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The Planning Board met for its regular meeting on June 7, 1989 at 12 noon in Room 209, City Hall. Members present were Chairman John F. Keaney; Vice Chairman Frank D. DeFalco; Clerk Joan C. Sadowsky; George Russell. Also present were Director Francis J. Donahue; Assistant Commissioner Gerhard P. Muenchmeyer; Deputy City Solicitor Bridget M. Murphy; Assistant City Solicitor Michael E. Traynor; Senior Planner Alexander A. Pridotkas; Planning Coordinator Philip Hammond.

Zoning discussion re institutional zones

Mr. Hammond stated that the Board may establish an overlay zone but cannot regulate the use.

Jim Collins of Clark University, Chris Cutter of Medical Center, Steve Hebert of Worcester Polytechnic Institute, Gerry Zimmerman of Holy Cross, Frank Ferley of Assumption all spoke in favor of having institutional zones.

Jim Rauker of Worcester State College questioned the effect it would have on public institutions.

Mr. Keaney replied that they are exempt from the zoning requirements.

Zoning discussion re historic zoning

Mr. Hammond stated that the Board has to define the historical neighborhood districts to be outlined on the new zoning map.

Attorney Murphy then explained M.G.L. Chapter 40C. The Board cannot establish said districts. It has to be done through legislation.

View

The Board viewed Acton & Ashwood Streets - more than one building, Rogers Street - private street opening, Oaks at Sunderland - preliminary subdivision, Grafton Street at Pine Hill Road - zone change, Quinsigamond Place - official map removal, Weldon Street - private street opening, Arboretum - more than one building, Mitchell Street - official map removal.

Call to Order

Chairman Keaney called the meeting to order at 3:45 P. M.

Minutes of May 11 and 17, 1989

Mr. DeFalco moved that the minutes of May 11 and 17, 1989 be approved.

Mrs. Sadowsky seconded the motion. The vote was unanimous.

Rogers Street - private street opening

Mr. DeFalco moved that this item be tabled because nobody appeared to answer any of the questions. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Wall Street - waive site plan review

Attorney Jonathan Finkelstein, representing WCCI, stated that the Board in July of 1987 had approved the plan showing more than one building on a lot and the Board of Appeals had granted the required variance. The time has expired because the project failed to get under way. It is necessary to re-apply to the Board of Appeals for a special permit and two variances. It is requested that the Board waive its site plan review for this development because the Board has already approved it.

Mr. Russell stated that he is concerned about parking problems in this area.

Attorney Finkelstein replied that it was proposed to have 12 off-street parking spaces. The zoning ordinance was changed requiring two spaces per unit which would require 16 spaces. There is no room on the property to provide the additional four spaces.

Mr. DeFalco moved that the Board waive its site plan review requirement for the proposed development. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Oaks at Sunderland - preliminary subdivision and site plan

George Smith, Jr., engineer, stated it is proposed to subdivide 7.3⁺ acres of land located off Sunderland Road into 30 single family lots. Another 13 lots on Sunderland Road do not need the Board's approval.

Mr. Keaney stated that the sight distance exiting from the development is obstructed by some trees and should be removed. Also, a strip of land along the entire property of the developer should be donated or an easement given to the city for future street widening of Sunderland Road.

Mr. Muenchmeyer stated that the Department of Public Works has reviewed the plans and the following comments are noted.

1. Sewer extension permit is required.
2. A minimum of four (4) feet of cover should be maintained over all pipe lines.

3. The sanitary and surface sewers should be located in the middle third of the roadway.
4. Sanitary and surface connections should be provided for each unit.
5. Sill elevations of each unit should be shown.
6. Connect all sanitary sewer flow to Sunderland Road.
7. Determine capacity of existing surface sewers on Sunderland Road and Maranda Street.
8. A Notice of Intent should be filed with the Conservation Commission.
9. The proposed hydrant at lot #10 should be installed near lot #7 for equal spacing of the hydrants. Both hydrants should be provided with an individual gate valve.
10. Two (2) main line 8" gate valves should be installed next to the proposed hydrants.
11. Eliminate the proposed 12" butterfly valve on the eastern side of the cut-in-tee at Sunderland Road near Valmor Street.
12. The location of Sunderland Road should be properly located on the plans.
13. Plan should clearly show the proposed terminus of Denault Parkway and Wasilla Drive.
14. Prior agreement is required for sanitary and surface sewers proposed on Sunderland Road and Maranda Street.
15. Proposed water main in Wasilla Drive should be located in the street area.
16. The plans should show detailed erosion and siltation protection measures to be provided during construction.

