

MINUTES
Worcester Planning Board
October 13, 1993

Planning Board Members Present: John Reynolds, Chairman
George Russell
Joan Bagley
Joseph Sova
Joseph McGinn

Staff Present: Philip Hammond, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW
Karen Sherman, OPCD

1. Call to Order: Chairman Reynolds called the meeting to order at 5:30 P.M.
2. Approval of Minutes: Subject to a change on #14 in which the vote was 3-1 (George Russell against), the Board voted unanimously to accept the minutes as corrected.
3. Public Hearing Items:

Zoning Map Change Petition - Grafton St./Farrar Ave./Trahan Ave.
RI-7 to BL-1.0

Petitioner Everett Abraham, 603 Grafton St., presented his case for the zone change. In response the following people expressed their opposition to the change:

Mary Lynch - 151 Farrar Ave.
Lawrence L. Berie - 168 Warner Ave.
Joan Martin - 13 Hyannis Place
Agnes Dagostino - 180 Warner Ave.

After hearing all testimony, the Board closed the hearing. On a unanimous vote the Board voted to recommend denial of the petition.

Official Map Amendment - Arena St. - Street Removal

Prior to the commencement of the hearing, the Board informed those in attendance that a "party of interest" had submitted a written objection to the street removal. In support, Nicholas Colicchio and Melanie Bergeron explained their reasons for the suggested removal. Against the removal, Attorney Paul Novak argued as a "party of interest" that he represented abutters that did not want to lose pedestrian access to West Boylston St.

Hoping the parties could agree to an amicable solution, the Board continued the hearing until December 15, 1993.

Pond View Acres - Definitive Subdivision Approval/Site Plan Approval (Continued public hearing)

Attorney James Burgoyne outlined the revised plans and explained the various waivers the applicant was requesting. The waivers included the following:

1. The detail of vertical control on the plans.
2. Lack of detail on large trees on site.
3. No delineation of open space areas.
4. A reduced size of drainage easement (14.7 feet).
5. No soil tests performed on site.
6. No rounding of street intersection with Brookline St.
7. No submittal of mylars pending future revisions.
8. A waiver of the 1-40 foot scale for the plan worksheets.

In opposition, Lorraine Fletcher, Edna Bilzarian and Steve Foskit voiced strong opposition to the project. Given their previous comments on the plans and the developer, the opponents felt that the subdivision as designed would have a detrimental impact on the neighborhood.

After reviewing with Michael Traynor the legal implications of the submittal, the Board voted to close the hearing. The OPCD will review the project particulars and present a draft decision at its next meeting.

4. 482 Plantation St. - Wigwam Estates - Site Plan Approval (Continued)

Attorney Albert Hayek outlined the Site Plan Approval application for the Board. Following a discussion about previous conditions for other lots in Wigwam Estates, the Board voted unanimously to approve the site plan subject to the following conditions:

1. Wigwam Associates will install a sidewalk along the "S" curve within thirty (30) days of the issuance of building permits for 80 Wigwam Hill Drive (Lot #43). Sidewalk shall be four (4) feet wide asphalt and be installed on the right side of the private way from Plantation Street to Lot #48;
2. Wigwam Associates will apply a one (1) inch topcoat to the private way when all lots are sold or within two (2) years from the date on which building permits are issued on Lots 42 and 43 whichever event occurs first.
3. Provide a twenty (20) foot wide access between Lots 30 and 31 to connect the private drive to Wigwam Hill Drive as shown on the developer's plan.

4. Install reflectors on guardrail at the cul-de-sac at the end of the private drive.
 5. Within sixty (60) days of granting a building permit for 42 Wigwam Hill Drive (Lot #34), 80 Wigwam Hill Drive (Lot #43) or 90 Wigwam Hill Drive (Lot #46), install four (4) pole mounted lights to illuminate the common driveway. The lights shall be at a sufficient height and of sufficient illumination to approximate a typical street light. Said lights are to be located at the edge of the paved right of way in front of 42 Wigwam Hill Drive (Lot #34), 80 Wigwam Hill Drive (Lot #43), at the right hand entrance to the right of way where it intersects Plantation Street, and at the top of the "S" curve along the property of Lot #48; all as shown on the attached plan labeled Exhibit "A".
 6. Access to Lot #14 - 482 Plantation Street shall be from the common driveway until such time that it is permitted from Plantation Street. If access is allowed, the driveway shall be of sufficient width to allow for an automobile turn-around (L-shape) to eliminate backing out onto the roadway.
 7. All utility connections shall be through the common driveway.
5. 415 Sunderland Road - Site Plan Approval (Continued)

Supported by follow up information offered by the applicant, Howard Shear, the Board voted to approve the application based upon the following conditions:

1. Use existing curb cuts on Grafton Street.
 2. Compliance with Worcester Department of Public Works regulations and standards as noted in a letter dated September 14, 1993.
 3. The site driveway access be controlled by designating the northern Grafton Street curb cut marked as an exit only. These curb cuts shall be designated with the corresponding exit/entrance signs.
 4. Until such time that authorization is granted by the Code Enforcement Department, the Sunderland Road access road shall be eliminated.
6. 257 Pleasant Street - Site Plan Approval (Continued)

Item held.

