

MINUTES  
Worcester Planning Board  
September 27, 1995

Planning Board Members Present:     George Russell  
  Joseph Sova  
  Joseph McGinn  
  Perry Hanson

Staff Present: Michael Traynor, Law Department  
                  Paul Moosey, DPW Engineering  
                  Michael Caforio, DPW Engineering  
                  David Holden, Health/Code Enforcement  
                  Alan Gordon, OPCD  
                  Judith Stolberg, OPCD  
                  Diana Collins, OPCD

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

1.   **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2.   **Approval of Minutes - September 13, 1995:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the minutes.
3.   **East Central Urban Renewal Plan (Amendment No. 14):** Notice of the hearing was read by Joseph Sova and the Chairman opened the hearing. Michael Latka, Executive Director of the Worcester Redevelopment Authority, explained the amendment to the Board. There was no opposition. Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve Amendment No. 14 with the following resolution:

WHEREAS, the Worcester Planning Board has received a briefing and various documents concerning the Project Area Report and Amendment No. 14 of the East Central Urban Renewal Plan dated September 15, 1995 for the proposed Medical City Subarea at its September 27, 1995 meeting; and

WHEREAS, it is the desire of the Worcester Planning Board to recognize that it has found that the Medical City Subarea of the East Central Urban Renewal Area is a decadent area as defined in Section 1 of Chapter 121B and Section 12.01 of 760CMR; and

WHEREAS, the Worcester Planning Board believes that the implementation of this Amendment No. 14 will best serve the goals set forth in the amended City of Worcester Master Plan;

**NOW THEREFORE BE IT RESOLVED,**

That the Worcester Planning Board hereby approves Amendment No. 14 to the East Central Urban Renewal Plan (Mass. R-88) to provide additional acquisition of land necessary for project improvements in the Medical City Subarea of the East Central Urban Renewal Area and finds that Amendment No. 14 is based on the Project Area Report, also referred to as the local survey, and conforms to the Master Plan, as amended, for the City of Worcester as a whole; and

**BE IT FURTHER RESOLVED,**

That a copy of the attached report and of this resolution be sent forthwith to the Worcester Redevelopment Authority and to the City Council.

4. **Site Plan Approval - 208 Pleasant Street:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the site plan with the following condition:
  - \* Substantial berm be installed at end of each parking space.
5. **Parking Plan Approval - 227 Burncoat Street:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the Parking Plan with the following conditions:
  - \* Revised plan be submitted showing drainage as requested by Department of Public Works.
  - \* Signage showing one way access and egress be installed and shown on revised plan.
  - \* Sign designating handicapped parking place be installed and shown on revised plan.
6. **Flint Pond Village Subdivision - Reduce Bond (Phases II & III):** Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to reduce the bond by \$77,000.00 creating a bond in the amount of \$5,000.00 for Phase II and to reduce the bond by \$13,000.00 creating a bond in the amount of \$2,000.00 for Phase III of the above referenced subdivision with work completion dates of November 1, 1996 and bond expiration dates of January 1, 1997 for both phases.
7. **Flint Pond Village Subdivision - Extend Completion Date (Phase IV):** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted to extend the completion date for Phase IV to November 1, 1996 providing the existing surety be extended to January 1, 1997.

8. Scenic Heights I & II - Extension of Completion Dates: Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted to extend the completion dates for Scenic Heights I and Scenic Heights II to December 15, 1995.
9. Accept As Public (Everett Gaylord Boulevard, Frances J. McGrath Boulevard [Between Myrtle and Green Streets], Lambert Circle, Laurel Street, Library Lane, Lynnwood Lane and Vega Lane): Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to recommend a Priority 1 for all of the above mentioned streets as recommended by DPW and OPCD.
10. Plans To Be Ratified: Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted to ratify the following ANR plans:

Boston Avenue

11. Other Business:

Brook Crossing: Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted to set a bond in the amount of \$98,000.00 for the above referenced subdivision, said proposed bond representing an additional \$60,300 to the \$37,700 surety in place which will be released when the new bond is in place and a work completion date of November 1, 1996 with a bond expiration date of January 1, 1997.

Meeting Dates: The Planning Board will meet only once in November (November 15) and December (December 6).

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



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 28, 1995

At a meeting held on September 27, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Daniel A. Phan.

The petition involves the construction of a two story house on a lot which has 15% or more slope on a parcel located at 208 Pleasant Street, Worcester, Massachusetts.

Proper notice on August 30, 1995 was given for the meeting by the Planning Board.

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

- \* Installation of a substantial berm at end of each parking space and submission of revised plan showing said berms.

AUTHORIZED PLANNING BOARD MEMBER,

Jan H. Bagley

DATE: Oct. 5, 1995

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 28, 1995

At a meeting held on September 27, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Child Guidance Association of Worcester, Petitioner.

The petition involves construction of nine (9) open air parking spaces at existing group home on a parcel located at 227 Burncoat Street, Worcester, Massachusetts.

Proper notice on September 13, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Revised plan be submitted showing drainage as requested by Department of Public Works.
- \* Signage showing one way access and egress be installed and shown on revised plan.
- \* Sign designating handicapped parking place be installed and shown on revised plan.

AUTHORIZED PLANNING BOARD MEMBER,

Jean N. Bagley

DATE: Oct. 5, 1995

RESOLUTION OF THE WORCESTER PLANNING BOARD

EAST CENTRAL URBAN RENEWAL PLAN  
AMENDMENT NO. 14  
MEDICAL CITY PLANNING SUBAREA

WHEREAS, the Worcester Planning Board has received a briefing and various documents concerning the Project Area Report and Amendment No. 14 of the East Central Urban Renewal Plan dated September 15, 1995 for the proposed Medical City Subarea at its September 27, 1995 meeting; and

WHEREAS, it is the desire of the Worcester Planning Board to recognize that it has found that the Medical City Subarea of the East Central Urban Renewal Area is a decadent area as defined in Section 1 of Chapter 121B and Section 12.01 of 760CMR; and

WHEREAS, the Worcester Planning Board believes that the implementation of this Amendment No. 14 will best serve the goals set forth in the amended City of Worcester Master Plan;

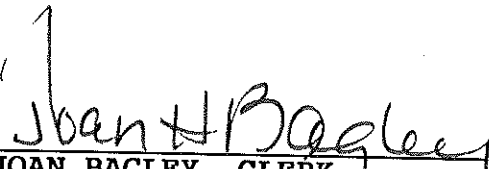
NOW THEREFORE BE IT RESOLVED,

That the Worcester Planning Board hereby approves Amendment No. 14 to the East Central Urban Renewal Plan (Mass. R-88) to provide additional acquisition of land necessary for project improvements in the Medical City Subarea of the East Central Urban Renewal Area and finds that Amendment No. 14 is based on the Project Area Report, also referred to as the local survey, and conforms to the Master Plan, as amended, for the City of Worcester as a whole; and

BE IT FURTHER RESOLVED,

That a copy of the attached report and of this resolution be sent forthwith to the Worcester Redevelopment Authority and to the City Council.

ADOPTED: September 27, 1995

  
JOAN BAGLEY, CLERK  
WORCESTER PLANNING BOARD