

WORCESTER PLANNING BOARD

Minutes of Meeting
June 20, 1990

Board Members Present:

Frank DeFalco, Chairman
Joan Sadowsky
John Reynolds
George Russell
Michael Lopardo

Staff Present:

Francis Donahue, BLUC
Philip Hammond, OPCD
Michael Traynor, Law Department
Robert Moylan, Jr. DPW
Michael Caforio, DPW

Regular Meeting

1. Call To Order

Chairman DeFalco called the meeting to order at 1:00 p.m.

2. Approval of Minutes

The minutes of the May 9, 1990 and June 12, 1990 were approved unanimously.

3. Oakwood Lane - Accept as Public

Approved

4. Bancroft Estates - Utility Pole Relocation

No action taken.

5. Fox Hollow - Status Report

City Attorney Michael Traynor briefed the board on the status of completing the Fox Hollow subdivision by the bond-holder Shawmut Bank. Bids for the work came in high, so Shawmut Bank has decided to have Worcester complete the subdivision rather than do the work themselves.

Robert Moylan suggested that the City get immediate access to the \$77,500 Fox Hollow bond and amend an existing DPW contract to start the work.

After securing the subdivision bond steps toward subdivision completion will include:

1. Review the as built plans developed by Bouley Brothers for Shawmut Bank.
2. Amend an existing DPW contract for this additional work.
3. Meet with contractor to discuss Fox Hollow work items.
4. Negotiate price and schedule.
5. Meet with the Fox Hollow neighborhood to explain process and schedule.
6. Begin construction of streets and sidewalks.

The Board authorized the DPW to proceed with the securing the project bond and completing the subdivision.

6. Catalpa Circle - Request to Waive Requirements

Waiver approved for sidewalk.

7. Wrentham Road - Communication

Abutters to the Camelot Village subdivision have questioned why subdivision private streets will be made public while Wrentham Road remains unimproved. It was their understanding that the developer had agreed to improve Wrentham as a condition of subdivision approval. A Planning Board condition of approval was to pave/improve Wrentham Road. This has not happened.

Under DPW investigation it appears the developer's original agreement to improve Wrentham Road was never approved by the City Council. Therefore, the agreement is not enforceable.

The Board directed the Law Department to contact the developer to remind him of the original agreement and ask him if he will comply.

8. Longview Estates - Extend Bond

The Board voted unanimously to extend the bond for phases I and II from July 1, 1990 to November 1, 1990.

9. Bolton Street - Priority

Priority #1

10. Smallwood Village - Set Bond

The Board set a bond of \$286,950.00 and established a project completion deadline of December 1, 1991.

11. Zoning Amendment

Under Section x - Section 3(e) the Board voted to correct language to say that "no portion of a lot can be less than 20 feet of width". This correction will be sent to City Council so they can act on this zoning amendment.

12. ANR Plans

Philip Hammond informed the Board that steps will be taken to eliminate confusion about the new frontage requirement. Now the OPCD will be placing a statement on all ANR plans that show the correct frontage but do not conform to zoning.

The statement will read that the "ANR endorsement is not a determination of conformance with zoning regulations..."

View - 2:00 P.M.

1. Attleboro Street - request to open private street.
2. Fourth Street - Site Plan Review
3. Bedford Ave. - request to open private street.
4. Clark Street - Preliminary more than one (1) building on a lot - Site Plan Review.

Regular Meeting - 3:15 P.M.

1. Clark Street - Preliminary, more than one (1) building, Site Plan Review

Tony Wonseski of C.T. Male Associates representing the Teamster Retiree Housing Coporation presented the proposal for Clark Street. After the Board questioned the proponent about the affordability of the project, unit make-up, map scale, wetlands and aquifer protection, the Board unanimously approved the application for more than one (1) building on a lot.

Members held site plan approval until the proponent can respond to questions raised by the various city departments. The Board will act on site plan review at the next meeting.

2. Fourth Street - Site Plan Review

William R. Picard of William R. Picard AICP and Associates presented the Woodmere Apartment complex project, a one hundred and thirty-seven (137) unit low-rise building. Engineer Mitchell Gill, Traffic Engineer Dermond Kelly, developer Michael Vennicasa presented differerent aspects of the project.

Board members raised questions concerning:

- project dumpster locations
- recreational space on site, is there enough?
- snow removal
- sidewalks
- the location of post office boxes
- apartment rents
- the location of the retention basin
- location of site wetlands

Faced with a number of questions and issues the proponent was asked to return to the Board's next meeting in July and be ready to respond.

The site plan approval was tabled.