7. Plantation Street - WBDC - Site Plan Approval

Attorney Dee Moschos and Engineer Bob Graham reviewed the project and briefed the Board on the larger conceptual plan for the Worcester Biotech Research Park. As presented, the Board members were impressed with the building and site design. Based upon the plans as noted, the Board voted to recommend approval subject to the following:

1. Subject to conditions determined by the Worcester Conservation Commission.
2. A sewer connection as shown on the plans or if a secondary connection is required subject to the approval of the DPW Commissioner.

8. 9-11 Charlton Street - Site Plan Approval

Attorney Paul Kolesnikouas outlined the proposal to renovate 9-11 Charlton St. into a lodging house/group home for persons in need. The treatment of patients will be based on Christian principles. A number of other supporters of Crossroads Ministries voiced their backing of the project and praised the methods they use to rehabilitate clients.

Residents of the Beacon Brightly area expressed strong reservations about introducing another group home for troubled persons in the area in spite of the good intentions of the Crossroads Ministries. Their opposition to this use reflected their previous concerns when the project appeared before the Board in 1992.

Board members in reviewing the application noted several areas of concern, namely security lighting, perimeter fencing and site control, outdoor and site passive recreation space, neighborhood impact and the apparent need for a Special Permit for this use per the new City of Worcester Zoning Amendment.

The Board reserved judgement on the site plan application and continued the item to the November 17, 1993 meeting.

9. 223 Russell Street - Tech Market - Parking Plan Approval

Based upon the plan as presented, the Board unanimously approved the application (5-0).

10. Marlboro Street - Private Street Opening

Upon reviewing the plan submitted by Lennie DiLiddo, the Board voted to approve the private street opening subject to the condition that the applicant comply with all the requirements of the Department of Public Works and that the extended Marlboro St. be paved to a width of twenty (20) feet the distance from Pollack St. to Lot E as shown on the plan dated 9/16/93.

11. Subdivision Control Amendment - Discussion

Michael Traynor explained to Board members the need to amend the Subdivision Control Regulations relative to the submittal of plans and the commencement of the clock for approval. The Board voted unanimously (3-0) (George Russell/Joseph McGinn absent) to hear the item at a public hearing on November 17, 1993.

12. Valley View Avenue - Street to be made public

13. Camden Avenue - Street to be made public

14. Arline Street - Street to be made public

Taken collectively #'s 12, 13 & 14 - Based on a priority ranking and a recommendation by the OPCD, the Board voted unanimously (3-0) to recommend that these streets be made public.

15. Laurelbrook Drive - Street to be made public - Reduce Bond

The Board unanimously voted to reduce the bond for Laurelbrook Drive and to accept it as a public street.

16. Scenic Drive - Discussion

Item held.

17. Flint Pond Village - Phase I - Bond Reduction/Street To Be Made Public

The Board voted unanimously to reduce the bond for Phase I to zero and voted to recommend that the street be made public.

18. Oak Grove Estates - Extend Completion Date

The Board voted unanimously to extend the completion date to November 1, 1994.

19. Westmont - Extend Completion Date

The Board voted unanimously to extend the completion date to August 1, 1994.

20. Plans To Be Ratified

4592 Plan of Land on Oiton Street Extension owned by Ashwood Companies signed on 9/23/93.

4593 Plan of Land on Dolly Drive/Ida Road owned by Paul Babin signed on 9/23/93.

4594 Plan of Land on Graystone Circle owned by John Ash signed on 9/23/93.

- 4595 Plan of Land on Grove Street owned by Robert Lyons signed on 9/30/93.
- 4596 Plan of Land on Circuit Avenue North owned by James Zingarelli signed on 10/12/93.
- 4597 Plan of Land on Lenora Street owned by Providence & Worcester Railroad signed on 10/12/93.

21. Any Other Business - None

22. Next Meeting - November 17, 1993

23. Adjournment - Chairman Reynolds adjourned the meeting at 8:45 P.M.

APPROVED
Nov. 17, 1993
DATE OF ENDORSEMENT OF
APPROVAL
<i>Ellis Hand</i>
WORCESTER PLANNING BOARD