

Planning Board
Worcester, Massachusetts
Wednesday, April 21, 1971
City Hall

Agenda

- 3:00 P. M. - View
1. Mill Street - petition to change zone
 2. Delmont Avenue & Bowker Street - preliminary, more than one building
- 4:00 P. M. - Regular Meeting - Room 209 - City Hall
1. call to order
 2. minutes of March 31, 1971
 3. Delmont Avenue & Bowker Street, more than one building, preliminary
 4. Sewer priority system - review
 5. Primrose Street - priority
 6. Brightwood Avenue - priority
 7. Indiana Street - priority
 8. Date of next meeting
 9. Plans to be ratified
 10. Any other business
 11. recess
- 5:30 P. M. - Dinner at Putnam & Thurston's Restaurant
- 7:30 P. M. - Public Hearings - Council Chamber - City Hall
1. Amendment to Sec. 28 of Zoning Ordinance
 2. Mill Street - zone change from ML-1.0 to RS-7
 3. Amendment to Zoning Ordinance re: off-street parking
- 8:30 P. M. - Regular meeting - Room 209 - City Hall
1. call to order
 2. items of public hearing
 3. adjournment

✓

The Worcester Planning Board met on Wednesday, April 21, 1971, in Room 209, City Hall. Members present were: Carlton B. Payson, Lloyd Anderson, Frederic R. Butler, Carl H. Koontz and Philip A. Segel. Others present were: Francis J. Donahue, John J. Reney, Alexander A. Pridotkas and John Brown.

The Board viewed the following areas:

1. Mill Street - petition to change zone.
2. Delmont Avenue & Bowker Street - preliminary, more than one building.

Mr. Payson called the meeting to order at 4:15 P.M.

Minutes of March 31, 1971. Mr. Butler moved that the minutes of March 31, 1971 be approved as corrected. Mr. Anderson seconded the motion. The motion was carried by a 5-0 vote.

Delmont Avenue & Bowker Street - more than one building - preliminary.

Mr. Paldino, representing the Paldino Bros. Construction Co. presented a plan showing two single family homes proposed to be constructed on his lot at the corner of Delmont Avenue and Bowker Street.

Mr. Payson asked Mr. Paldino if he was aware that he would need a variance from the Board of Appeals as the proposed lots would not be in compliance with the Zoning Ordinance.

Mr. Paldino answered that he was aware of this and his attorney was in the process of filing the necessary papers.

The question of surface water drainage came up and it was decided that Mr. Reney would investigate this.

Mr. Segel moved that the plan be given preliminary approval on condition that a variance be obtained from the Board of Appeals and also that the plan conform to all requirements of the Chief Engineer as pertain to drainage, both surface and sanitary. Mr. Anderson seconded the motion. The motion was unanimously voted.

Sewer priority system - review. Mr. Donahue reported that the Planning Department suggested to Mr. Hynes that an increased monetarial standard be used in the priority system. He said that Mr. Hynes agreed with this but felt that criteria should be established for streets where frontages of individual properties increase the cost per dwelling unit. Mr. Donahue said that the Planning Department looked into this and reported to the Board that they could not resolve the problem. He said that the Board instructed the Planning Department to contact Mr. Hynes and ask for any final suggestions. Mr. Donahue reported to the Board that Mr. Hynes had no further recommendations on this matter and that Mr. Hynes had no objections to the proposed system for sewer priority ratings. Mr. Donahue then read the proposed changes to the Board.

Mr. Butler moved that the proposed changes for the sewer priority rating system be approved. Mr. Anderson seconded the motion. The motion was carried by a 5-0 vote.

Primrose Street - priority. Mr. Anderson moved to recommend a number three priority on Primrose Street. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Brightwood Avenue - priority. Mr. Donahue reported that Brightwood Avenue was 1750' in length and 50' wide. He said that there were no sewers south of Hampton Street and the sewer portion rated a number three priority. He said that the unsewered section should get a number five.

Mr. Anderson moved to recommend a number three priority on Brightwood Avenue and the unsewered section a number five priority. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Indiana Street - priority. Mr. Donahue reported that there was a 240' gap in the sanitary sewer between Brightwood Avenue and Batavia Street. He said that

additional sewers may not be needed because all properties were within 100' of existing sewers.

Mr. Anderson moved to recommend a number two priority for Indiana Street.

Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Date of next meeting. The date of the next meeting was set for May 19, 1971.

