

Worcester Planning Board
Minutes of January 16, 1991 Meeting

Board Members Present:

Frank DeFalco, Chairman
John Reynolds
George Russell
Michael Lopardo

Staff Present:

Francis Donahue, BLUC
Philip Hammond, OPCD
Robert Moylan, Jr., DPW
Michael Caforio, DPW
Michael Traynor, Law Department

Regular Meeting

1. Call to Order - Chairman DeFalco called the meeting to order at 3:15 P.M.
2. Approval of Minutes - The minutes of December 12, 1990 were approved unanimously.
3. Moreland Green - Subdivision Review - Andrew Healey, Vice President of First Mutual Bank, and Attorney Andrea Loew, of Choate, Hall and Stewart, told the Board that the bank would be foreclosing soon on the subdivision. They hope to take possession by April/May of 1991. Until such time, the bank will plow and maintain the streets and remove rubbish.

The completion date has lapsed, thus requiring a new date. Once the bank takes the site, a new date can be set and a new bond can be established. For now, the DPW has a punchlist of remaining items which exceeds the current bond of \$143,000 by \$33,000. The bank agreed that they will post a bond but would wait until the foreclosure is complete.

Responding to the Board's recent demand on the bond, Attorney Loew and Michael Traynor, Assistant City Solicitor, will develop a written agreement binding the bank to maintain the subdivision.

The bank was asked to appear before the Board once they have control of the Moreland Green subdivision. For now, the Law Department will work with the bank's attorney.

4. 500 Franklin Street - Site Plan Review - Attorney Charles Abdella, representing proponent Norman Romano, and the project engineer from Howland Engineering addressed the Board's concerns. Specifically, issues relating to parking spaces, snow removal, rubbish disposal and use intensity were discussed. Furthermore, the proponent noted the advantages of removing Ascension Street from the Official Map to their project.

Satisfied that the Board's concerns were met, the Board unanimously approved the site plan subject to the proponent filing for the removal of Ascension Street from the Official Map.

5. Arboretum - Communication on Future Plans - Engineer Ron Searles presented a cluster plan for this project that was previously rejected by the ZBA and the Board. The new plan eliminates the cut through from Upland Street to Tenneyson Road and generates more open space.

It was the sense of the Board that this 120 unit cluster design is headed in the right direction. The project would require an amendment to the approved Definitive Plan or it could be filed as a new plan altogether.

6. Zoning Ordinance Discussion - The Board voted to hold a meeting on January 23, 1991 at 1:00 P.M. to receive the City Council Zoning Report. The Board will review the changes and forward it back to the Council as an ordinance for immediate advertisement.
7. Blithewood Estates - Bond Reduction - The bond was reduced unanimously with a new bond expiration date set for July 1, 1991 and a project completion date set for September 1, 1991.
8. Hillside Estates - Bond Extension - Based on a recommendation by the DPW, the Board unanimously set a bond expiration date of August 1, 1991.
9. Miscoe Estates III and IV - Bond Reduction - The Board unanimously reduced the bonds on these phases and set the following bond expiration and completion dates:

Phase III - Bond Expiration - June 1, 1991
Project Completion - April, 1991

Phase IV - Bond Expiration - September 1, 1991
Project Completion - June 1, 1991
10. Tattan Farm Road - Accept As Public - The Board tabled the item.
11. Fox Hollow Road - Accept As Public - The Board accepted the road with John Reynolds abstaining.
12. Scenic Heights - Status - Informational discussion only.
13. Wapita Drive - Accept As Public - Priority #1.
14. Diana Drive - Accept As Public - Priority #1.
15. Breeze Drive - Accept As Public - Priority #5.
16. Austin Street Zone Change - Discussion - Tabled.

17. Election of Officers:

Chairman - Frank DeFalco
Vice Chairman - John Reynolds
Secretary - George Russell

Plan Signers - Frank DeFalco, John Reynolds, George Russell, Michael Lopardo

18. Date of Next Meeting - February 20, 1991

19. Plans To Be Ratified:

4329 - Plan of land on Roland Road, owned by Gene Novak, signed on December 27, 1990.

