

PLANNING BOARD

Minutes of Meeting of December 4, 1989

1:00 P.M.

Present: Frank DeFalco, Chairman
George Russell
Joan Sadowsky
John Reynolds

Francis Donahue, Bureau of Land Use Control
Michael Latka, OPCD
Bridget Murphy, Law Department
Michael Traynor, Law Department
Philip Hammond, OPCD
Jeff Fasser, OPCD
Gloria Coop, OPCD
Judith Stolberg, OPCD

The meeting was called to order at 1:10 P.M. The first order of business was a discussion of the Zoning Ordinance, specifically Institutional Zones. Philip Hammond presented maps submitted by City colleges and hospitals which outlined their physical boundaries. A discussion followed on the need to 1) institute restrictive dimensional controls in order to protect residential abutters and minimize damage by institutions to their neighborhoods; and 2) encourage institutions to grow within their zone lines by virtue of less restrictive dimensional controls. Each hospital and college was taken on an individual basis, namely, Becker Jr. College, Holy Cross College, Worcester Polytechnic Institute, Clark University, and Memorial Hospital. It was decided to use street center lines as institutional zone boundaries where possible, but the Board realized it will also be necessary in some instances to split blocks and lots. The language in the Zoning Ordinance (Page 36 - #3) was changed to reflect the creation of institutional zones. A motion was made by John Reynolds, seconded by Joan Sadowsky and voted with George Russell casting the dissenting vote to change this to read "fifty (50) feet from the nearest zone line", not nearest residential structure. Also, the language referencing the widths of streets and right of ways was eliminated.

George Russell made a motion to change the wording in Article II, Section 5 (Page 19) where the zoning coordination function should now be a task of the OPCD and not the Code Inspection Department. This would provide a system of checks and balances for appeals. Mr. Latka was asked if this change was acceptable relative to manpower. He answered that since a new position will be filled in the near future at OPCD, the office could absorb this function. The motion was seconded by John Reynolds and voted unanimously. Bridget Murphy

pointed out that a similar language change is needed in this section where action should be determined by the Zoning Board of Appeals. A motion was made by George Russell, seconded by Joan Sadowsky and voted.

The next meeting of the Planning Board was scheduled for Wednesday, January 24, 1990, at which time the Board would like to finish discussion on the Zoning Ordinance and have new institutional zones clearly outlined for a zoning map change.

The minutes of the previous two (2) Planning Board meetings were approved. The meeting adjourned to perform site views at 3:05 P.M.

Items on the regular agenda scheduled for 4:00 were addressed:

3. Dixfield Street - On a motion by Joan Sadowsky and seconded by John Reynolds, the Board voted unanimously to approve the private street opening.
4. Nutall Lane - On a motion by George Russell and seconded by Joan Sadowsky, the Board voted unanimously to approve the private street opening.
5. Parsons Hill - It was moved by Joan Sadowsky, seconded by John Reynolds and voted to release a \$15,000 bond.
6. Jonathan Circle - It was moved by John Reynolds, seconded by Joan Sadowsky and voted unanimously to accept this as a public street.
7. Longview Estates - It was moved by George Russell, seconded by John Reynolds and voted unanimously to release the covenant.
9. Smallwood Village - Upon a motion by Joan Sadowsky and seconded by John Reynolds the Board voted unanimously to approve removing the covenant with the condition that no permanent occupancy permit is issued.
10. Pineview Avenue - It was moved by Joan Sadowski, seconded by George Russell and voted unanimously to give this a Priority 5.
12. Broome Avenue - It was moved by Joan Sadowsky, seconded by George Russell and voted unanimously to give this a Priority 2.
13. Quissett Street - It was moved by John Reynolds, seconded by Joan Sadowsky and voted unanimously to give this a Priority 2.

8. Rosewood Estates - It was moved by John Reynolds, seconded by George Russell and voted unanimously to release the covenant of \$65,700.
5. Parsons Hill - It was moved by George Russell, seconded by John Reynolds and voted unanimously to reduce the bond to \$44,250.

Under any other business, it was moved by George Russell, seconded by Joan Sadowsky and voted unanimously to reduce the bond to \$47,570 for Miscoe Estates.

Next, Michael Traynor reviewed a new bond document that is being issued for all Planning Board work. This document makes it easier to demand performance from developers. No action was taken.

Public Hearing - Fantasia Estates - Definitive Subdivision

Chairman DeFalco opened the hearing at 7:45 P.M.