3. Brook Crossing - Subdivision Communication

Andy Liston of Thompson and Liston, presented his case for a reconfiguration of the Brook Crossing subdivision so that access will not negatively impact wetlands. Local and State review agencies have asked that two (2) subdivision access points be maintained, while minimizing wetlands crossings. He described several alignments that if approved would insure two (2) access points. Both schemes will be influenced by the future approval of the abutting High Meadow Estates project.

The Board voiced its support of maintaining two (2) access points and the process for modifying the preliminary plan. They directed Mr. Liston to formally communicate what action will take place in this subdivision regarding this issue.

4. Indian Hill Subdivision - Access Concerns

Attorney Peter Ventura representing concerned neighbors on New Bond Street have requested that access to the abutting subdivision be closed. The attorney was directed to contact the attorney for the developer to begin the process of closing the street. The developer needs to request the City about the closing. This access road was not in the approved Definitive Plan and should be eliminated.

5. Burncoat Park Subdivision - Definitive Plan

Board member George Russell asked municipal staff to clarify a number of issues, specifically:

- Is this an old or new subdivision plan?
- Is the plan different from the original submittal?
- Is the dam construction different?
- Is the type of pump station different from the original design?
- Have all site and lot access questions been resolved?
- Is the duplex plan the same as first proposed?

In each case, municipal staff presented a picture that described a definitive plan which was a modified definitive subdivision, not a new plan. The questions relating to pump station dam construction, etc. were answered by staff and they indicated that the plan was in compliance with the City's subdivision control law.

John Reynolds expressed concern and reservations about the disposal of project sanitary sewerage and the lack of details about plans for disposal. This concern clouds the issue of whether the project is in compliance with subdivision regulations.

On a motion by Mr. Reynolds, seconded by Mr. Russell, the Board voted 4-0, with Mike Lopardo abstaining, to deny the Definitive Plan. The major reason for denial is the lack of specifics relating to sewerage disposal and the uncertainty of whether the City would accept the proposed project pump station. The motion for denial listed the uncertainty of the project to connect to public sewers and whether the City has the ability to accept the pump station as presently designed.

6. Bedford Avenue - Private Street Opening

The Board approved the street opening to allow for the construction of a duplex.

7. Attleboro Street - Private Street Opening

After site inspection, the Board was disturbed that the street had already been opened and the site had been totally excavated. There was a question concerning how the developer, RAD Construction, Inc. received a building permit and what street number was used.

Following comments by Councillor Janice Nadeau, the Board directed RAD Construction to re-appear before the Board with complete plans of the project and to clearly identify how the site and the garages will be accessed.

8. Plans to be Ratified

4252 - Plan of land on Mill Street owned by Ralph D. Smith, signed on 5/14/90.

4253 - Plan of land on Benham Street, owned by Paul Boutiette, signed on 5/14/90.

4254 - Plan of land on Fourth Street, owned by R.H. Gallo, signed on 5/14/90.

4255 - Plan of land on Everton Avenue, owned Anthony Bernardi, signed on 5/16/90.

4256 - Plan of land on Dixfield Street, owned by Kenneth DeWolf, signed on 5/22/90.

4257 - Plan of land on East Mountain Street, owned by Classic Modular Homes, signed on 5/22/90.

4258 - Plan of land on Orton Street Extension, owned by Landmark Realty Trust, signed on 5/22/90.

4259 - Plan of land on Santoro Road, owned by Burncoat Meadows Realty Trust, signed on 5/22/90.

4260 - Plan of land on Edgeworth Street, owned by Shelter-Vest, Inc., signed on 6/20/90.

4261 - Plan of land on Willowbrook Lane, owned by Eleanore O'Coin, signed on 6/7/90.

4262 - Plan of land on Maravista Road, owned by Michael Conway, signed on 6/2/90.

4263 - Plan of land on Barber Avenue, owned by Mitch Gill, signed on 6/7/90.

4264 - Plan of land on Fairmont Avenue, owned by Paul Suschy, signed on 6/7/90.

4265 - Plan of land on Moduc Street, owned by Daniel Coscia, signed on 6/7/90.

4266 - Plan of land on Dixfield Street, owned by Domenic Esposito, signed on 6/7/90.

4267 - Plan of land on North Bend Road, owned by Don and Carol Shakow, signed on 6/7/90.

4268 - Plan of land on Rockrimmon Road, owned by Heritage Equity Resources, signed on 6/20/90.

4269 - Plan of land on Hampton Street, owned by Gentile, signed on 6/20/90.

4270 - Plan of land on Nanita Street, owned by Robert Dalbee, signed on 6/20/90.

4271 - Plan of land on Fourth and Center Streets, owned by G. Realty Trust, signed on 6/20/90.

9. Other Business

Villages at Moreland Green

A discussion by the Board concerning subdivision completion, no formal action required.

10. Date of Next Meeting - July 18, 1990

11. Adjournment