4330 - Plan of land on Ernest Avenue, owned by Ronald Dupont, signed on December 27, 1990.

4331 - Plan of land on Catalpa Street, owned by Stanley Nixon, signed on January 16, 1991.

4332 - Plan of land on Bangor Street, owned by Robert Bonofiglio, signed on January 16, 1991.

20. Any Other Business - George Russell requests that the OPCD contact CMRPC to inquire about their services so that Worcester, as its largest contributory member, could avail ourselves of technical and professional services.

21. Recess - The Board recessed at 4:50 P.M.

Public Hearing

1. Tacoma Street - Zone Change - Attorney David Kneeland, on behalf of William English, English Realty Trust, requested a zone change from IP-0.33 to ML-0.5. After hearing the arguments, the Board felt that the case was spot zoning and was compounded by its location in the planned Water Resources Overlay Protection Zone. The Board unanimously denied the petition.

2. 920 Grafton Street - Zone Change - After hearing the arguments from Ellen DeLong, the Board voted unanimously to deny the petition. Again, they felt the action would amount to spot zoning and that the re-zoning of Grafton Street to business would be accomplished within the process of developing the new upcoming Zoning Map.

3. Indian Hill Estates - Petition To Limit Access - Attorney Peter Ventura, representing the residents of New Bond Street, expressed their opposition to the movement of traffic from the Indian Hill Estates subdivision over their private street. Attorney Ventura stated that the Definitive Plan has no basis to use New Bond Street, a private street, and that the plan

misrepresented New Bond Street as a public 50 foot right of way. A number of residents asked that access be restricted for New Bond Street including: Julie Jacobson, Frank McGill, Betty Chercek and Ted Lekas.

In response, Peter Parseghian of 15 Cheyenne Way presented a petition urging that the New Bond Street access remain open. Indian Hill Estates residents David Marshall, Herb Adams and Dennis Walsh noted that emergency access and vehicular movement would be restricted if access is cut off.

Listening to the give and take of the parties involved, the Board decided that this case could only be solved through the courts. They expressed sensitivity to the plight of New Bond Street residents but were cognizant of the need to retain subdivision access. Closing this access point would leave the subdivision with only one (1) access/egress on Indian Hill Road. This was not the intent of the plan when it was approved by the Board.

With no other business, the Board adjourned at 8:50 P.M.

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With no other business, the Board adjourned at 8:50 P.M.

Planning Board
Worcester, Massachusetts

Wednesday, January 16, 1991
2:00 P.M. 25 Meade Street
Bureau of Land Use Control

Agenda

2:00 P.M. - View - Bureau of Land Use Control,
25 Meade Street

1. Hillside Estates - req. to extend bond
2. Indian Hill Estates - req. to limit access
3. Tacoma Street - req. to change zone
4. 920 Grafton St. - req. to change zone

3:15 P.M. Regular Meeting - Bureau of Land Use Control

1. Call to order
2. Minutes of December 12, 1990
3. Moreland Green - subdiv. review *1-6*
4. 500 Franklin St. - site plan review *7-16*
5. Arboretum - comm. re: future plan *17*
6. Zoning Ordinance discussion
7. Blithewood Estates - bond reduction *18-20*
8. Hillside Estates - bond extension *21-22*
9. Miscoe Estates III & IV - bond reduction *23-26*
10. Tattan Farm Road - accept as public *27-30*
11. Fox Hollow Road - accept as public *31-32*
12. Scenic Heights - status *33-35*
13. Wapiti Dr. - priority *36*
14. Diana St. - priority *37*
15. Breeze Dr. - priority *38*
16. Austin St. zone change - discussion
17. Election of Officers
18. Date of next meeting
19. Plans to be ratified
20. Any other business
21. Recess

5:30 P.M. - Dinner - Baxters

7:30 P.M. - Public Hearings - Training Room - City Hall

1. Tacoma St. - change zone form IP 0.33 to ML 0.5 *39-42*
2. 920 Grafton St. - change zone form RL-7 to Bl 1.0 *43-47*
3. Indian Hill Estates - pet. to limit access *48-49*

8:15 P. M. - Regular Meeting - Training Room - City Hall

1. Items of Public Hearing
2. Adjournment