

MINUTES
Worcester Planning Board
September 13, 1995

Planning Board Members Present: George Russell
 Joseph Sova
 Joan Bagley
 Perry Hanson

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

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

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:35 P.M.
2. **Approval of Minutes - August 16, 1995:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted 3-0-1 to approve the minutes.
3. **Parking Plan Approval - 702 Southbridge Street:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 3-0-1 to approve the Parking Plan with the following condition:
 - * Proponent work with landscape architect at Office of Planning and Community Development on property landscaping plan.
4. **Parking Plan Approval - 667 West Boylston Street:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted 3-0-1 to approve the request of the proponent for leave to withdraw without prejudice and to waive fees, with the exception of advertising cost, when the proponent re-files.
5. **Preliminary Subdivision Plan - Kettlebrook Trace (off Stafford Street):** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 3-0-1 to approve the Preliminary Subdivision Plan.
6. **Site Plan Approval - 25 Crescent Street:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the Site Plan.
7. **Site Plan Approval - 208 Pleasant Street:** The item was continued to the September 27, 1995 meeting.

8. **Parking Plan Approval - 266 Harding Street:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 3-0-1 to approve the Parking Plan with the following conditions:
- * A stockade fence be installed.
 - * Proponent work with landscape architect at Office of Planning and Community Development on property landscaping plan.
 - * 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.
9. **Parking Plan Approval - 648 Chandler Street:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted 3-0-1 to approve the Parking Plan with the following conditions:
- * Proponent work with landscape architect at Office of Planning and Community Development on property landscaping plan.
 - * No deliveries be made at the rear of the building.
 - * Adherence to conditions set forth in letter dated September 7, 1995 to Wayne Griffin from John Michael Richard, Vice President and Treasurer of Walcott-Marshall, Inc., which mitigates neighborhood concerns.
10. **Wildwood Estates - Release Bond:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 3-0-1 to release the \$5,000.00 Performance Guarantee for Lot 10 Wildwood Estates and to release the covenant.
11. **Villages of Moreland Green/Westmont (Phases V & VI) - Set Bond:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted 3-0-1 to set a bond in the amount of \$296,100.00 for Phase V with a work completion date of October 1, 1996 and a bond expiration date of December 1, 1996 and a bond in the amount of 285,550.00 for Phase VI with a work completion date of October 1, 1996 and a bond expiration date of December 1, 1996.

12. **Oak Grove Subdivision (Phases II & III) - Reduce Bond:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted 3-0-1 to reduce the bond by \$19,500.00 for Phase II (Eleanor Drive) creating a new bond amount of \$12,000.00 and reducing the bond by \$35,500.00 for Phase III (Bjorklund Avenue/Lambert Circle) creating a new bond amount of \$9,500.00.
13. **Plans To Be Ratified:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to ratify the following ANR plans:

Bellvista Road
Knight Street
Park Avenue
Crowningshield Road

14. **Other Business:**

Wentworth Manor/Catalpa Circle Subdivision: Thomas Revane, President of Revane Development Co., Inc., presented to the Board a schedule for completion of the work remaining. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to extend the completion date with the completion schedule submitted to the Board incorporated into the amendment to subdivision approval.

GIS Update: Alan Gordon gave a brief presentation on the GIS.

The Chairman adjourned the meeting at 7:00 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

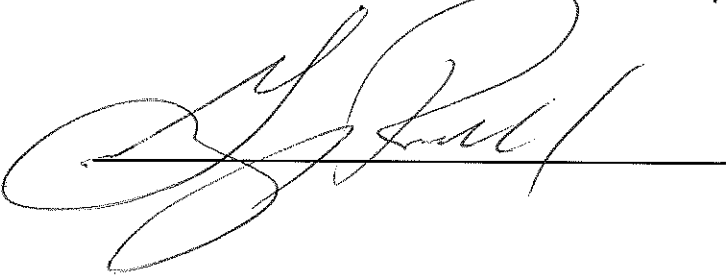
DATE: September 14, 1995

At a meeting held on September 13, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Murray Marketing, Inc./Murray Outdoor Communications.

The petition involves the erection of a single post highway sign board to be visible from I-290 for the purpose of outdoor advertising on a parcel located at 25 Crescent Street, Worcester, Massachusetts.

Proper notice on August 30, 1995 was given for the meeting by the Planning Board.

AUTHORIZED PLANNING BOARD MEMBER,



A handwritten signature in cursive script, written over a horizontal line. The signature is highly stylized and difficult to decipher, but it appears to be the name of the authorized member.

DATE: 9-27-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 14, 1995

At a meeting held on September 13, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Wendy's International, Inc., Petitioner.

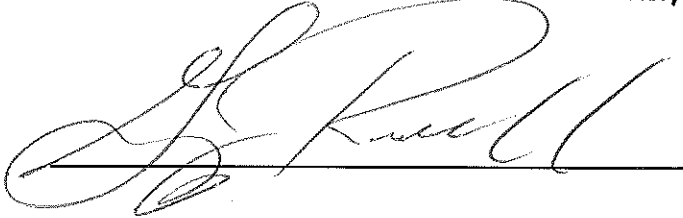
The petition involves parking lot to accommodate a Wendy's Restaurant containing 88 seats and a drive-through on a parcel located at 702 Southbridge Street, Worcester, Massachusetts.

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:

- * Proponent work with landscape architect at Office of Planning and Community Development on property landscaping plan.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

9-27-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 14, 1995

At a meeting held on September 13, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Wolcott-Marshall Inc., Petitioner.