Thomas Mahoney, a consultant engineer with the BSC Group, began the discussion for the proponent by stating that the project was a ten (10) lot residential subdivision at the terminus of Brightwood Avenue. The project involved extending Brightwood Avenue approximately one hundred (100) feet and creating two (2) cul de sacs.

Samuel DeSimone, attorney for the proponent, stated that the number of lots to the south have been reduced from nine (9) to five (5) to address environmental concerns and wetland issues. He said the lots are larger and the reduction in number means less impervious area for the total development. Sanitary and storm drainage systems will be in place and have been reviewed and approved by DPW. He stated the proponent was requesting a sidewalk waiver of ten (10) feet. He also stated the project was small in scale, therefore, traffic should not be a concern. He said that the Conservation Commission had issued an Order of Conditions which was appealed to DEP. A Superceding Order of Conditions was issued by DEP and had been complied with by the proponent in the project plan.

Mike Triano, President of the Grafton Hill Neighborhood Association, asked the Planning Board to delay the vote on the project to allow for further study and after the Conservation Commission has reviewed the new plan. He said he didn't think the wetlands were properly delineated in the new plans and requested Conservation Commission action prior to Planning Board approval. He also expressed concern about the amount of traffic at the Hampton Street and Blithewood Avenue intersection.

Samuel DeSimone stated that the proponent would comply with any and all Order of Conditions set forth by the Conservation Commission or DEP. He felt the present plans had adequately addressed their concerns regarding wetland issues so a delayed vote would not be necessary.

Thomas Mahoney stated that the less restrictive wetlands line shown on the definitive plan is not the line that DEP had approved in the Superceding Order of Conditions.

Mr. Triano reiterated his request that no action be taken by the Planning Board until the project goes before the Conservation Commission.

Vinnie Climus asked if the grade and elevation of the site will be raised or will fill be brought in to the site. He noted that the Evergreen Lane area does experience runoff problems and ice problems which would be increased if the land was elevated to any extent.

Mr. Mahoney answered that fill would only be necessary for the roadway and individual lots.

Again, Gerhard Muenchmeyer stated that DPW has reviewed the definitive plans and has no problems.

George Russell asked where Broad Meadow Brook was located on the plan. Mr. Russell also asked if existing site drainage would be altered and if proposed grading plans were developed. Mr. Russell asked if erosion controls would be in place during and after construction. Mr. Mahoney responded that during construction erosion controls would be in place. Once lawns and ground cover are established, erosion controls are not necessary and there shouldn't be a problem.

Ed DeLucas stated that recently the City had to blast ledge for the installation of new sewer lines and Mr. Russell asked if any blasting was anticipated for this project. Mr. DeSimone stated that it was not anticipated. However, should it be necessary, the blasting company would be bonded.

John Reynolds stated there seemed to be two (2) questions about the plan: (1) the existence of ledge and (2) wetlands impacts. Mr. Mahoney responded that the Soil Survey by the Soils Conservation Service had been used and all conditions had been taken into account in the preparation of the plan.

Mr. Russell asked if any consideration had been given to a cleansing system or detention areas because of increased pollutants. In support of the development Mr. Muenchmeyer said that a detention pond is not necessary because a positive site drainage system for

this project already exists and that is the best solution. He stated that detention ponds retain/retard the amount of flow and that the existing drainage system is the most expedient and efficient way to disperse site drainage. He said that to the best of his recollection the ledge in the area was four (4) or five (5) feet down.

Mr. Climus stated that the brook comes up to street level during heavy rains. Mr. Muenchmeyer responded that the best solution was the one that gets the water out as quickly as possible, namely positive drainage plans to the brook.

John Rossetti, owner of lots adjacent to Broad Meadow Brook, stated that the project would enhance the area and be good for the neighborhood.

Mr. DeFalco closed the hearing at 8:30 P.M.

Regular Meeting

John Reynolds made a motion to table the Fantasia Estates item. George Russell seconded the motion. Mr. Reynolds then withdrew the motion.

Joan Sadowsky made a motion to approve the Definitive Subdivision for Fantasia Estates and John Reynolds seconded the motion. The vote was unanimous.

Upon a motion by George Russell and seconded by John Reynolds, the Board voted to deny the request for a sidewalk waiver. The vote was unanimous.

Site Plan Approval was postponed until the January 24, 1990 meeting.

The meeting was adjourned at 8:45 P.M.

/gcc
/jis