Mr. Muenchmeyer recommended that a 17-foot strip of land should be either donated or an easement granted to the city to widen Sunderland Road. That will provide

a 50-foot right-of-way for the street.

Mr. Keaney commented that the lots as laid out presently meet the zoning requirements but they should be enlarged because under the site plan review process the Board may find that the density may be too high.

Mr. DeFalco moved that the Board give preliminary approval to the proposed subdivision entitled Oaks at Sunderland to be located on the southerly side of Sunderland Road opposite Maranda Street subject to the following conditions.

1. Compliance with the requirements of the Department of Public Works.
2. Compliance with the requirements of the Department of Public Health.
3. Receipt of approval from the Conservation Commission.
4. Tree and mound westerly of Wasilla Drive entrance are to be removed to improve sight distance.
5. A strip along the entire frontage on Sunderland Road is to be provided at no cost to the city to allow for future widening of the street. Depth of the strip is to be determined by the Department of Public Works.
6. The street within the subdivision is to have one name.
7. Submission of complete engineering plans, profiles and drainage calculations in conformance with the Subdivision Control Regulations, prior to advertising of the required public hearing.

Mrs. Sadowsky seconded the motion. The vote was unanimous.

Arboretum - preliminary more than one building and site plan

Robert Cunningham stated that it is proposed to construct 262 residential units in 13 buildings on 19.3⁺ acres of land located off Arboretum Drive. There will

be 528 parking spaces provided. Tennyson Street will not be used as an access. A cul-de-sac is to be built at Whipple Street and used only for emergency purposes. The water lines will be looped. The open space will have jogging paths and other recreational facilities. Eventually this space might be transferred to the Conservation Commission.

Mr. Donahue then briefed the Board on what has happened in the past regarding this development.

Mr. Muenchmeyer stated that the Department of Public Works has reviewed the plans and the following comments are noted.

1. Sewer extension permit is required.
2. Hydraulic calculations for sanitary and surface sewers will be required.
3. Rim and invert elevations for all manholes and catch basins should be shown.
4. Sizes and materials should be shown for all pipe.
5. Sanitary and surface sewers constructed in a common trench should be 1-1/2 feet apart vertically.
6. A minimum of four (4) feet of cover should be maintained over all pipe lines.
7. Sanitary and surface sewers should be located in the middle third of the proposed street.
8. Each building should have a sanitary and surface sewer connection.
9. The surface sewer should be extended the entire length of the proposed street.
10. All drop manholes should be properly identified on the plan.
11. Notice of Intent should be filed with the Conservation Commission for both Worcester and Auburn.
12. All water details should be shown on the plan.

13. The plan should have a locus plan, legend, and indicate that all work shall be to City of Worcester standards.
14. The plan should show all slope and erosion controls proposed during construction.
15. The distances between catch basins shown are not standard.
16. Catch basins should be installed on proposed drive at Arboretum Drive.
17. No sidewalk areas are shown.
18. Waiver of cul-de-sac greater than 500 feet.
19. Proposed swimming pool requires a sanitary connection.
20. All slopes greater than 2-/12 to 1 shall be properly stabilized.

Mr. DeFalco questioned the grade at Whipple Street.

Arthur Bouley, engineer, replied that it is 12%.

Mr. Russell stated that he is concerned about the increase in traffic on Upland Street.

Mr. Donahue replied that the abutters and the City Council were opposed to using the Tennyson Street entrance. Also, the Board of Appeals placed a restriction that the homeowners at Bayberry Village cannot use Tennyson Street and that is why the cul-de-sac was constructed at the terminus of Arboretum Drive.

Mr. Russell questioned if the project could be scaled down.

Mr. Cunningham replied that the area is zoned RL-7 and the previous plan showed 400 units. The number of units would increase from what is proposed if the original plan was followed.

