

**Planning Board
Worcester, Massachusetts**

**Wednesday, July 14, 1971
Room 209, City Hall**

Agenda

- 3:00 P.M. - View**
- 1. Tour of Worcester Center**
- 4:00 P.M. - Regular Meeting - Room 209**
- 1. call to order**
 - 2. East Mountain St. - Village Hill - more than one building preliminary**
 - 3. Clinton St. - abandon**
 - 4. Salisbury Farms Sect. III - release of bond**
 - 5. Miscoe Estates Sect. I - release of bond**
 - 6. plans to be ratified**
 - 7. date of next meeting**
 - 8. any other business**
 - 9. recess**
- 5:30 P.M. - Dinner at Putnam & Thurston's restaurant**
- 7:30 P.M. - Public Hearings - Council Chamber, City Hall**
- 1. Fruit-Sever St. - more than one building, final**
 - 2. Fruit-Sever Assoc. - request for 121A Corp.**
- 8:30 P.M. - Regular Meeting - Room 209, City Hall**
- 1. call to order**
 - 2. items of public hearing**
 - 3. adjournment**

The Planning Board met for its regular meeting on Wednesday, July 14, 1971 in Room 209 City Hall.

Members present were: Carlton B. Payson, Lloyd Anderson, Philip A. Segel, Frederic R. Butle and Carl H. Koontz.

Others present were: Francis J. Donahue, Alexander A. Pridotkas, John J. Reney, Charles A. Abdella and Robert Johnson.

The Board viewed the following area:

1. Tour of Worcester Center

Mr. Payson called the meeting to order at 4:00 P.M.

East Mountain St. - Village Hill - more than one building, preliminary. Mr. Rudolph Vadar explained the new plan to the Board. He said that there was a total of 400 new housing units, located on the Berglund property which abutts the present 200 units on East Mountain Street. He said that these 400 units were broken down into 120 one-bedroom apartments, 200 two-bedroom apartments and 80 three-bedroom apartments. He said that there was a parking ratio of 1.5.

Mr. Abdella said that part of the land under consideration, overlapped a recorded plan in 1963. He said that this plan would be in variance with the Special Permit originally granted. He suggested that there were actually two projects under consideration, the part of the project that overlapped the original Special Permit and the portion of the project proposed for the Berglund property.

Mr. Keane said that the essential Special Permit granted in 1963 was for 450 units on the St. Pierre property of which they constructed 200 units. He said that they did not intend to build the remaining 250 units. He said that if a Variance was granted for the new proposal, the developer would waive his rights for the remaining 250 units not constructed.

Mr. Abdella suggested that the developer have the original Special Permit rescinded for that portion of the project not constructed. He said that there was presently, on file in land court, a case against the city brought by Berglund and he recommended that that case be withdrawn prior to any action by the Planning Board on this proposal.

Mr. Keane agreed with that.

Mr. Weintraub said that the purpose of this project was to produce housing which was greatly needed in the city of Worcester. He said that they had produced a plan which was far superior to the original plan which was submitted for this piece of land. He said that they were trying to produce better housing than what had been produced in the past and to solve all of the problems that have arisen in the past in the subject of litigation.

Mr. Payson explained to Mr. Keane that a decision could not be made at this meeting. He asked Mr. Keane if he agreed to an informal hearing.

Mr. Keane stated that he agreed to drop the land court case and also agreed to rescind the rights of the variance on the 250 units not constructed.

Mr. Anderson asked if another entrance was intended other than what they presently had.

Mr. Vadar replied that there was no intention of another entrance to the development.

Clinton St. - abandon. Mr. Richard G. West explained that the area they wanted abandoned was from Chatham St. north to Chestnut St. Mr. West said that if this area was abandoned it would open the way for Mr. Small and the Off-Street Parking Board.

Mr. Johnson said that the Off-Street Parking Board was also considering this area and the adjoining property for expansion of the Off-Street Parking Board's lot which was on the other side of the street. Mr. Johnson requested the item be held to give the Off-Street Parking Board time to consider this.

Mr. Payson requested Mr. Roney to check on fees, easements, and facilities.

Salisbury Farms Sect. III - release of bond. Mr. Donahue said that Mr. Hynes recommended that the bond be released.

Mr. Butler moved that the bond be released. Mr. Anderson seconded the motion. The motion was carried by a 5-0 vote.

Miscoe Estates Sect. I - release of bond. Mr. Donahue said that Mr. Hynes recommended that the bond be released.

