

Planning Board  
Worcester, Massachusetts

Wednesday, October 14, 1970  
3:00 P. M. - View-City Hall

Agenda

3:00 P. M. - View

Tour of Worcester Center

4:30 P. M. - Regular Meeting - Room 209 - City Hall

1. call to order
2. minutes of August 19, and September 9
3. Longview Heights - extend bond
4. Miscoe Estates - extend bond
5. plans to be ratified
6. date of next meeting
7. any other business
8. recess

5:30 P. M. - Dinner - Putnam and Thurston's Restaurant

7:30 P. M. - Public Hearing - Room 209 - City Hall

1. Goldthwaite Road - more than one building

8:00 P. M. - Regular Meeting - Room 209 - City Hall

1. call to order
2. item of public hearing
3. adjournment

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The meeting of the Worcester Planning Board came to order at 4:00 P. M., Wednesday, October 14, 1970, in Room 209, City Hall.

Members present were Frederic R. Butler, Carl H. Koontz and Philip A. Segel. Others present were Charles A. Abdella, John J. Reney, Gerard F. McNeil, Francis J. Donahue and Alexander A. Pridotkas.

Minutes of August 19 and September 9. Mr. Koontz made a motion that the minutes of August 19 and September 9 be approved. Mr. Segel seconded the motion. The motion was passed by a 3-0 vote.

Longview Heights - extend bond. Mr. McNeil reported that it was Mr. Hynes' recommendation that a short term extension be granted to October 31, 1970. Mr. Donahue reported that the work was completed, but the bond had to be extended before it could be released.

Mr. Koontz made a motion that the bond be extended Until October 31, 1970. Mr. Segel seconded the motion. The motion was passed by a 3-0 vote.

Miscoe Estates - bond extension. Mr. Donahue explained that the Board had reduced the bond at the previous meeting, and that further investigation revealed the fact that the bond had already expired.

Mr. McNeil recommended that the bond be extended until July 1, 1971.

Mr. Segel made a motion to that effect. Mr. Koontz seconded the motion. The motion was passed by a 3-0 vote.

Plans to be ratified. Mr. McNeil pointed out the parcel owned by Caravan Coffee, and the Worcester Redevelopment Authority taking. He pointed out that the taking would leave a parcel without frontage, but that Worcester Redevelopment Authority parcel #1 would be dedicated to the city as part of the ring road system, satisfying the frontage requirement at that time.

He said that the Board could waive the requirement under Section 81-R of the Massachusetts General Laws until parcel #1 is dedicated.

Attorney Abdella suggested that the Law Department review the details of the arrangement for a temporary easement, but that the Worcester Redevelopment Authority legal staff should make all arrangements.

Mr. Segel made a motion to approve the plan subject to legal justification by the Worcester Redevelopment Authority and approval by the Law Department.

Mr. Koontz seconded the motion. The plan was approved by a 3-0 vote.

Mr. Koontz made a motion to ratify the following plans:

- #1402 - plan of land on Drexel Street, owned by San-el Building Corp., signed 9/9/70
- #1403 - withdrawn
- #1404 - plan of land at Lincoln and Catharine Streets, owned by Doctor's Hospital Realty Corp., signed 9/15/70
- #1405 - plan of land at Forsberg and Harwich Streets, owned by Florence H. Anderson, signed 9/18/70
- #1406 - plan of land on Lovell Street, owned by Pewter Pot Realty Trust, signed 9/29/70
- #1407 - plan of land on Wildwood Ave., owned by John W. and Jeannette R. Hanlon, signed 9/25/70
- #1408 - plan of land on Hooper Street, owned by Kabeth Properties, Inc., signed 10/7/70
- #1409 - plan of land on Thomas Street, owned by the City of Worcester, signed 10/8/70
- #1410 - plan of land at Pleasant, Fruit, Elm and Merrick Streets, owned by Worcester Redevelopment Authority, signed 10/9/70
- #1411 - plan of land at Main Street, Lincoln Square and Market and Union Streets, owned by Worcester Redevelopment Authority, signed 10/9/70

#1412 - plan of land on Wigwam Avenue, owned by the New England Power Company, signed 10/8/70

#1413 - plan of land at Dorchester and Ward Streets, owned by the Roman Catholic Bishop of Worcester, signed 10/13/70

Mr. Segel seconded the motion. The motion was carried by a 3-0 vote.

Any other business.

Goldthwaite Road - bond extension. Mr. Koontz made a motion to invite Mr. Papale before the Board to discuss the problem of the bond. Mr. Segel seconded the motion. The motion was carried by a 3-0 vote.