Mr. Russell argued that because of the wetlands and the steep slopes the buildable land will be reduced, therefore reducing the number of units.

Mrs. Sadowsky questioned the number of units per building.

Mr. Donahue replied that it varies from 14 to 42 units per building.

Mr. Russell reiterated that he is concerned about the traffic on Upland Street and recommended that the developer reduce the number of units.

Mr. Cunningham stated that a traffic study was done and the figures differ from the city's Traffic Department study.

Arthur Bouley, engineer, stated that the Conservation Commission has approved the plans with conditions.

Mr. Donahue stated that the city's Traffic Engineer is recommending that Tennyson Street be used but that is impossible because of objections from the neighborhood, the City Council and the restriction placed by the Board of Appeals.

Mr. DeFalco questioned if the Board can deny approval of the development because of the traffic problems that will be created on Upland Street.

Mr. Donahue replied that the proposed development will need Board of Appeals approval and that issue can be addressed by them.

Mrs. Sadowsky questioned if the Board can request the developer to install a flashing light at the corner of Upland Street and Greenwood Street.

Mr. Donahue replied that it is out of the proposed development but the developer has mentioned installing it at their expense.

Mr. DeFalco moved that the Board give preliminary approval to the proposed Arboretum development subject to the following conditions.

1. Receipt of a special permit and/or variance from the Board of Appeals permitting this type of construction.
2. Receipt of approval from the Conservation Commission.
3. Compliance with the requirements of the Department of Public Works.
4. Compliance with the requirements of the Department of Public Health.
5. Amendment of the previously approved subdivision plan to delete that section of proposed public street extending to Tennyson Street from approximately Sta. 39.
6. Construction of a cul-de-sac to be built to city specifications at the new terminus of the subdivision street at Sta. 39.
7. An emergency access to be connected to Tennyson Street in addition to Whipple Street.
8. Submission of complete engineering plans, profiles and drainage calculations are to be filed prior to advertising the required public hearing.

Mrs. Sadowsky seconded the motion. The vote was unanimous.

Mr. DeFalco moved that the Board approve the site plan of the proposed development on the north side of Upland Street known as Arboretum subject to the following conditions.

1. Reduction in the density of the development by approximately 10%. Consideration is to be given to reducing the size of the 28 and 42-unit buildings near Whipple Street.
2. An emergency access to be connected to Tennyson Street in addition to Whipple Street.
3. Approval of the Conservation Commission.
4. Compliance with the requirements of the Department of Public Works.
5. Compliance with the requirements of the Department of Public Health.

Mrs. Sadowsky seconded the motion. The vote was unanimous.

Weldon Street - private street opening

Arthur L. Bouley, engineer, stated it is proposed to construct one nine-story building containing 53 units on .75⁺ acres of land located at the intersection of Weldon Street and Albion Street. Albion Street is presently wooded and not passable but will be opened up with a "T" turnaround at the end. The sewers will tie into Gibbs Street.

Mr. Muenchmeyer stated that the Department of Public Works has reviewed the plans and there are no problems with them.

Mrs. Sadowsky moved that the Board approve the request for the private street opening on the condition that all the Department of Public Works requirements are met. Mr. DeFalco seconded the motion. The vote was unanimous.

Rosewood Estates, Sec. I - release covenant

Mr. Donahue stated that the developer of this subdivision has requested the Board

to release the covenant for lots #1 through 5 and #14 through 18 inclusive. The bond has been posted to guarantee construction of the street and all utilities as required by the Subdivision Control Regulations.

Mr. DeFalco moved that the request be approved. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Jonathan Estates - reduce bond

Mr. Donahue stated that the developer of this subdivision has requested the Board for a reduction of the amount of bond being held by the city.

Mr. Muenchmeyer recommended that the bond be reduced by \$25,705.

Mr. DeFalco moved that the Board reduce the amount of bond being held by the city from \$50,705 to \$25,000 of which 10% must be in cash. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Wildwood Estates, Sec. II - reduce bond

Mr. Donahue stated that the developer of this subdivision has requested the Board for a reduction of the amount of bond being held by the city.

