A.M.

1. Fox Hollow

Michael Traynor began the discussion by stating that the Shawmut Bank had sent an attorney to represent the bank and was requesting the Board to stay the demand for the bond. He said Shawmut had expressed their willingness to complete the streets according to the approved subdivision plans.

Dennis Pojani, attorney for Shawmut Bank, began by apologizing for the confusion about the March 1, 1990 meeting and stated it was not the bank's intention to ignore the Board. He said the bank is requesting to substitute performance for the subdivision. He said work could not commence until the frost was completely out of the ground which would probably be the beginning of May and work should be completed forty (40) days after commencement. He stated the bank would be negotiating with the City Solicitor's office to determine the scope of work necessary to insure completion to everyone's satisfaction.

George Russell asked if the \$80,000 bond limit was enough up front to complete the work or should the commitment be higher?

Mr. Pojani responded that the one contract bid price received is under the limit of the bond.

Mr. Russell asked if that included engineering costs, etc.

Mr. Pojani responded that it did, provided there was agreement with the City regarding the scope of work necessary.

Mr. Traynor stated that the scope of work is what the Board has already approved under subdivision regulations.

Mr. Pojani said he was not a contractor and there may be some gray areas within the remaining scope of work. Mr. DeFalco asked what the gray areas were.

Frank Polanik stated that most driveways were not to street grading and that they might have to be rebuilt for each house. He said there may have to be negotiations with each individual owner. He also said the sidewalk slopes had to be considered.

Raymond Mariano, City Councillor and subdivision resident, said that most of the driveways in the development were short and shouldn't pose too much of a problem. He said house #'s 14 and 16 had significant problems connecting to the road because of the slope. He added that the cost should not be major.

Ralph Sarinan, DPW, stated the biggest problem would be on the north side. He stated the back of the sidewalk would be eleven (11) inches higher than the gutter. He also said that most of the foundations are 2.5-3 feet below the roadway. He said his estimate of the costs (\$52,833) was on the high side so he felt the bond amount should be sufficient.

Frank Polanik stated the sidewalk feathering costs shouldn't be more than \$10,000.

Mr. Pojani stated that if the work was within the limits of the bond there should not be any problems, but the bank did not want to exceed the \$80,000.

Councillor Mariano requested that the bank representative meet with the Law Department next week to resolve the differences within the scope of work per the approved subdivision plan.

Mr. Polanik stated that the contractor listed by the bank was not licensed and bonded by the City. This process could take a month and is required by the City.

Mr. Pojani said the work would be subcontracted with firms which were licensed and bonded by the City.

John Reynolds made a motion to stay the demand until April 11, 1990 and allow the bank to substitute performance and to allow the Law Department to negotiate with the bank representatives regarding the remaining work. George Russell seconded the motion which was voted unanimously.

No other business was discussed. Chairman DeFalco adjourned the meeting at 10:30 A.M.

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