

Worcester Planning Board Minutes  
July 17, 1991  
Room 310, City Hall  
1:00 P.M.

Planning Board Members Present: Frank DeFalco, Chairman  
John Reynolds  
George Russell  
Michael Lopardo

Staff Present: Stephen O'Neil, OPCD  
James Fasser, OPCD  
Judith Stolberg, OPCD  
Francis Donahue, BLUC  
Michael Traynor, Law Department  
Michael Caforio, DPW  
Robert Peterson, Health Department

Chairman Frank DeFalco called the meeting to order at 1:10 P.M.

The Zoning Map was discussed at length. It was the Board's feeling that the map should be done in its entirety before being submitted to the City Council. Stephen O'Neil reported that the main concerns expressed during a series of public meetings on the map involved Institutional Zones and Open Space Zones. John Reynolds expressed the view that only property owned by institutions and contiguous should be zoned Institutional. The Board felt that each Institutional Zone should be looked at separately. Regarding open space zones, George Russell stated that advocates for these zones should petition the City Council for the creation of such zones. Deborah Carey, Mass. Audubon Society, spoke in favor of open space zones saying that public park land and conservation restrictions should be zoned as open space. She also said the map should include the completed Aquifer Protection Overlay. Ted Conna agreed that the Aquifer should be completed before the map is presented to City Council. He also questioned why Beaver Brook Park was zoned BG-4.0. Mr. O'Neil stated that the use was restricted but also encouraged economic development. Mr. Conna also stated he thought the Blackstone River area zoning must be consistent with the protection of the river. John Miller, Worcester Polytechnic Institute, said the setbacks in Institutional Zones are greater so the neighbors may in fact have more protection. John Reynolds said that in his opinion the neighbors would lose some of their rights to their property if re-zoned Institutional. George Russell said the purpose of Institutional Zones was so the institutions could grow up not expand into the neighborhoods.

It was decided to have a meeting on August 14, 1991 at 2:00 P.M. which would be devoted exclusively to the discussion of the Zoning Map. The Board definitely does not want to send a fragmented map to the Council.

At 2:00 P.M. the Board went out to view sites.

## Regular Meeting

1. Call to Order: The Board reconvened at 3:15 P.M.
2. Minutes from the June 5, 1991 and June 19, 1991 meetings were approved.
3. Barber Avenue - Discussion Regarding Reconstruction: Attorney Samuel DeSimone and Fran Zerretti, representing B&E Associates, detailed a plan for reconstruction of a portion of Barber Avenue to City standards and at proponent's expense. He stated that a petition has been filed with the City Council to seek prior approval from the City. Michael Caforio stated that the City could not be responsible for a forced pump system. Mr. Zerretti responded that there would be an internal pumping station within the building which would be the proponent's responsibility. No action was necessary by the Board at this time.
4. Oak Avenue and Kendall Street - Continuation of Site Plan Approval: This was continued from the June 19, 1991 meeting because of questions from the Board regarding neighborhood impacts and further DPW and Health Department review. Attorney Dimetrios Moschos outlined the measures taken by The Medical Center of Central Mass./Memorial to address neighborhood concerns. George Russell said that during their view of the site it was obvious that hospital parking lots were being underutilized which contributed to parking problems in the neighborhood. Mr. Moschos assured the Board the employees were being asked to utilize the hospital lots and that a new parking garage was being planned with construction to start next year. He also stated that during construction of this project, the hospital has an agreement with the nearby church for parking. He stated they have a commitment to use the church parking lot for a period of twenty-four months. Robert Peterson from the Health Department said they have no problems with the plan but they would like a copy of the report of the radiation physicist. Upon a motion by George Russell and seconded by Michael Lopardo, the Board voted unanimously to approve the Site Plan with the conditions that the Health Department receive a copy of the radiation physicist's report and that parking in the church parking lot continue through completion of construction of the project.
5. 21 Tacoma Street - Site Plan Approval: Attorney Jonathan Finkelstein, representing the Great Brook Valley Health Center, introduced John Hess, who presented an historical perspective of the center, Dr. Deborah Young, who provided a medical perspective, and Kurt Rockstroh, architect who presented the details of the plan. Michael Lopardo asked about hazardous waste disposal and was assured that disposal would be in compliance with State health regulations. George Russell stated that he thought the retaining wall was too close to the Robbins

property. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted 3-1 to approve the Site Plan with the condition that the project conform to all Conservation Commission requirements because of its proximity to the wetlands.

6. 25 Tacoma Street - Parking Plan Approval: Attorney Jonathan Finkelstein presented the plan to the Board. Upon a motion by Michael Lopardo and seconded by John Reynolds, the Board voted unanimously to approve the Parking Plan.
7. Clark & Tacoma Streets - Teamsters Housing: Upon a motion by Michael Lopardo and seconded by John Reynolds, the Board voted unanimously to approve the Site Plan.
8. North Meadow Estates - Preliminary Subdivision and Preliminary Site Plan Approval: Ronald Pica, Project Engineer, explained the preliminary plan to the Board. Michael Caforio had some serious concerns with the plan and said the proponent should meet with DPW before submission of the Definitive Site Plan. John Reynolds urged the proponent to proceed with caution. George Russell stated they should look at cluster zoning for the project. The developer stated that a previous Board didn't want cluster zoning for the site and they had accordingly spent thousands of dollars in engineering costs for redesign. George Russell reiterated that since the adoption of the new ordinance, cluster zoning should be looked at. Michael Traynor advised the Board that they have forty-five days to act on the preliminary plan and the proponent cannot file for definitive approval within that sixty days. If the Board takes no action, the proponent can file for definitive approval. Upon a motion by George Russell and seconded by Michael Lopardo, the Board voted to hold this item so the proponent can meet with DPW and OPCD.
9. Burncoat Meadows - Bond Status Discussion: This item was on the agenda because the developer wanted to phase the bonding. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted a bond of \$170,000 for Santoro Road with a completion date of July 1, 1991 and an expiration date of September 1, 1991, a bond of \$19,000 for Christie Court with a completion date of November 1, 1991 and an expiration date of March 1, 1992 and also to place a covenant on the remainder of the site.
10. Bancroft Estates - Bond Status Discussion: This item was on the agenda to extend the completion date. Michael Caforio stated that DPW prefers short extensions. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted unanimously to extend the completion date from July 1, 1991 to September 1, 1991.