Mr. Muenchmeyer recommended that the bond be reduced by \$42,400.

Mr. DeFalco moved that the Board reduce the amount of bond being held by the city from \$136,000 to \$93,600 of which 10% must be in cash. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Moreland Green - release covenant

Mr. Donahue stated that the developer of this subdivision has requested the Board to release the covenant for lots #1 through 39 inclusive. The bond has been posted to guarantee construction of the street and all utilities as required by the Subdivision Control Regulations.

Mrs. Sadowsky moved that the request be approved. Mr. DeFalco seconded the motion. The vote was unanimous.

Rich Street - priority

Mr. Donahue stated that a contract has been awarded and the funds allocated to convert the north end of Rich Street from a private to a public street. No action is required by the Board.

Burncoat Meadows subdivision - bond review

Attorney Traynor stated that ComFed Bank is in the process of foreclosing on this development. The amount of bond being held by the city is \$775,500 in the form of a lenders agreement.

Mr. DeFalco moved that the Board approve to allow the Law Department to start to initiate proceedings to recover the bond. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Catalpa Circle - bond review

Attorney Traynor stated that ComFed Savings Bank is in the process of foreclosing on this development. He stated that the bank is willing to give the city the amount of bond being held by them.

Mr. Donahue stated that the Board at its November 13, 1987 meeting voted to reduce the bond from \$248,000 to \$153,000.

Mr. Muenchmeyer stated that a lot of work has to be done to meet city standards.

Mr. DeFalco moved that the Board rescind its vote on reducing the amount of bond. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Mr. DeFalco moved that the Board request the Law Department to initiate proceedings to recover the bond so that the city can complete the construction of the road and utilities in accordance with the Subdivision Control Regulations. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Plans to be Ratified

Mr. DeFalco moved that the following plans be ratified. Mrs. Sadowsky seconded the motion. The vote was unanimous.

- 4048 - plan of land on Kennebec Street, owned by Robert Persson, signed 5/9/89
- 4049 - plan of land on Wabash Avenue, owned by John Bisceglia, signed 5/9/89
- 4050 - plan of land on Ball Street, owned by Sheldon Katz, signed 5/9/89
- 4051 - plan of land on Bangor Street, owned by Anthony Cicero, signed 5/9/89
- 4052 - plan of land on Sunderland Road, owned by Gould Construction, signed 5/17/89
- 4053 - plan of land on Copperfield Road, owned by Mutual Builders, Inc.,
signed 5/17/89
- 4054 - plan of land on June St. Terrace, owned by Hub Survey Assoc., Inc.,
signed 5/17/89
- 4055 - plan of land on Tirrell Street, owned by Nicholas J. DeReda, Jr.,
signed 5/17/89
- 4056 - plan of land on Fourth Street, owned by R. H. Gallo Builders, signed 5/24/89
- 4057 - plan of land on Humes Avenue & Tacoma Street, owned by Delis Ramirez,
signed 5/24/89
- 4058 - plan of land on Osceola Avenue, owned by Richard Lambert, signed 6/2/89
- 4060 - plan of land on Svenson Avenue, owned by Paulette A. Teele, signed 6/2/89
- 4061 - plan of land on Brooks Street & Mount Avenue, owned by Stephen & Diane
Bostic, signed 6/7/89

- 4063 - plan of land on Sunderland Road & Southwest Cutoff, owned by J.I.D. Realty Trust, signed 6/7/89
- 4064 - plan of land on Passway Five, owned by James & Anna Marie Meola, signed 6/7/89
- 4065 - plan of land on Germain Street, owned by Dorota Feinzeig, signed 6/7/89
- 4066 - plan of land on Wrentham Road, owned by Paul S. Perry, signed 6/7/89.

Date of Next Meeting - June 9, 28, July 12, 1989.

Any Other Business

Signing of Plan - Tilbury and Antoine Streets

Mr. Donahue stated that the Board has the authority not to sign plans approval not required because of lack of frontage.

