

Worcester Planning Board
Minutes of Meeting
February 17, 1993
City Hall, Room 310

Planning Board Members Present: John Reynolds, Chairman
George Russell
Joan Bagley
Thomas O'Connor
Joseph Sova

Staff Present: Philip Hammond, OPCD
Stephen O'Neil, OPCD
David Dunham, OPCD
Ralph Saarian, DPW
David Holden, Code Enforcement

Public Hearing - 4:00 P.M., City Council Chambers

1. Joint Hearing with City Council Land Use Committee: Zoning Ordinance Amendments

In reviewing the Zoning Ordinance amendment petition, the Land Use Committee and the Board found several outstanding issues:

1. Modification of the ordinance to regulate private driveways that serve more than one (1) lot.
2. A re-examination of the cluster provision in the ordinance to regulate the clustering of single family dwellings on one (1) lot, Article VIII - Section 3.
3. Sign control and regulation relating to placement, hours of operation and intensity.
4. Modification of language concerning "transfer station", especially the construction of tall visual barriers to shield these uses from abutting property.
5. Re-examination of nonconforming uses in the Water Resources Overlay Protection Zone. Should the total use be reviewed if it is expanded or should specific elements of the use (hazardous materials containment and underground storage) be subject to review under the Special Permit requirement? The current suggested amendment by the Planning Board limits the review to only the new portion of the expanded nonconforming use.
6. Setback requirements for IN-S zones.

7. New language pertaining to the siting of group homes that clearly notes the need for municipal compliance with State mandates and laws.
8. An amendment to Table of Uses 4.1 which would allow retail uses in ML/MG by right rather than by the current Special Permit.

Pending the resolution of these issues, the public hearing was continued until March 31, 1993.

Regular Meeting - 5:30 P.M., Room 310

1. Call to Order: Chairman Reynolds called the meeting to order at 5:30 P.M.
2. Approval of Minutes: The Board unanimously approved the minutes of the 12/2/92, 12/16/92, 1/6/93 and 1/20/93 meetings.
3. Year 19 CDBG Recommendations: Item Held - OPCD presentation to be made on March 1, 1993 at 5:30 P.M. at the Henry Lee Willis Center, 21 Belmont Street.
4. Public Hearing Items
 - A. Barber Avenue/Randolph Road - Zone Change - MG-2.0 to BG-3.0

Attorney Sam DeSimone, representing the Eastern Orthodox Management Corp. outlined the case for the zoning map amendment request. Following a discussion with the Board about the density allowed under this zoning district, the Board closed the hearing.

On a motion by George Russell and seconded by Joan Bagley, the Board voted to recommend the petition be amended to reduce the density of the area. The Board voted unanimously to recommend that the Barber Avenue/Randolph Road area be re-zoned BG-2.0 instead of the BG-3.0 district outlined in the petition.
 - B. Zoning Ordinance Amendment Petition
Article IV - Table 4.1 and 4.2
Amendments to IN-S District

Attorney Robert Longden representing the College of the Holy Cross asked that the hearing remain open until the college and the City can meet to resolve this issue. It is the goal of the college to agree upon a joint

recommendation to present to the Planning Board on this petition. A meeting is set for February 24 with the college, the OPCD and the Worcester Law Department to discuss the petition and work toward a resolution. Therefore, Attorney Longden asked that the hearing remain open until March 3, 1993.

5. Wigwam Hill Estates - Site Plan Approval - Continued
42 Wigwam Hill Drive
80 Wigwam Hill Drive

Attorney Albert Hayek and Attorney Jonathan Finkelstein, representing the developer and the neighborhood association respectively, again outlined their positions. Attorney Finkelstein in opposition to the two (2) site plans, raised the question about the private driveway, specifically is it an accessory use?. If this is classified as such, does a possible accessory use driveway conflict with the Worcester Zoning Ordinance?

Following a review of the plan and its conformance with Article V - Site Plan Approval, the Board voted to deny the two (2) site plans for the following reasons:

1. Failure to address pedestrian safety issues.
2. Insufficient roadway lighting.
3. Lack of landscaping detail on plan presented.
4. Failure to address access questions relating to the private way serving the site.
5. The provision of inadequate site plan approval application information.

6. Wigwam Hill Estates - Site Plan Approval
20 Wigwam Hill Drive
442 Plantation Street

Applicants for 442 Plantation Street, Gary and Mary Plante, stated their case for filing a site plan for this single family home. Chairman Reynolds reviewed the application to confirm whether the Plante's understood the process and were aware of the contents of the application. Attorney Jonathan Finkelstein objected to the plans as did Ken McBride, a neighbor.

Board members re-stated the same arguments for these cases as for previous applications at Wigwam Hill. Given the outstanding items and due to the absence of the other site plan applicant for 20 Wigwam Hill Drive, the Board held these two (2) items.

7. 315 Grove Street - Site Plan Approval

Attorney Richard Crotty and engineer Al Paige reviewed the project particulars. Faced with specific site questions (parking lot setbacks, landscaping, snow removal), the applicants were asked to review the plans to make them more compatible with Board design standards. The Board held the item.

8. Any Other Business: None

9. Plans To Be Ratified: None

10. Adjournment: Chairman Reynolds adjourned the meeting at 7:10 P.M.

Meeting Dates: March 3, 1993
March 17, 1993

APPROVED
WORCESTER PLANNING BOARD
Dupont Hamel 3/17/93
CLERK DATE