

MINUTES
Worcester Planning Board
May 28, 1997

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

Staff Present: Richard Bradshaw, DPW Engineering
 Joseph Mikielian, Code Enforcement
 Alan Gordon, OPCD
 Diana Collins, OPCD
 Stephen Madaus, Law Department

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 Samuel Rosario and seconded by Joseph Sova, the Board voted to amend the minutes of the May 14, 1997 meeting to show that the vote on the Zoning Ordinance Amendment for Continuing Care Retirement Community development was 3-1 and under Other Business Samuel Rosario made the motion to set the work completion date and bond expiration date for Smallwood Village (Phases I & II) while Joe Boynton recused himself from this item. Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to approve the minutes of the May 14, 1997 meeting as amended.
3. **Scenic Heights - Amendment to Definitive Subdivision Plan:** Notice of the hearing was read by the Clerk. Chris Sachoy explained the amendment to the Board. No one spoke in opposition. Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to approve the amendment to the Definitive Subdivision Plan.
4. **590 Southbridge Street (McNamara Realty Trust) - Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the Parking Plan with the following conditions:
 - * Dumpster be located inside building.
 - * Snow storage area be moved to spaces 1 and 2.
 - * Space #15 be eliminated to provide better access.
 - * Lot to remain gravel not paved.

5. **49 Elm Street (Chancery) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted to approve the Site Plan with the following condition:

* All comments in Department of Public Works letter dated May 22, 1997 be addressed to the satisfaction of said department.

6. **Blithewood Heights Subdivision - Subdivision Default:** Joe Boynton recused himself from this item since his firm represents the developer. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to require completion of outstanding subdivision repair work at Lot 38A (11 Midgely Lane), pursuant to the Performance Guarantee Secured by Cash Deposit agreement or, alternatively, DPW approval of an acceptable work completion plan within ten (10) days from receipt of certified letter to be sent to Abby Rad on behalf of the Planning Board and to authorize the City of Worcester to draw down the funds held as a guarantee to complete the outstanding subdivision repair work if developer does not meet the above requirements to cure said default.

7. **Massasoit Village (Phase III) - Extension of Work Completion Date:** Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted extend the work completion date to June 1, 1998 with a bond expiration date of August 1, 1998.

8. **Seattle Street - Request To Make Public:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to recommend a Priority 3 based on the recommendation of OPCD and DPW.

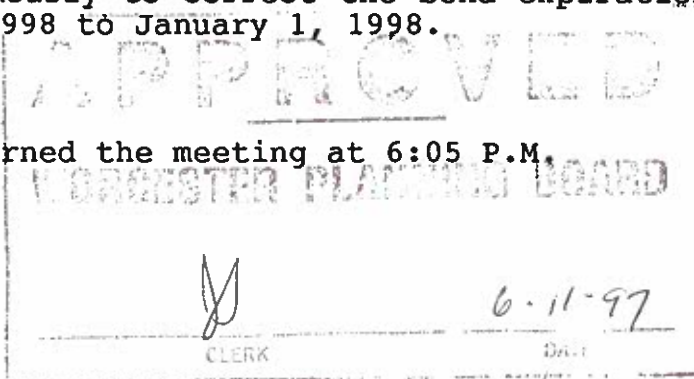
9. **Plans To Be Ratified:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted unanimously to ratify the following Approval Not Required plans:

- #4825 - Westwood Drive
- #4826 - Marie Street
- #4827 - Main Street
- #4828 - Russell-Calvin Drive

10. **Scenic Heights IV - Correction to Bond Recommendation:** Upon a motion made by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to correct the bond expiration date from December 1, 1998 to January 1, 1998.

Other Business:

The Chairman adjourned the meeting at 6:05 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: May 29, 1997

At a meeting held on May 28, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Roman Catholic Bishop of Worcester.

The petition involves the construction of entrance and landscape improvements to the existing Chancery Building to enhance the appearance of the existing structure and provide handicap access on a lot with 15% or more slope on a parcel located at 49 Elm Street, Worcester, Massachusetts.

Proper notice on May 14, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following condition:

- * All comments in the May 22, 1997 letter from the Department of Public Works be addressed to satisfaction of said department.

AUTHORIZED PLANNING BOARD MEMBER,

Joseph A. Lova

DATE:

6-11-97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: May 29, 1997

At a meeting held on May 28, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by James McNamara.

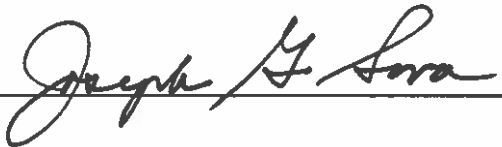
The petition involves the construction of a parking lot for a manufacturing facility on a parcel located at 590 Southbridge Street, Worcester, Massachusetts.

Proper notice on April 30, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Dumpster be located inside building.
- * Snow storage area be moved to Spaces 1 and 2.
- * Space 15 be eliminated to provide better access.
- * Lot to remain gravel, not paved.
- * Revised plan be submitted to the Office of Planning & Community Development showing proper setbacks before issuance of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 6-11-97