

Minutes
Worcester Planning Board
February 20, 1991

Planning Board Members Present:

Frank DeFalco, Chairman
John Reynolds
George Russell
Michael Lopardo

Staff Present:

Francis Donahue, BLUC
James Fasser, OPCD
Judith Stolberg, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW

Regular Meeting - Bureau of Land Use Control

1. Call to Order - Chairman DeFalco called the meeting to order at 3:15 P.M.
2. Approval of Minutes - The minutes for the January 16, 1991 and January 23, 1991 meetings were approved unanimously.
3. 1341 Main Street - Site Plan Review - Attorney Samuel DeSimone, representing the proponent, explained the plan. Mr. Russell asked about the dumpster location. The proponent explained that it was the only space available for large trucks to have access to remove the trash. Mr. DeSimone stated it was the least offensive plan given the size of the lot. Mr. Reynolds stated that he had problems with trucks of that size backing from Main Street. He inquired if the City would be required to pick up trash and was told by Mr. Traynor that he thought six units was the cut off. Mr. Russell inquired as to whether the building could be placed at the back of the property. Mr. Donahue responded that the proponent would need to get a use variance and a Special Permit from the ZBA if the building were placed at the back of the lot because of a zone line. Mr. Reynolds said that he thought there would be drainage problems. Mr. Russell asked if the proponent had considered a duplex or three family building. Mr. Donahue replied that a variance would still be required. Mr. Russell asked if there would be any grassy area and the proponent responded that there would be a small area in front of the building. Mr. Donahue stated that a letter from Robert Moylan, Assistant Commissioner, DPW, indicated that the site plan was incomplete. Concerns were expressed regarding the number of parking spaces (9) on the plan and a variance would be required. Mr. Reynolds suggested that the proponent work with DPW to resolve the drainage and parking issues. The item was tabled.

4. Willcon Drive - Preliminary Subdivision - William Patterson, President of Heritage Equity Resources, Inc., explained that the subdivision would consist of six homes. He stated he has met with neighbors, Council members, etc. to correct problems created by the previous developer and has neighborhood support for his current plan. He stated that the waivers he asks for are due to the rock and ledge on the site. He is requesting a waiver of roadway width requirement (from 50' to 40'), waiver of roadway grade limitation (from 12% to 12.5%), waiver to allow sidewalk on one side of roadway (no homes on that side of road), waiver to allow above ground electric, telephone and cable television utilities, waiver from requirement to install garbage disposals and trash compactors and request to install bituminous concrete curbing (Cape Cod berms) along both sides of Willcon Drive. Since this is only a preliminary plan, Mr. Donahue stated that site plan review and a public hearing would be required. When asked by Mr. Caforio why Cape Cod berms were chosen, Mr. Patterson responded that cost was the primary factor. Mr. Caforio stated that the tallest berms possible should be used for this area. John Reynolds made a motion to approve the preliminary plan subject to DPW specifications. George Russell seconded and the vote was unanimous to approve.
5. Communication Regarding Proposed Zoning Ordinance and Continuing Care Retirement Community - Jonathan Finklestein, representing Salem Community Corporation, presented an amendment he will propose at the public hearing regarding the proposed Zoning Ordinance as it relates to Continuing Care Retirement Communities. He stated the proposed ordinance was too restrictive and his changes would allow organizations to fully benefit from its provisions. The changes he outlined related to parking, lot size, use, and return to natural vegetation. The item was filed.
6. Scenic Heights - Subdivision Review - This item was on the agenda at the request of Jonathan Finklestein, attorney for Rosewood Realty Trust, who stated that the trustees had talked to the bank which will release funds for the development to be completed. Mr. Traynor stated that the Board had voted to take the bond at its December 12, 1990 meeting and he had sent a letter to the bank requesting the \$153,200 bond funds be sent to the City. To date there has been no response from the bank to the Law Department. Mr. Finklestein presented to the Board a letter outlining new completion dates and asking that the previous vote to pull the bond be reconsidered and an amendment to the subdivision agreement with the new completion dates be accepted by the Board. Mr. Traynor stated that the bank should respond in writing that they are willing to support this amendment. The item was tabled to be taken up at the March 14, 1991 Subdivision Regulations meeting.

