

**MINUTES**  
**Worcester Planning Board**  
**August 16, 1995**

Planning Board Members Present:     George Russell  
  Joseph Sova  
  Joan Bagley

Staff Present: Paul Moosey, DPW Engineering  
                  Michael Caforio, DPW Engineering  
                  David Holden, Health/Code Enforcement  
                  Alan Gordon, OPCD  
                  Diana Collins, OPCD  
                  Judith Stolberg, OPCD

**Regular Meeting (5:30 P.M.) - City Council Chamber, City Hall**

Prior to the start of the meeting, the Chairman presented John Reynolds, former Chairman, with a gift from the Board in appreciation of his many years of service on the Board. City Councillor Wayne Griffin, on behalf of the Mayor, presented Mr. Reynolds with a key to the City.

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:35 P.M.
2. **Approval of Minutes - July 19, 1995:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the minutes.
3. **Definitive Subdivision Plan - Gus Drive (Continued):** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to close the hearing. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to grant the request of the petitioner for leave to withdraw without prejudice.
4. **Site Plan Approval - 271 East Mountain Street (Briarwood Continuing Care):** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the site plan.
5. **Site Plan Approval - 1099 Grafton Street:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the site plan with the following conditions:

\* All issues in Department of Public Works letter dated August 10, 1995 be addressed to the satisfaction of said department.

- \* Proponent work with landscape architect at Office of Planning and Community Development on property landscaping plan.
6. Site Plan Approval - 1 Valmore Street: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the site plan with the following conditions:
    - \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
    - \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
  7. Parking Plan Approval - 702 Southbridge Street: The item was continued to September 13, 1995. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to grant the request of the proponent for an extension of the deadline for action to September 20, 1995.
  8. 135 Gold Star Boulevard - Parking Plan Approval: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the parking plan with the following conditions:
    - \* Said parking plan approval runs with the terms of the lease of the spaces commencing on July 1, 1995 and expiring June 30, 2000.
    - \* A revised plan shall be submitted to OPCD no later than September 16, 1995 showing locations of shuttle stops.
    - \* Temporary signage shall be provided to show where Fallon staff is to park.
  9. Parking Plan Approval - 667 West Boylston Street: The item was continued to September 13, 1995. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to grant the request of the proponent for an extension of the deadline for action to September 20, 1995.
  10. Parking Plan Approval - 648 Chandler Street: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the request of the proponent for leave to withdraw without prejudice. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to waive fees, with the exception of advertising cost, when the proponent re-files.

11. **Parking Plan Approval - 66 James Street:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to waive the Board's 14 day advertising requirement. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to approve the Parking Plan with the following conditions:

\* A four foot fence be constructed on top of retaining wall.

12. **Tiffany Avenue - To Be Made Public:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to recommend a Priority 1.

13. **Brightwood Avenue - To Be Made Public:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to recommend a Priority 1.

14. **Pocassett Avenue - To Be Made Public:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to recommend a Priority 1.

15. **Brook Crossing Subdivision - Set Bond:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to set a bond in the amount of \$37,700.00 based on the recommendation of DPW.

16. **Plans To Be Ratified:** Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board unanimously voted to ratify the following ANR plans: \*

Bancroft Street  
May Street  
Genessee Street  
Massasoit Road  
Julien & Dupuis Avenues  
Leeds Street  
Moreland Green Drive  
Etre Drive/O'Hara Circle  
Moreland Green Drive/Brookvale Lane

17. **Other Business:** Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted unanimously to request the Law Department research the legality of the requirement to upgrade Westinghouse Parkway as a condition of the Definitive Subdivision Approval for Indian Hills Subdivision.

The Chairman adjourned the meeting at 7:15 P.M.

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1995

At a meeting held on August 16, 1995 the Worcester Planning Board voted unanimously to approve the Request for Leave to Withdraw Without Prejudice the Parking Plan Approval application filed by Walcott-Marshall, Inc., Petitioner.

The petition involves amending current parking lot to provide 19 parking spaces at existing Dunkin Donuts on a parcel located at 648 Chandler Street, Worcester, Massachusetts.

Proper notice on August 2, 1995 was given for the meeting by the Planning Board.

- \* Planning Board waived fee for refiling of plan except for advertising cost.

AUTHORIZED PLANNING BOARD MEMBER,

John H. Bagley

DATE: Sept. 8, 1995

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1995

At a meeting held on August 16, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Timothy P. Bombard, Petitioner.

