

**MINUTES
Worcester Planning Board
February 12, 1997**

Planning Board Members Present: George Russell
Joseph Sova
Samuel Rosario
Joe Boynton

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Joseph Mikielian, Code Enforcement
Alan Gordon, OPCD
Judith Stolberg, OPCD
Diana Collins, OPCD
Stephen Madaus, Law Department
Joseph Borbone, Traffic Engineering

Regular Meeting (5:30 P.M.) - Council Chambers, City Hall

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to approve the minutes of the December 11, 1996 meeting. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted to approve the minutes of the January 8, 1997 meeting.
3. **115 Northeast Cutoff (Allegro Microsystems, Inc.) - Special Permit:** This hearing was continued from January 8, 1997. Paul McManus spoke in favor of the petition. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted to approve the Special Permit with the following conditions: (1) Chemical storage in the proposed facility be limited to no more than 165 gallons of nitric acid and 275 gallons of hydrofluoric acid as stated in December 11, 1996 letter from Donald W. Alger. (2) Any change to the storage volume or chemical will require additional approval. It was noted later in the meeting that the hearing was not closed. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted unanimously to approve the Special Permit with the above referenced conditions.
4. **New Street Extension - Definitive Subdivision Approval:** This hearing was continued from the January 8, 1997 meeting. Attorney Donald O'Neil represented the proponent. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted unanimously to grant the waivers as stated in May 7, 1996 letter. Upon a motion by Joseph Sova and seconded by Samuel

Rosario, the Board voted unanimously to approve the Definitive Subdivision Plan with the condition that a notation be placed on the plan which states that the street is not to be made public.

5. **Railroad Site Near Greendale Mall (Whiteco Outdoor Advertising) - Site Plan Approval:** The item was continued to February 26, 1997.
6. **867-949 Grafton Street (Perkins Farm Marketplace) - Amendment To Site Plan Approval:** A motion was made by Samuel Rosario and seconded by Joe Boynton to waive the requirement to install the physical barrier circumscribing the Papa Gino's property but it was withdrawn. Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to continue the item to the February 26, 1997 meeting. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted to waive the 14 day advertising requirement and allow a 7 day advertisement for Site Plan Approval for Papa Gino's to make voluntary changes to its property in conjunction with this amendment.
7. **99 Gold Star Boulevard (Honeydew Donuts) - Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to approve the parking plan with the following conditions:
 - * Parking plan approval is for 50 spaces.
 - * Landscaping be installed along Ruthven Avenue.
 - * Vegetation be identified and enumerated on plan.
 - * Revised plan be submitted to OPCD prior to release of written decision to proponent.
8. **James Street (Creative Packaging) - Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to grant the proponent's request for leave to withdraw without prejudice.
9. **Shamrock Street (Old) - Request To Add To Official Map:** George Russell stepped down from the Chair and Joe Boynton acted a Chairman for this item. Upon a motion by Samuel Rosario and seconded by George Russell, the Board voted to recommend approval because a three family dwelling has been located there and been in use before the adoption of the Official Map.
10. **Milton Street - Request To Make Private Section Public:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to recommend a Priority 1.

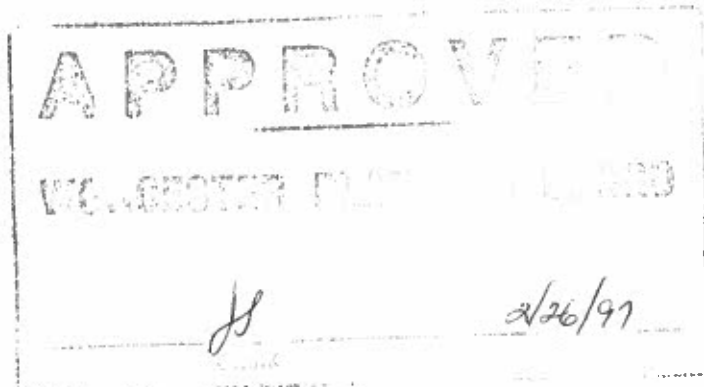
11. **Henrietta Street - Request To Make Public:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to recommend a Priority 1.
12. **Seattle Street - Sewer Request:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to recommend Leave to Withdraw since this should have been a street petition not a sewer petition.
13. **Westmont Subdivision - Release Lot 92 From Covenant:** This request had already been acted upon so no action was necessary by the Board.
14. **Oak Grove Estates (Phase IV) - Extension of Work Completion Date:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to extend the work completion date to October 1, 1997 with a bond expiration date of December 1, 1997.
15. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required plans:

- #4801 - Moreland Green/Highrock Lane
- #4802 - Arborwood Drive
- #4803 - Chatanika Avenue
- #4804 - Flagg Street
- #4805 - Franklin Street
- #4806 - Autumn Street
- #4807 - Tallawanda Drive
- #4809 - Camden Avenue/Dunkirk Avenue
- #4810 - Oak Knoll Road

Other Business:

72 Pullman Street (Shaw's Supermarket): Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to continue the item to February 26, 1997 with the understanding that if no agreement has been reached with abutters by that time, the proponent will ask for leave to withdraw without prejudice and refile at a later date.

