

Worcester Planning Board
March 14, 1991
12:15 P.M.
Room 310, City Hall

Planning Board Members Present: Frank DeFalco, Chairman
John Reynolds
George Russell

Staff Present: Stephen O'Neil, OPCD
Philip Hammond, OPCD
Paul Lacava, OPCD
James Fasser, OPCD
Roland Dufault, OPCD
Anthony Miloski, OPCD
Judith Stolberg, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW

1. Call to Order: Chairman called the meeting to order at 12:40 P.M. with no quorum present. Mr. Russell was contacted to attend the meeting to allow official business to be conducted. Meanwhile, Stephen O'Neil presented the Year 17 Community Development Block Grant recommendations.
3. Presentation of Year 17 CDBG Recommendations: Mr. O'Neil stated the \$4,688,000 allocation represented an increase of \$500,000 over the allocation for Year 16. He explained that the OPCD/Administration recommendation was for the allowable 20% cap for administration costs because of an anticipated decrease in tax levy funds. He said that, as in previous years, the 15% allowable cap for public services was recommended and outlined the corridor concept instituted in Year 16 which provides comprehensive services with the least administrative costs. He explained the RFP process for a service provider in the Northern Corridor with a recommendation to the City Manager in the middle of May. A new provider would start services on July 1.

He explained that increases in CDBG funding were recommended for the housing non-profits in order to promote affordable housing for the City. He stated that parks funding would go toward Greenwood and Crompton Parks. Public safety funds would be earmarked for a new fire station to be constructed to replace the Webster Square, Cambridge Street and Quinsigamond Village fire stations. Public works funding would be used for work in tandem with the parks and fire station projects. The urban renewal allocation would be used for work connected with the disposition of Urban Renewal Parcels 35 and 44.

Mr. DeFalco inquired as to whether or not the fire stations which would be closed would be sold and where the proceeds generated from such a sale would go. Mr. O'Neil responded that the funds would go to the general fund.

Patricia Lambert, Executive Director of the Housing Information Center, asked where the new fire station was being built. Mr. O'Neil responded that the station would be built on McKeon Road.

Paul Lacava asked Mr. O'Neil to explain the public hearing process. Mr. O'Neil then proceeded to go through the hearing schedule for those who were not familiar with it.

There were no further questions or comments so the Planning Board proceeded with its regular meeting agenda.

2. Approval of Minutes: The minutes of the February 20, 1991 and March 4, 1991 meetings were approved unanimously.
4. Wedgewood - Section V - Set Bond Amount - Upon review of outstanding subdivision bonds, the DPW found that Wedgewood had no existing bond. Therefore, as a matter of housekeeping, the Board set a bond of \$22,000 and established a bond expiration date of September 1, 1991 and a project completion date of June 1, 1991.
5. Scenic Heights - Bond Review: After much discussion about the subdivision, the bank and the City's need for a better response from the lender, the Board voted to keep the bond at the current level of \$153,200. The lender has not responded to the City about its concerns about the project and will not take action on bond reduction until certain conditions are met:
 - That WCIS make every effort to communicate with the Worcester Law Department on this development;
 - That the detention pond be completed to City specifications;
 - That the Worcester DPW receives updated plans of the project.
6. Smallwood Village - Bond Review: The Board rescinded its action of January 20, 1990 and set a new bond for this project in the amount of \$303,000. A completion date of April 1, 1992 and a bond expiration date of June 1, 1992 were unanimously set by the Board.
7. Any Other Business:

Subdivision Control Regulations

The Board reviewed the draft DPW regulations and directed the staff to prepare a complete draft package for review.

Planning Board Regulations

The Board reviewed their new regulations authorizing them to grant Special Permits. Drafted by the Law Department, these regulations authorize the Board to grant certain Special Permits as provided for in the new Zoning Ordinance. The procedures and the process the Board must follow to become a Special Permit Granting Authority were reviewed. These regulations will be adopted at the next Board meeting. Draft regulations for Site Plan Approval and Parking Approval will be reviewed and discussed at the next meeting to be adopted at a subsequent meeting.

Next Meeting

The next meeting will be on March 20, 1991 at 2:00 P.M. in Room 310, City Hall.

8. Adjournment: The Chairman adjourned the meeting at 2:30 P.M.