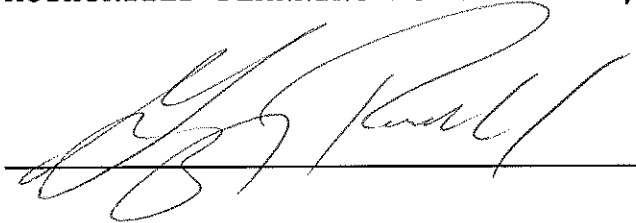
The petition involves parking lot to accommodate existing Dunkin Donuts and a proposed building addition for a future food service use on a parcel located at 648 Chandler Street, Worcester, Massachusetts.

Proper notice on August 30, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * No deliveries be made at the rear of the building.
- * Adherence to conditions set forth in the attached letter dated September 7, 1995 to Wayne Griffin from John Michael Richard, Vice President & Treasurer of Walcott-Marshall, Inc., which mitigates neighborhood concerns.
- * Proponent work with landscape architect at Office of Planning and Community Development on property landscaping plan and installation.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

9-27-95



WOLCOTT-
MARSHALL
INC.

54 Sunset Road, Winchester, MA 01890 (617)729-1135

September 7, 1995

Wayne A. Griffin
City Councillor
District Five
City of Worcester
62 Commodore Road
Worcester, MA 01602

RE: 648 Chandler Street, Worcester
Parking Plan Approval Application

Dear Mr. Griffin:

This letter is written as a follow up to our meeting at the above referenced site to assess our plans to add an addition to our building and attempt to respond to the concerns voiced by your constituents living in the neighborhood. You have asked that certain changes and additions be made to our plans on behalf of the neighbors, and we have agreed to make those changes. Specifically, the following items are hereby added to our proposal:

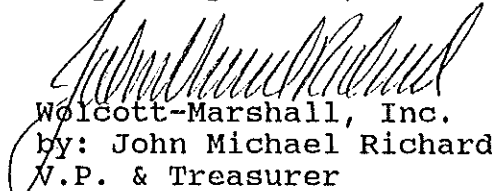
1. Along the rear boundary of the property, within the approximately seven feet between the fence and the property line, we will plant a row of arborvitae trees at a height of 6 to 8 feet, at an appropriate density to provide a visual and sound buffer.
2. The existing planters in the front of the property will remain with mulch, flowers, and the addition of three new trees.
3. The existing snow storage areas from the previously approved plan will remain, and snow will be trucked off the premises when necessary, as was done in the winter of 1993.
4. The illuminated Dunkin' Donuts sign and red illuminated light band on the northerly side of the existing building, which is visible from Lauf Stret, will be removed.

5. The existing delivery door will be relocated to the front of the building, further from Lauf Street, and buffered by the addition to the building.

We feel that our plan to add to our building will be a benefit to our neighbors on Lauf Street, since the addition of the trees and the building between their homes and the deliveries to our store should eliminate any potential disturbance. We appreciate your input on behalf of your constituents, and welcome your support of our plans.

As you requested, I am sending copies of this letter to the Planning Board, to Alan Gordon at OPCD, and to the Department of Public Works. If there is any other information we can provide, or any other questions or concerns you may have, please let us know and we would be pleased to assist you.

Very Truly Yours,



Wolcott-Marshall, Inc.
by: John Michael Richard
V.P. & Treasurer

CITY OF WORCESTER
PLANNING BOARD DECISION

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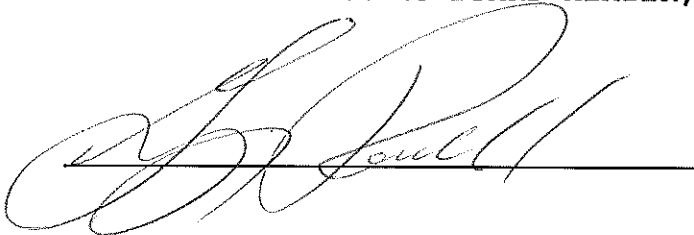
At a meeting held on September 13, 1995 the Worcester Planning Board voted unanimously to approve the Request for Leave to Withdraw Without Prejudice the Parking Plan Approval application filed by Worcester Donuts, Inc., Petitioner.

The petition involves installation of a drive-thru service lane and expansion of parking area at existing Dunkin Donuts on a parcel located at 667 West Boylston 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,



A handwritten signature in cursive script, appearing to read "D. J. Sullivan", is written over a horizontal line.

DATE: 9-27-95

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 14, 1995

At a meeting held on September 13, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Exxon Corporation, Petitioner.

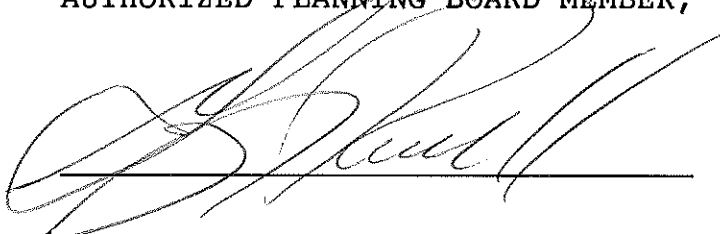
The petition involves parking lot to accommodate a car wash on a parcel located at 266 Harding Street, Worcester, Massachusetts.

Proper notice on August 30, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * A stockade fence be installed.
- * 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.
- * Proponent work with landscape architect at Office of Planning and Community Development on property landscaping plan.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

9-27-95