Plans to be ratified. Mr. Butler moved that the following plans be ratified:

- #1463 - plan of land on 346-48 Lynnwood Lane, owned by Ciociolo Builders, Inc., signed 4/2/71
- #1464 - plan of land on Headsleigh, Goldsberry and Fountain Streets, owned by City of Worcester, signed 4/7/71
- #1465 - plan of land on Mill Street, owned by City of Worcester signed 4/12/71
- #1466 - plan of land at William and Bowdoin Streets, owned by New England Telephone and Telegraph Co. signed 4/20/71
- #1467 - plan of land on Burncoat Street, owned by Elizabeth E. Johnson, signed 4/21/71

Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

The Planning Board adjourned at 5:30 P.M. for dinner at Putnam & Thurston's Restaurant.

The Board reconvened at 7:30 P.M. for its Public Hearings in Room 209, City Hall.

Public Hearing - Mill Street - zone change from ML-1.0 to RS-7. Mr. Payson read the notice of hearing. He then asked for those in favor of the petition.

The following stated they were in favor of the petition:

- Mr. & Mrs. Max Wankmiller of 422 Mill Street
- Mrs. Lincoln F. Neylon of 35 June Street Terr.
- Mrs. Ruth MacInerny of 464 Mill Street
- Frances Cronin of 430 Mill Street
- Lucin Lacourse of 429 Mill Street

Mr. Payson asked for those opposed to the petition. There was no response.

Mr. Payson declared that the hearing be closed.

Public Hearing - Amendment to Sec. 28 of Zoning Ordinance. Mr. Payson read the notice of hearing. He then asked for those in favor of the petition.

Councillor Edward T. Deedy explained to the Board that the Worcester Five Cent Savings Bank had a nickel sign which was constructed to rotate but the bank could not let the sign rotate because it was against the Ordinance. He said that he did not feel that this would endanger the public's safety. He said that if the rotating sign did not endanger the public's safety he could not see why it could not be permitted to rotate.

Mr. Payson asked Mr. Donahue for his opinion.

Mr. Donahue asked who was to determine when the public's safety was endangered. He also stated that rather than give carte blanche approval for moving parts it might be wiser to allow this upon grant of a Special Permit rather than a variance as now required.

Public Hearing - Amendment to Zoning Ordinance re: off-street parking.

Mr. Payson read the notice of hearing. Mr. Koontz read the proposed off-street parking regulations.

Mr. Payson asked for those in favor of the petition. There was no response.

He then asked for those opposed to the petition. There was no response.

Mr. Payson declared that the hearing be closed.

Regular Meeting - Mill Street - zone change. Mr. Segel moved to recommend that the petition to change the zone from ML-1.0 to RS-7 be approved. Mr. Koontz seconded the motion. The motion was carried by a 5-0 vote.

Amendment to Sec. 28 of Zoning Ordinance. Mr. Koontz moved to recommend to the City Council that Sect. 28 be amended so that it allowed moving visible parts on over-head signs by Special Permit instead of a variance. Mr. Anderson seconded the motion. The motion was carried by a 5-0 vote.

Amendment to Zoning Ordinance re: off-street parking. Mr. Segel asked Mr. Brown to explain Section (b) and (c) of the proposed ordinance.

Mr. Brown explained the Sections as requested. He said that there may be a need for an explanatory clause after section (e). He suggested that the clause read "except for those covered by section (c) above".

Mr. Koontz spoke against the excessive requirements for off-street parking for Universities and colleges.

Mr. Segel stated that he agreed with Mr. Koontz.

Mr. Payson explained that the requirements of the Ordinance would effect new construction and would not have any effect on existing facilities.

Mr. Anderson moved to recommend that the petition be approved as submitted

subject to ~~except for~~ the following recommended changes:

#1 petition #3 (b), page 2:

Delete the word "four" and substitute the word "five" so that it will now read "...or one space for each five seats..."

#2 petition #3 (c), page 2:

Delete the word "three" and substitute the word "four" so that it will now read "...or one space for each four seats..."

#3 petition #3 (e), page 2:

Change title to read as follows:

"(e) Place of Assembly including Auditorium, Theatre, Restaurant, Hall, Arena, Stadium, etc. except for those covered by (b) and (c) above."

Mr. Butler seconded the motion. The motion was carried by a 3-2 vote. Mr. Koontz and Mr. Segel opposed.

The meeting adjourned at 9:00 P. M.