Mr. DeFalco moved that the Board not sign this plan approval not required because of lack of frontage. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Massasoit Village subdivision Phase III - release of covenant

Mr. Donahue stated that a bond has been posted to secure the construction of 930 feet of roadway to be called Vincent Circle (Sta. 4+85 to Sta. 14+40) within this development. The covenant that has been recorded governing lots #7 through 18 inclusive, 28, 29, 41, #47 through 52 inclusive may now be released.

Mr. DeFalco moved that the Board release the covenant as recommended. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Oak Grove Estates, Phase II - rescind bond

Attorney Traynor stated that the bank is foreclosing on this development and recommended that the Board rescind its vote of December 14, 1988 establishing a bond amount of \$280,000 for Phase II of this development.

Mrs. Sadowsky moved that the Board accept the recommendation. Mr. DeFalco seconded the motion. The vote was unanimous.

Gates Lane subdivision - covenant

Attorney Traynor stated that the developer of this subdivision has agreed to place a covenant on lots #1, 2, 3, 6 through 11, 14, 19, 25, 29 and 34 restricting the sale of said lots. The developer has also agreed to either post a bond or a tri-party agreement of \$5,000 for each lot for which eventually a building permit is to be issued.

Mr. DeFalco moved that the Board accept the recommendation. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Recess

Chairman Keaney recessed the meeting at 5:30 P. M.

Public Hearings - Training Room - City Hall

Chairman Keaney called the meeting to order at 7:30 P. M.

Mitchell Street - remove from official map

Mr. Keaney stated that the Board at its last meeting tabled the request to remove Mitchell Street from the map because nobody showed up at the hearing.

Michael E. Zirlen, petitioner, apologized that nobody showed up at the Board's meeting. He stated that his company has been in this location for 48 years. The street runs in back of the company and between state property which is I-290. The street has become dumping grounds although the company has tried to clean it up. If removed, a fence will be erected to prevent illegal dumping and prevent the hazardous conditions that presently exist.

Mr. Keaney then asked for the opponents of which there were none.

Mr. Keaney then declared the hearing closed.

Quinsigamond Place - remove from official map

Mrs. Sadowsky read the notice of the public hearing on the petition of Michael Schold to remove Quinsigamond Place from the Official Map of the City of Worcester.

Mr. Keaney then asked for the proponents.

Michael Schold, petitioner, stated that Quinsigamond Place, from Millbury Street westerly to the railroad tracks, is a dead end street. It is being used as a dumping ground.

Mr. Donahue stated that a petition was filed to remove Quinsigamond Place, from Greenwood Street east to the railroad tracks, but the Board tabled this item pending the state's decision of relocating Rt. 146. The state has decided and this street is not affected.

Mr. Keaney then asked for the opponents of which there were none.

Mr. Keaney then declared the hearing closed.

Acton and Ashwood Streets - more than one building

Mrs. Sadowsky read the notice of the public hearing on the application of Gary Walsh for permission to construct more than one residential building on a lot located at 17A Acton Street.

Mr. Keaney then asked for the proponents.

Gary Walsh, petitioner, stated that it is proposed to build a one unit apartment over the existing three car garage. A variance was needed and it was granted.

Mr. Keaney then asked for the opponents of which there were none.

Mr. Keaney then declared the hearing closed.

Grafton Street at Pine Hill Road - zone change from RL-7 to BL-1.0

Mrs. Sadowsky read the notice of the public hearing on the petition of Peter C. Brandt, Jr. to change the zone of land on the easterly side of Grafton Street between Brandt Lane and Pine Hill Road, to a depth of 450 feet from RL-7 to BL-1.0.

Mr. Keaney then asked for the proponents.

Peter Brandt Jr., petitioner, stated that for personal reasons the petition be given leave to withdraw without prejudice.

Mr. Keaney then declared the hearing closed.

Burncoat Park - subdivision remand

Mrs. Sadowsky read the notice of the continued public hearing to consider a revised subdivision plan of Burncoat Park submitted by Burncoat Associates, Inc. pursuant to the remand order of the Worcester Superior Court dated February 4, 1988.

Mr. Keaney then asked for the proponents.