11. Longview Estates - Bond Status Discussion: Michael Traynor stated that the bank would like a copy of the punchlist and would like to be notified when problems arise. Michael Caforio informed the Board that the developer has done nothing during this construction season. Mr. Traynor stated the Board should invite the bank in for a discussion regarding the project. The Board asked that a letter be sent inviting a representative from the bank to the meeting on August 21, 1991 for a discussion of the problems.

12. Westside Subdivision - Review: This item was tabled.

13. Planning Board Annual Report For FY'90: Upon a motion by Michael Lopardo and seconded by George Russell, the Board voted to approve the Annual Report for submission to the City Manager.

14. Plans To Be Ratified:

4381 Plan of Land on Gold Street, owned by Wyman-Gordan Co., signed on July 2, 1991.

4382 Plan of Land on Boston Avenue, owned by Suffolk Properties, signed on July 2, 1991.

4383 Plan of Land on Wells Street, owned by Worcester Industrial Ct. Trust, signed on July 2, 1991.

4384 Plan of Land on Sunderland Road, owned by Robert Gallo, signed on July 2, 1991.

4385 Plan of Land on Daton Street, owned by Robert and Johanne Perkins, signed on July 17, 1991.

4386 Plan of Land on Monadnock Road, owned by Joseph and Mary Carroll, signed on July 17, 1991.

4387 Plan of Land on Hamiton Street and Ralph Avenue, owned by Jane Hearn, signed on July 17, 1991.

15. Date of Next Meeting: The next meeting will be on August 7, 1991 at 2:00 P.M. It was decided to have a special meeting on August 14, 1991 at 2:00 P.M. devoted entirely to the Zoning Map. There will be a regular meeting on August 21, 1991 at 2:00 P.M.

16. Any Other Business:

591 Lincoln Street - The proponent requested an extension in order to work with an abutter who has an objection to the plan. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted unanimously to grant an extension of time until after the August 12, 1991 Zoning Board of Appeals meeting.

Orton Street - Phase II Bond Expiration: Upon a motion by Michael Lopardo and seconded by John Reynolds, the Board voted unanimously to extend the bond expiration date for Phases II and III to October 1, 1991 and discharge the covenant.

Public Hearing

1. Plantation Street - Request To Change Zone From RS-7 to BG-2.0: Attorney Dimetrios Moschos, representing the Sisters of Notre Dame, introduced Sister Mary Delaney, Liaison, and James Kelly, Engineer and Project Manager. They detailed plans for their property to construct a 123 bed nursing home facility which cannot be built under the current zoning. Their Determination of Need expires on December 21, 1991 so construction must begin by then. George Russell asked if the Board had the authority to recommend another zone. Michael Traynor responded that the Board cannot change the petition and can only vote to approve or deny. John Reynolds said he would only vote for the minimum zone change which would allow the nursing home and had reservations about a BG-2.0. William Picard, Maurice Boisvert, Louis Boucher and John Boucher spoke in support of the project which requires a zone change. George Russell stated that the OPCD recommendation for the area is only a recommendation and that the Board has not made any final decisions regarding the Zoning Map. John Reynolds said he would like to find a way to accommodate the nursing home without opening up the area for other uses.

Ted Conna, President of the Regional Environmental Council, spoke in opposition to a BG-2.0 zone. He expressed the view that if for some reason the nursing home didn't go in, too many uses would be allowed for the land. His recommendation was for an RG-5 or a BO-1.0 zone.

George Russell asked if the petitioner could amend the petition. Michael Traynor said no and the City Council can approve the zone change, not approve the change or amend the petition to make it more restrictive.

The Board did not want to approve the request so Mr. Reynolds asked Stephen O'Neil what he would recommend. Mr. O'Neil responded that he would recommend a BO-1.0. Mr. Moschos agreed that the project could go forward with a BO-1.0 zone but that he felt the request for a BG-2.0 was consistent with City recommendations for zoning in the area.

Chairman DeFalco closed the hearing at 8:25 P.M.

Regular Meeting

1. Item of Public Hearing: Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted unanimously to deny

the request from the Sisters of Notre Dame for a zone change from RS-7 to BG-2.0 but to recommend the zone be changed from RS-7 to BO-1.0 in order to accommodate the construction of the nursing home.

The Board members then expressed their thanks and extended their best wishes to Francis Donahue, Director of the Bureau of Land Use Control, who announced his retirement.

2. Adjournment: Chairman Frank DeFalco adjourned the meeting at 8:45 P.M.