

Worcester Planning Board  
Minutes of Meeting  
February 3, 1993  
City Hall, Room 310

Planning Board Members Present: John Reynolds, Chairman  
George Russell  
Joan Bagley  
Thomas O'Connor  
Joseph Sova

Staff Present: Philip Hammond, OPCD  
Michael Traynor, Law Department  
Michael Caforio, DPW  
David Holden, Health/Code Enforcement

View - 3:00 P.M.

Regular Meeting - 5:30 P.M. - Room 310, City Hall

1. Call to Order: Chairman Reynolds called the meeting to order at 5:30 P.M.
2. Approval of Minutes: Held
3. Public Hearing Items

Flint Pond Village - Definitive Subdivision and Site Plan Approval

Attorney Donald O'Neil, developer Al Etre and Art Bouley, Project Engineer, provided project details about Section II of this subdivision off Westborough Street.

Responding to the plans, neighbors Brian Cross, 17 Flint Pond Road, and Enzo Simmarono, 16 Flint Pond Road voiced their opposition to the project. They cited increased traffic, construction impacts, the loss of wildlife habitat and the removal of a cul-de-sac as reasons for their opposition. Given the technical comments provided by municipal departments, the developer was asked to adjust the plans and respond to public comments.

Upon a motion made by George Russell and seconded by Joan Bagley, the Board closed the hearing. The Board has ninety (90) days after the closure of the hearing to make a decision. The item will be placed on the agenda in March.

### Brook Crossing - Definitive Subdivision and Site Plan Approval

Prior to the presentation, City Councillor Stephen Patton was allowed to voice his concern about the project.

Engineer, Andrew Liston, on behalf of the developer, Al-Miraj Inc., described the history of the project and the particulars of the subdivision. Mr. Liston noted that the project has a deeded easement to Hingham Road which provides access. Attorney David Davidson agreed to provide a Certificate of Title verifying this easement.

To support the definitive plans, Mr. Liston stated that the plans would comply with the City's new Subdivision Control Regulations and that the approval would require two (2) waivers. He asked to waive the maximum length of the roadway cul-de-sac and he asked to waive the radii of the roadway. It was stated that the project cul-de-sac would remain at that location until such time that there was access to the adjoining subdivision (North Meadow Estates).

In rebuttal, Al Smith, a neighborhood resident, noted several wetland conditions that supported strong neighborhood opposition. They cited traffic congestion, wetlands issues, the burden on the local school system, the site topography as it relates to abutting properties and the general sense of displeasure with the pending loss of open space. Neighbors who spoke in opposition to subdivision approval included: Al Smith, James Adams, Mike Moore, Walter Sullivan, Brian Bloomfield, Carol Sullivan, David Brattan, Mike Triola, Mike O'Shaunaughsey, Russell Omed and Kathleen McElroy. Additional parties in opposition are shown on the sign in sheet.

After hearing all testimony, the Board closed the hearing. The Board has ninety (90) days from the close of the hearing to make a decision.

### North Meadow Estates - Special Permit/Cluster Subdivision

Ron Pica, engineer, presented the plan for constructing attached single family homes in a cluster configuration off of Clark Street. Following the presentation, the Board was informed that the provision in the Zoning Ordinance to allow this type of cluster was removed as part of the Board's recent amendments to the City of Worcester Zoning Ordinance. Therefore, in spite of the applicant's ZBA approval for single family attached units, the Board may be unable to issue a Special Permit for cluster. The award of this type of Special Permit would be invalid.

Faced with this new issue, the discussion focused on how this happened and what were the options to assist the development which had received encouragement from the Board. Beyond the discussion about process, Sunny Guston from Sutton Apartments voiced her concern about the rise in traffic on Clark Street, her general opposition to the project's open space and how it would be maintained and conveyed.

Due to unresolved issues, the Board continued the hearing.

4. 377 Plantation Street - Worc. Business Development Corp. -  
Parking Plan Approval

Attorney Robert Sudmeyer, Biotech Director Ray Quinlan and Peter Wells, Project Architect, reviewed the project particulars for the new Biotech Four building. Based on the facts and plans as submitted, the Board unanimously approved the Parking Plan subject to compliance with Department of Public Works conditions and standards.

5. Wigwam Hill Estates - Site Plan Approval - continued  
42 Wigwam Hill Drive and 80 Wigwam Hill Drive

Attorney Albert Hayek, representing Wigwam Hill Estates, and Attorney Jonathan Finklestein, representing the residents of Wigwam Hill, each presented their cases for approval/rejection respectively. Issues relating to snow plowing, safety, frontage and the applicability of subdivision control regulations were the primary points of conversation.

As part of the testimony, it was discovered the Wigwam Hill Associates was not the owner of the lots slated for site plan approval. Therefore, the applications and signatures as submitted were invalid.

For the two (2) continued cases the Board held the items until February 17.

6. Wigwam Hill Estates - Site Plan Approval - continued  
510 Plantation Street (withdrawn)  
82 Wigwam Hill Drive, 70 Wigwam Hill Drive  
68 Wigwam Hill Drive, 14 Wigwam Hill Drive

The four (4) remaining site plan applications were rejected because of an invalid signature page. The owners of record did not sign and authorize Wigwam Hill Associates to proceed with these applications. The Board voted to waive the fees for future submittals on these four sites.

7. 19 Crown Street - Site Plan Approval

Based upon the plans as submitted the Board voted unanimously to approve the site plan for this project to operate as a lodging house.

8. 7 Oread Street - Parking Plan Approval - continued - Item held

9. Simone Street - Private Street Opening - continued - Item held

10. Plans To Be Ratified

- 4534 Plan of Land on Liscomb Street owned by Edith DiTullio,  
signed on January 15, 1993.
- 4535 Plan of Land on Franklin/Pollock Street owned by Frongillo  
and Diliddo Realty Trust, signed on February 3, 1993.
- 4536 Plan of Land on Aylesbury Road owned by Herbert Cohan,  
signed on February 3, 1993.
- 4537 Plan of Land on County Street owned by Peter Fallash,  
signed on February 3, 1993.
- 4538 Plan of Land on Whipple Street owned by Joan Brick,  
signed on February 3, 1993.

10. Any Other Business - None

11. Adjournment - Chairman Reynolds adjourned the meeting at 9:45  
P.M.

Meeting Dates: February 17, 1993  
March 3, 1993  
March 17, 1993