The Chairman adjourned the meeting at 6:50 P.M.



**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: January 13, 1997

At a meeting held on January 8, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by 290 West Boylston Associates.

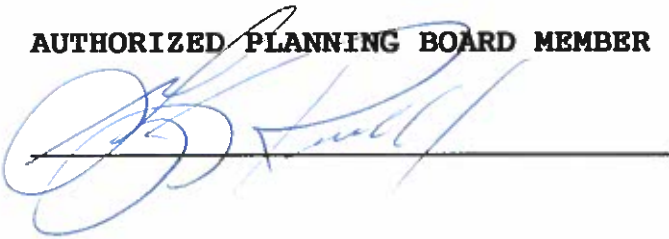
The petition involves the construction of a Speedy Muffler & Brake Shop with a twenty-four (24) space parking lot on a parcel located at 294 West Boylston Street, Worcester, Massachusetts.

Proper notice on September 25, 1996 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Dimensions of screening around dumpster be shown on plan.
- * Snow storage area be delineated on plan.
- * Concerns in letter from Department of Public Works dated January 2, 1997 be addressed to satisfaction of said department.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE:

2-12-97

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: January 13, 1997

At a meeting held on January 8, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Madison Cable Corporation.

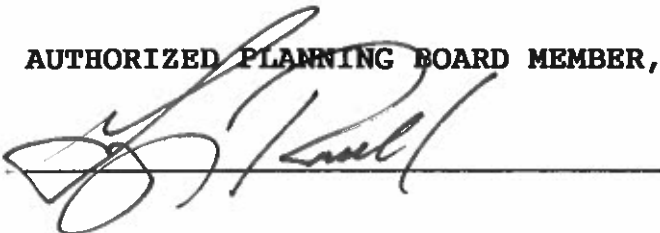
The petition involves the construction of a 41,800 square foot manufacturing addition, 19,200 square foot office addition and 93 parking spaces on a parcel located at 125 Goddard Memorial Drive, Worcester, Massachusetts.

Proper notice on December 25, 1996 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- * Detention pond area be grassed and mowed on regular basis.
- * Six handicapped spaces on original plan be replaced by six regular spaces with the six handicapped spaces to be reconfigured to other areas.
- * All concerns in Department of Public Works letter dated January 3, 1997 be addressed to the satisfaction of said department.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



A handwritten signature in black ink, appearing to be "S. Paul", is written over a horizontal line. The signature is stylized and somewhat cursive.

DATE: 1-23-97

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: January 13, 1997

At a meeting held on January 8, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by John Lupien, Lupien Builders.

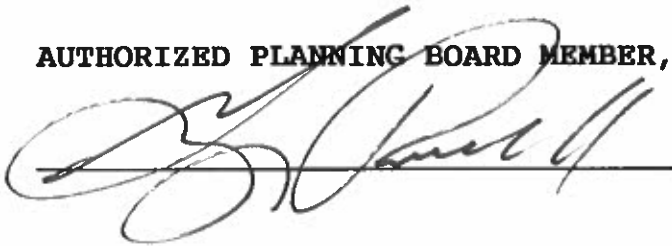
The petition involves the construction of 415.3 linear feet of new roadway with appurtenant utilities and single family homes on ten lots and seven single family homes on Approval Not Required lots on land with 15% or more slope on a parcel located at Stafford Street, Worcester, Massachusetts.

Proper notice on November 27, 1996 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

1-23-97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: January 13, 1997

At a meeting held on January 8, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Solomon Schecter Day School.

The petition involves an addition onto school and expansion of parking lot by thirty (30) spaces on a parcel located at 15 Jamesbury Drive, Worcester, Massachusetts.

Proper notice on December 25, 1996 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Striped walk area be placed along northern side of parking area constructed at same grade as lot and a width of five feet.
- * Six foot arbor vitae be placed along the northern end of the property behind snow storage area for screening purposes.
- * Two (2) speed bumps in parking lot and two (2) signs warning of pedestrians walking be installed.
- * Concerns in letter from Department of Public Works dated January 2, 1997 be addressed to satisfaction of said department.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.
- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER



DATE: 1-23-97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: January 13, 1997

At a meeting held on January 8, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by CMS Partners, LLC.

The petition involves the construction of a five single family homes on Lots 4,6,7, 68 & 69 in the subdivision known as Scenic Heights on land with 15% or more slope on a parcel located at Foxmeadow Drive, Worcester, Massachusetts.

Proper notice on November 27, 1996 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- * Said site plan approval is based on revised plan dated January 8, 1997.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

1-23-97