7. Wedgwood Section V - Bond Review - Francis Brothers, the developer, was unable to attend the meeting and informed Mr. Donahue that they would be applying for release of the bond next month. Mr. Caforio outlined the punchlist for completion of the project. Mr. Traynor stated that the project was near completion and the Board may want a nominal bond to cover contingencies. The Board requested DPW set a bond amount to be discussed at the March 14, 1991 meeting.
8. North Pond Estates - Bond Review - Mr. Traynor stated the bond was in the amount of \$70,500. Upon a motion by John Reynolds and seconded by George Russell, the Board voted to notify Code Inspection and pull the bond.
9. Miscoe Estates III & IV - Bond Amendment - Mr. Traynor stated the purpose of the item was to combine the two to one completion date (June 1, 1991) and expiration date (September, 1991). The Board voted unanimously to so amend the bond.
10. Hillside Estates Subdivision - Law Department Report - Mr. Traynor stated the City had filed a claim with COMFED regarding Hillside Estates. Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted to rescind their previous vote to extend the completion date of this project.
11. Communication Regarding Worcester Corporate Center - Leave to Withdraw
12. Plans To Be Ratified:
 - 4333 Plan of Land on Salisbury Street owned by William Scola, signed on 1/31/91
 - 4334 Plan of Land on Greenwood Street owned by Heritage Equity Resources, signed on 1/31/91
 - 4335 Plan of Land on Cohasset Street owned by J.N. Cousins, signed on 1/31/91
 - 4336 Plan of Land on Southwest Cutoff owned by Tony Russell, signed on 2/14/91
 - 4337 Plan of Land on Shrewsbury Street owned by Tony Russell, signed on 2/14/91
 - 4338 Plan of Land on 19 Albany Street owned by Joseph Polito, signed on 2/14/91
 - 4339 Plan of Land on 15 Albany Street owned by Joseph Polito, signed on 2/14/91

4340 Plan of Land on Chester and Albemarle Streets owned by Steve Tonelli, signed on 2/20/91

4341 Plan of Land on Swan Avenue owned by Dimitrios Spyropoulos, signed on 2/20/91

13. Date of Next Meeting - The next meeting will be held on April 17, 1991.

14. Any Other Business - Blithewood Heights - Bond Amendment - The Board voted to rescind their previous vote at the meeting of January 16, 1991 changing the completion date to July 1, 1991 and the bond expiration date to September 1, 1991 thereby keeping the completion date of October, 1992.

Public Hearings - Training Room, City Hall

1. Austin, Mason, Dewey & Pleasant Streets - Request To Change Zone From RG-5 to BG-3.0

Chairman DeFalco opened the hearing at 7:30 P.M. Richard Kazarian, the proponent, and Martin Kelsey, a neighbor, spoke in favor. They both stated that the vacant lot presently is a danger to the neighborhood because of illegal dumping on the property. Mr. Kazarian stated that the original intent of the petition was for warehousing purposes in conjunction with Keystone Electric, but that given the current economic conditions he was trying to sell the property. William Sweeney, 35 Florence Street, representing the Park Avenue Neighborhood Preservation Society, stated his feeling that the new ordinance and map should be completed prior to any changes. He said such a zone change would cause further erosion of the neighborhood and would isolate homes in the area.

The Board felt that this would be considered "spot zoning". Mr. DeFalco suggested that the proponent should go to the Zoning Board of Appeals with a specific plan for development of the property. Mr. DeFalco closed the hearing at 7:58 P.M.

Regular Meeting - Training Room, City Hall

1. Item of Public Hearing - Upon a motion by John Reynolds and seconded by Michael Lopardo, the Board voted unanimously to deny the petition.
2. The meeting adjourned at 8:04 P.M.