The petition involves parking lot to accommodate a 4 bay car wash in a building to be constructed on a parcel located at 66 James Street, Worcester, Massachusetts.

Proper notice on August 4, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* A four foot fence be constructed on top of retaining wall.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 8-23-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

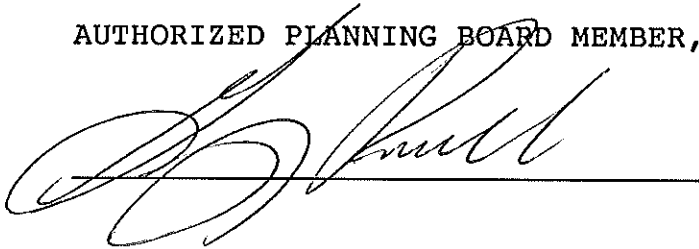
DATE: August 18, 1995

At a meeting held on August 16, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Salem Community Corporation.

The petition involves the expansion of the Briarwood Continuing Care Retirement Community by adding an addition to its existing residential living center on a parcel located at 271 East Mountain Street, Worcester, Massachusetts.

Proper notice on July 5, 1995 was given for the meeting by the Planning Board.

AUTHORIZED PLANNING BOARD MEMBER,



A handwritten signature in cursive script is written over a horizontal line. The signature appears to be "S. Knell".

DATE: 8-23-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1995

At a meeting held on August 16, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Trevor K.C. Haye.

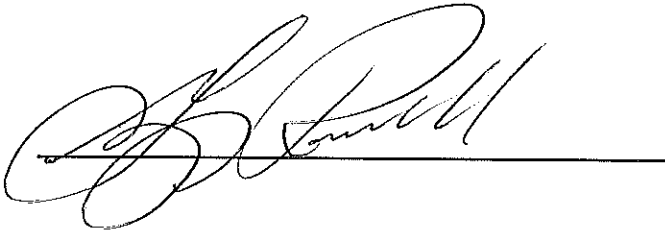
The petition involves the construction of a two unit dwelling with four off-street parking places on a lot with greater than 15% slope on a parcel located at 1 Valmore Street, Worcester, Massachusetts.

Proper notice on August 2, 1995 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



A handwritten signature in cursive script is written over a horizontal line. The signature appears to be "B. J. Smith".

DATE:

8-23-95

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1995

At a meeting held on August 16, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Decker and Company, Inc.

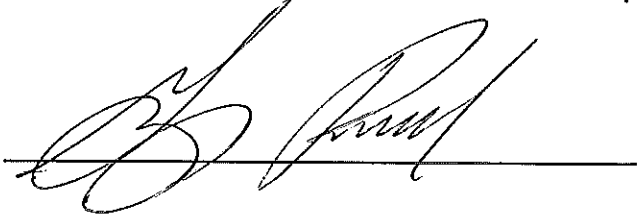
The petition involves the reconstruction of present retail gasoline facility to include a convenience store on a parcel located at 1099 Grafton Street, Worcester, Massachusetts.

Proper notice on August 2, 1995 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* All issues in Department of Public Works letter dated August 10, 1995 be addressed to the satisfaction of said department.
- \* Proponent work with landscape architect at Office of Planning and Community Development on property landscaping plan.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

8-23-95



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1995

At a meeting held on August 16, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by The Fallon Clinic, Inc., Petitioner.

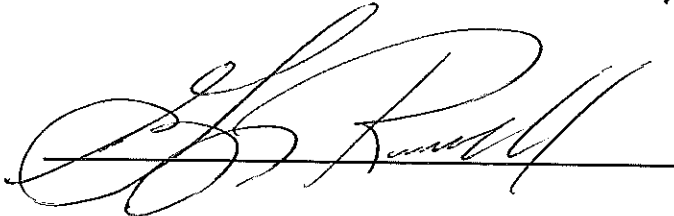
The petition involves the leasing of 100 parking spaces in parking lot located at 130 Gold Star Boulevard from Bradlee's Stores, Inc. for the use of Fallon staff between 7:30 A.M. and 5:30 P.M., Monday through Friday on a parcel located at 135 Gold Star Boulevard, Worcester, Massachusetts.

Proper notice on August 2, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Said parking plan approval runs with the terms of the lease of the spaces commencing on July 1, 1995 and expiring June 30, 2000.
- \* A revised plan shall be submitted to OPCD no later than September 16, 1995 showing locations of shuttle stops.
- \* Temporary signage shall be provided to show where Fallon staff is to park.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

8-23-95