William Moore, engineer, stated that it is proposed to subdivide 20.6⁺ acres of land located on Randolph Road and Burncoat Street into 68 house lots. Sixty-six of the lots would contain duplexes. The entrance/exit would be off Randolph Road with a chained-off emergency access located off Burncoat Street. There will be a sidewalk located on the emergency access for use by the residents of the development. One roadway within the development will cross a wetland. The water lines will be looped, and all Department of Public Works concerns have been met. The Planning Board and the Conservation Commission gave their approval but the abutters appealed the Commission's approval. This was worked out with DEQE. The abutters then appealed the Planning Board's decision to the court and the court remanded the case back to the Planning Board. It is proposed to build a force pump main to Randolph Road. The second plan was to install the sewer line to Barber Avenue but that line is too high. The third plan was to run the main trunk to Neponset Street, approximately 2,000 feet, and jack it under the railroad tracks but permission was not granted.

Urs Gauchet, architect, stated proposals #2 and 3 would be a better choice. If the pumping station is to be built, it would be deeded to the city and an agreement would be drawn up that the association will bear the maintenance costs. If that is not feasible the association will own it and maintain it. Also, the association will retain ownership of the detention ponds and all the utility lines located in the easements throughout the development.

Attorney Richard J. Yurko, representing the developer, stated that two waivers

should have been requested from the Board. They are the minimum street grade and the minimum sight distance at several points in the project.

Mr. Keaney then asked for the opponents.

Donald Aselton, 29 Clearview Avenue, questioned if the Department of Public Works has reviewed the plans.

Mr. Keaney replied affirmatively.

Gary Peters, 4 Clearview Avenue, stated that he is opposed to the project because it will overburden the area, increase the existing traffic problems and lower the water pressure in the area which is already low. Too many homes are proposed for the site.

Bernard Wolinski, 28 Clearview Avenue, questioned if the request is for definitive approval.

Mr. Keaney replied affirmatively.

Mr. Wolinski questioned if the present plan is the same as the previous plan and whether the roads within the development are primary or secondary roads.

Mr. Hammond replied that Randolph Road is secondary and those within the project are collector streets.

Mr. Wolinski stated that the plan shows the driveways to be used by both homeowners of the two family home.

Mr. Muenchmeyer replied that it all depends how the ownership of land is described.

Mr. Gauchet stated that it is a single lot to be used for construction of a two family home.

Mr. Muenchmeyer stated that ownership of the lot (common or zero lot line) will have to be defined in the deed.

Mr. Russell stated that it seems there will be parking in the front yard.

Mr. Donahue replied that parking is allowed in the front after a 20-foot setback from the street line.

Mr. Wolinski stated that all easements have to be described prior to final approval.

Gary Brackett, City Solicitor, replied that he does not have the law with him and cannot answer the question.

Mr. Donahue stated that under the subdivision regulations a developer does not have to show the location of the proposed buildings.

Mr. Aselton stated that the Department of Public Works requires sill elevations. A structural engineer's stamp is required for that portion of the road that crosses the wetlands.

Mr. Muenchmeyer stated that the Department of Public Works has met with the developer and his engineer but there are some problems to be worked out like the pumping station and the detention pond. The revised plans were submitted a day before the meeting and there was no time to review them.

Mr. Keaney questioned why was the submission so late.

Dennis Walsh, president of the company, apologized for the tardiness and stated that a lot of work has been put in the project.

Mr. Keaney stated there was sufficient time to prepare the plans and submit them earlier rather one day before the meeting.

Mr. Muenchmeyer stated that the sewers should be gravity fed or other alternatives should be looked at.

Mr. Walsh stated that if the Telegram & Gazette was going to build on their site the larger sewer lines could have been installed to accommodate them and the development.

Mr. Wolfinski requested that the Department of Public Works review the grades of the streets and the sight distances. He is concerned about the pumping station.

Franze Zarettis, consulting engineer for the Peters property, stated that he has not reviewed the plans but is willing to sit down and discuss it. If any damage is going to be done to said property, the abutter is going to oppose the development.

Mr. Muenchmeyer stated that the problems will be alleviated by the detention ponds with no damage to abutting properties.

Mary ^mManuska, 7 Clearview Avenue, stated that the proposed development is much too dense. Wawecus Road School is already overcrowded with 223 students with 31 kindergarten children with no place to sit. It is projected that 75 more children will be added to the system with no room to place them.