Mr. Anderson moved that the bond be released. Mr. Koontz seconded the motion. The motion was carried by a 5-0 vote.

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

- #1489 - plan of land at Millbury & Granite Streets, owned by Lamotte Realty Corp., signed 7/1/71.
- #1490 - plan of land on Circuit Avenue north, owned by Israel Real Estate Co. Inc., signed 6/30/71.
- #1491 - plan of land on Forest Hill Drive, owned by Raymond Sansoucy, signed 6/30/71.
- #1492 - plan of land on Mountain St. west, owned by Ceil Bell, signed 6/30/71.
- #1493 - plan of land on Goldthwait Rd., owned by Anthony A. Franchi and Domonic A. Franchi, signed 6/30/71.
- #1494 - plan of land on West Boylston St., owned by Meadowbrook Development Corp., signed 7/1/71.
- #1495 - plan of land at Central & Exchange Streets, owned by Worcester Redevelopment Authority, signed 7/8/71.
- #1496 - plan of land on Mill St. owned by Unicorp, Inc. signed, 7/13/71.
- #1497 - plan of land on Huron Ave., owned by Patsy G. Bisceglia, Jr. et ux, signed 7/14/71.

Mr. Anderson 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 August 11, 1971.

The Board recessed 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 the Council Chamber, City Hall.

Fruit-Sever St. - more than one building final. Mr. Payson read the notice of hearing.

He then asked for those in favor of the proposal.

Mr. George Hayeck explained that the site consisted of four buildings. He said that building no.1 had 6 three-bedroom apartments, building no. 2 had 12 three-bedroom apartments, building no. 3 had 12 three-bedroom apartments and building no. 4 had 6 four-bedroom apartments giving a total of 36 units.

Mr. Thomas Finnigan stated that he was in favor of the proposal along with Dr. Chandler and Mrs. Feingold.

Mr. Payson asked for those opposed to the proposal. There was no response. Mr. Payson then declared that the hearing be closed.

Fruit-Sever Assoc. - request for 121A Corp. Mr. Payson read the notice of hearing.

He then asked for those in favor of the proposal.

Mr. Ernest Hayeck stated that the project met all the legal qualifications and that they had modified the number of parking spaces to conform with Mr. McNeil's recommendation by eliminating four parking spaces along Sever Street. He said that the proposed project did not conflict with the master plan of the city of Worcester and that the project would not be detrimental to the best interest of the public. He also said that the project was consistent with the most suitable development of the city. He said that the project would furnish much needed housing for the low and moderate income group.

Mr. Abdella asked if the Worcester Redevelopment Authority had approved all responsibilities of relocating any residents now in that area.

Mr. Hayeck said that there were no residents on this piece of land. He assured the Board that there was no relocation problem.

Mr. Thomas Finnigan, President of the Worcester Housing Development Corp. stated that he was in favor of the development.

Dr. Imse of Holy Cross College also stated that he was in favor of the proposal along with Dr. Chandler and Mrs. Feingold.

Mr. Segel asked Mr. Cahn about the WRA's opinion of the project.

Mr. Cahn replied that the WRA was in favor of the proposal.

Mr. Payson asked for those opposed to the proposal. There was no response. Mr. Payson then declared the hearing to be closed.

Regular meeting - Room 209 Fruit-Sever St. - more than one building, final. Mr. Koontz moved that the proposal be approved. Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

Fruit-Sever Assoc. - request for 121A Corp. Mr. Payson read a letter from the City Manager. Mr. Payson requested the Planning Department to report back to the City Manager the Board's findings as follows:

1. The project area is a substandard area and a decadent area.
2. The proposed project does not conflict with the master plan of the city of Worcester.
3. The project would not be in any way detrimental to the best interests of the city or to the public safety and convenience, nor inconsistent with the most suitable development of the city.
4. The project will constitute a public use and benefit.
5. There will be no need for relocation of families since the entire site is vacant.
6. The project will not be in contravention of any Zoning Ordinance or Subdivision Regulation of the City of Worcester.

Mr. Koontz moved that the application be approved. Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

East Mountain St. - Village Hill - more than one building preliminary. Mr. Koontz moved that this item be tabled until the next meeting. Mr. Anderson seconded the motion. The motion was carried by a 5-0 vote.

Clinton St. - abandon. Mr. Anderson moved that this be referred to Mr. Reney and the Off-Street Parking Board for recommendations. Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

The meeting adjourned at 9:00 P.M.