

Worcester Planning Board Meeting Minutes  
February 21, 1990

Planning Board Members Present: Frank DeFalco, Chairman  
John Reynolds  
George Russell

Staff Present: Francis Donahue, BLUC  
Philip Hammond, AICP, OPCD  
Michael Traynor, Law Dept.  
Frank Polanik, DPW

View

1. Kettle Brook Estates - More than one building on a lot

Regular Meeting - 2:45 P.M., BLUC

1. Chairman DeFalco called the meeting to order at 2:50 P.M.
2. On a motion by John Reynolds, seconded by George Russell, the minutes of the January 24, 1990 meeting were approved unanimously.

3. Fox Hollow Subdivision - Status Review

The Worcester Law Department has not received any definitive response from the developer's bank on the demand for the Fox Hollow bond. Therefore, the bank, Shawmut Worcester, will be invited to appear at the March 1, 1990 Planning Board meeting to discuss the project and the bond demand.

4. Oaks at Sunderland - Definitive Subdivision and Site Plan Review

Concerns relating to the project's impact on stormwater/sewerage capacity and traffic generation were not adequately addressed by the proponent. A final decision on this plan was deferred until the March 1, 1990 meeting. The proponent asked for a definitive plan extension until March 15, 1990 to accommodate the need for additional review by the Board.

The request for a definitive plan approval extension was approved on a motion by John Reynolds and seconded by George Russell.

5. CMRPC Appointments

On a motion by George Russell, seconded by John Reynolds, the following delegate appointments were made to the CMRPC: John Reynolds, Philip Hammond, George Russell, and James Fasser (Alternate).

6. Oakwood Lane - Accept as public

On a motion by George Russell, seconded by John Reynolds, the item was tabled.

7. Wildwood Acres - Bond release

On a motion by George Russell, seconded by John Reynolds, the item was tabled.

8. Smallwood Village - Set bond

On a motion by George Russell, seconded by John Reynolds, the item was tabled.

9. Winneconnett Road - Remove from Official Map

BLUC investigation found that this street is not on the Official Map, therefore, the discussion is moot.

10. Burncoat Meadows - Subdivision - Request for covenant

Approved on a motion by John Reynolds and seconded by George Russell.

11. Communication: Zoning Ordinance/Off-Street Parking

Item tabled.

12. Dates of Next Meetings:

March 1, 1990, 11:30 A.M. at OPCD  
March 13, 1990, Noon at OPCD  
April 11, 1990, BLUC

13. Plans To Be Ratified:

Cliveden Street	Shrewsbury Street	Maravista Road
Washburn Street	Northeast Cutoff	Massasoit Road
Vincent Circle	Southwest Cutoff	Bishop Avenue
Clay Street	Jennings Street	Butternut Hill Rd.
Vincent Circle	Bedford Avenue	Alvarado Avenue

14. Any Other Business

At the request of Attorney Richard Reidy the Board discussed the creation of the Institutional Zones. Phil Hammond displayed preliminary maps and promised to provide additional analysis for the next meeting so that a decision can be made on these new zones as part of the current Zoning Ordinance review and approval process.

Public Hearing - 7:30 P.M., Office of Planning & Community  
Development

1. Kettle Brook Estates - More than one building on a lot

Attorney Todd Rodman, Bowditch & Dewey, presented the final plan for this retirement community project on Stafford Street. Board members reviewed data presented in the Board's agenda package and asked questions relating to a 21E analysis, detention ponds, handicapped ramp and traffic analysis.

After discussion, the Board, on a motion by George Russell and seconded by John Reynolds, approved the plan with conditions, specifically:

- Meeting DPW specifications
- Health Department requirements
- A deceleration lane on the main Stafford Street entrance

With no other business, the meeting was adjourned at 8:30 P.M.