Mr. Russell questioned if this matter was looked into.

Mr. Gauchet replied negatively.

Mary Lou Hajdamowicz, 29 Randolph Road, stated that too many homes are proposed for the site, traffic in the area is tremendous, and questioned where the access road is to be located.

Mr. Moore replied that the emergency access road will be off Burncoat Street with the entrance/exit way off Randolph Road.

Arthur Evans, 15 Randolph Road, stated that the city should buy the site and preserve it as open space.

Mr. ^aWolinski stated that the neighborhood did not oppose the Telegram & Gazette development, Odd Fellows Home or the C & R Tire Company for this area, but they are opposed to this development.

Mr. Russell questioned where are the zone lines.

Mr. Moore showed on the map the separation of the site from the RL-7 and MG-2.0 zones.

Mr. Russell stated that he has serious concerns for future openings of land abutting this development. A limited environmental impact report should be submitted for the Board's review.

Mr. Russell moved that the Board require the developer to submit reports concerning schools in the area, traffic, pumping station and effects from the development on adjoining properties. Mrs. Sadowsky seconded the motion.

Mr. Gauchet replied that the request will be accomplished as quickly as possible.

Mr. DeFalco questioned if there is a water pressure problem in the area.

Mr. Muenchmeyer replied negatively.

Mr. Donahue stated that the 90-day approval of the definitive plan will expire shortly and the next meeting is scheduled for July 12, 1989 with no date for another regular meeting set.

Attorney Yurko then requested an extension of 60 days.

Mr. Donahue questioned whether the Board is closing the hearing or adjourning the hearing.

Attorney Brackett replied that if the Board denies the approval, the developer can re-apply the next day. The court remanded the case back to the Board on two issues, waiver of the street grades and sight distances. All other rules of the Subdivision Control Regulations have to be met.

Mr. Keaney stated that a structural engineer's stamp has to be applied to the plan concerning the earth filled dam.

Mr. Keaney questioned if the proposed easements are to be retained by the city or the association.

Mr. Muenchmeyer replied that it should be retained by the association.

Mr. Keaney stated that the conditions as set by the Department of Public Works in June of 1987 were not fully addressed at the Board's May 1989 meeting and questioned if the developer has addressed them.

Mr. Moore replied that all their concerns were addressed with the exception of the sewer easements and wall design approved by a structural engineer.

Mr. Muenchmeyer stated it would be advantageous to have all the information a couple of weeks before the meeting so that the Department of Public Works can review it and make a recommendation to the Board.

Mr. Keaney questioned what action the Board should take at this time.

Attorney Brackett recommended that the 60-day extension be granted and to continue the hearing.

Mr. Russell moved that the Board approve the request for a 60-day extension of its statutory approval period. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Mr. Russell moved that the public hearing on this request be continued. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Regular Meeting - Training Room - City Hall

Call to Order

Chairman Keaney called the meeting to order at 9:30 P. M.

Items of Public Hearing

Mitchell Street - remove from official map

Mrs. Sadowsky moved that the Board remove Mitchell Street, from Pitt Street westerly, from the official map. Mr. DeFalco seconded the motion. The vote was unanimous.

Quinsigamond Place - remove from official map

Mr. Russell moved that the Board remove Quinsigamond Place, from Greenwood Street to Millbury Street, from the official map. This matter will take care of the two petitions. Mrs. Sadowsky seconded the motion. The vote was unanimous.

Acton & Ashwood Streets - more than one building

Mr. Muenchmeyer stated that the Department of Public Works has reviewed the plan and the only comment is that the water service to the proposed unit be 1" rather than 3/4" as shown on the plan.

Mrs. Sadowsky moved that the Board give definitive approval for construction of more than one building on a lot for residential purposes subject to the Department of Public Works requirements. Mr. DeFalco seconded the motion. The vote was unanimous.

Grafton Street at Pine Hill Road - zone change from RL-7 to BL-1.0

Mr. Russell moved that the Board give this petition leave to withdraw without prejudice as requested by the petitioner. Mr. DeFalco seconded the motion. The vote was unanimous.

Adjournment

Chairman Keaney adjourned the meeting at 10 P. M.