Goldthwaite Road - more than one building. Mr. Reney informed the Board that the drainage system had been rejected as designed, but that it would be revised to meet the city's specifications.

Mr. McNeil informed the Board that the developer had miscalculated the area of the site and that the plan had changed accordingly. He asked that no final action be taken at the evening meeting.

Mr. Segel suggested that the site be viewed by the Board at the next meeting.

Salisbury Farms III. Mr. Donahue reported that the Board had given Ciociolo Builders a final extension of the bond to October 15, 1970. He said that nothing had been done, that the road needed a base coat and a top coat. He said that the Board was holding a bank book in the amount of \$16,200 at Mechanics Savings Bank. He said that the subdivision was supposed to have been completed by December 31, 1969, and that 910 feet of road remained to be done.

Mr. Reney said that the bond was sufficient to cover the cost of completion.

Mr. Donahue said that the amount had been set by Mr. Hynes, and he asked Mr. Reney if the city could do the work for that amount. Mr. Reney replied that it could.

Mr. Segel suggested that the Law Department investigate the liability of the developer for costs beyond the amount of the bond.

Mr. McNeil suggested that the bond be taken and Ciociolo given a chance to complete the work. If the work were completed, the bond would be returned.

Mr. Koontz suggested that the bond be taken and Commissioner Hynes be consulted. He made a motion to inform Mr. Ciociolo of the taking of the bond. Mr. Segel seconded the motion. The motion was passed by a 3-0 vote.

Date of next meeting. The date of the next meeting was set for November 4, 1970.

At 5:30 P. M. the Board recessed to Putnam and Thurston's Restaurant for dinner.

At 7:30 P. M. the Board met in the Council Chamber for its scheduled public hearing.

Goldthwaite Road - more than one building. Mr. Payson was present in addition to the three other Board members.

Douglas Liston and Raymond Moran spoke for the petitioner Franchi Construction Company.

Mr. Liston explained the revised plan, the change in size of the lot and the revised drainage system. He explained that it did conform to the zoning requirements for the area.

Mr. Segel asked how many units and parking spaces were intended.

Mr. Liston replied that 81 units and 75 parking spaces were shown, and that the lot comprised 2.03 acres, 105,000 square feet.

Mr. Payson pointed out that the number of parking spaces was not adequate and the hearing would have to be postponed until a proper plan was submitted.

Mr. Liston asked if the plan could be approved subject to requested changes.

Mr. Butler then called for the opponents to speak.

Anthony Giordano, of 14 Corning Avenue, expressed concern about damage to his property from blasting not 100 feet away. He also said that the natural brook to the lake might be blocked.

Mr. Liston replied that the brook would be piped.

Anthony Giordano Jr., of 50 Corning Avenue, said that the brook acted as a storm culvert for the area.

Mr. Liston explained that the water would be carried in an 18 inch pipe and would empty into a 12 inch line in the street.

John Voci, of 18 Goldthwaite Road, pointed out that the present street surface line was not adequate, that blockage occurred during an ordinary rainstorm. He also suggested that with Papale's and West's apartments and the State Mutual, traffic on Goldthwaite Road would be very bad. He said that a light would be needed on Lincoln Street.

Mrs. Giordano, of 14 Corning Avenue, said that the water problem on the site was very bad, that the whole area was ledge, and that the blasting would damage her home 15-20 feet away from one of the buildings.

Attorney Abdella said that damage by dynamiting would be covered by contractors insurance.

Mr. Payson pointed out that the units were allowed by zoning, and that drainage and zoning were the Planning Boards concern.

Norman Roy, of 1A Goldthwaite Road, asked if the decision could be postponed until the residents retained an attorney.

Mr. Liston requested a delay until the next meeting.

Mr. Payson made a motion that the hearing be postponed so that the abutters could retain counsel. Mr. Segel seconded the motion. The motion was passed by a 3-0 vote.

Regular Meeting. At 8:00 P. M. the Board reconvened in Room 209, for its regular meeting.

Goldthwaite Road - more than one building. Mr. Koontz asked Mr. McNeil if zoning required simple setbacks with no relation to building heights.

Mr. McNeil replied that there was no ratio as such.

Mr. Butler asked if there were a provision for unbuildable land.

Mr. Koontz suggested that the department investigate these deficiencies in the controlling ordinances.

Mr. Butler said that the interior requirements could remain as they are but that the periphery should be controlled.

Mobile Home View. Mr. Payson suggested that the department check the zoning for mobile homes in New Hampshire. He suggested a view to the Lake Sunapee area to see a mobile home development there.

The meeting adjourned at 8:25 P. M.