

**MINUTES**  
**Worcester Planning Board**  
**August 17, 1994**

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

Staff Present: Michael Traynor, Law Department  
                  David Holden, Health/Code Enforcement  
                  Michael Caforio, DPW Engineering  
                  Joseph Borbone, Traffic Engineering  
                  Allan Gordon, OPCD  
                  Diana Collins, OPCD  
                  Judith Stolberg, OPCD

1.   **Call to Order:** Chairman Reynolds called the meeting to order at 5:30 P.M.
2.   **Approval of Minutes - July 20, 1994:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the minutes.
3.   **Request To Remove Portion Of Koping Street From Official Map (continued):** Upon a motion by Joan Bagley and seconded by George Russell, the Board voted to recommend denial (Joseph Sova voted to approve) of the petition.
4.   **Definitive Subdivision - High Meadow Estates (continued):** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the Definitive Subdivision Plan for High Meadow Estates conditioned as follows:
  1.   Compliance with August 17, 1994 letter from the Department of Public Works.
  2.   Agreement to provide decree plan and written decree for Sunrise Avenue.
  3.   Easement be granted to the City of Worcester for street purposes.
  4.   Appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
5.   **Definitive Site Plan Approval - High Meadow Estates (continued):** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the Definitive Site Plan conditioned as follows:

1. Compliance with August 17, 1994 letter from the Department of Public Works.
  2. Agreement to provide decree plan and written decree for Sunrise Avenue.
  3. Easement be granted to the City of Worcester for street purposes.
  4. Appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
6. **Massasoit Road/Southwest Cutoff (Honey Farms) - Definitive Site Plan Approval (continued):** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to approve the Definitive Site Plan conditioned as follows:
1. Updated plan shows fence extended 10 feet abutting Heyn property.
  2. Only right turns allowed entering site from Route 20 or exiting site onto Route 20.
  3. The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
7. **19 Glennie Street (Edward's Paint) - Parking Plan Approval Amendment:** The item was continued to September 7, 1994.
8. **3 Oak Knoll Road - Definitive Site Plan Approval:** Upon a motion by Joan Bagley and seconded Joseph Sova, the Board voted unanimously to approve the Definitive Site Plan conditioned as follows:
1. The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
9. **15 Coppage Drive (Kennedy Die Cast) - Definitive Site Plan Approval:** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to approve the Definitive Site Plan conditioned as follows:
1. Revised plan with hydraulic calculations accepted by the Department of Public Works be submitted to DPW and OPCD.

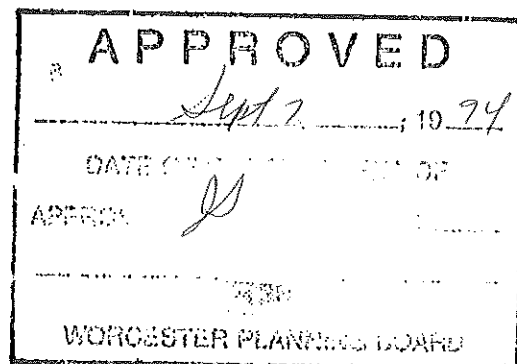
2. The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
10. **1 Webster Street (Webster House) - Parking Plan Approval:** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted to approve the Parking Plan conditioned as follows:
  1. Parking spaces 12 through 31 should be moved southerly 5 feet to provide 24 foot wide aisles.
11. **370 Lovell Street (Park Print) - Parking Plan Approval:** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to approve the Parking Plan conditioned as follows:
  1. Parking spaces should be lengthened to 18 feet and aisle width reduced accordingly.
  2. Fence be placed on the Lovell Street side of property including a chain link lock for access control onto Lovell Street.
12. **440 Lincoln Street (State Mutual) - Parking Plan Approval:** Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to approve the Parking Plan conditioned as follows:
  1. Submission of revised plan which addresses issues raised in Department of Public Works letter dated August 9, 1994.
13. **492 Lincoln Street (Wendy's) - Parking Plan Approval:** Because of concerns regarding pedestrian safety, the item was continued to September 7, 1994.
14. **574 Pleasant Street - Amended Stipulation Agreement on Parking Plan Approval:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to amend the Parking Plan Approval decision to include an agreement in settlement of a lawsuit between Florence Atanian and Josue Rosa. Said agreement is hereby attached to and made part of the original decision voted at a meeting held on March 9, 1994. Both parties stipulate and agree that:
  1. Rosa shall not disturb the shrubbery located at the border between the property of Rosa and Atanian located in the front yard.
  2. Rosa shall install a double-sided sign in the front lawn of the premises designating "parking in rear". The sign shall be illuminated.

3. Rosa shall use his best efforts to direct clients away from parking on the street in front of 570 Pleasant Street. He shall do so by informing them not to park in front of 570 Pleasant Street by the methods described herein.
  4. Rosa will inform all of the clientele using the premises at 574 Pleasant Street of the parking lot in the rear and encourage them to use it regardless of what floor of his building they will be patronizing. Rosa will instruct his employees to only use the rear parking lot. Notices will be placed inside the salon to request customers to park in the rear parking lot.
  5. Except insofar as the terms thereof conflict with the terms of the stipulation, the parties further stipulate and agree that this stipulation constitutes an amendment to the aforesaid Planning Board decision and that this stipulation has the full force and effect as though issued by the Planning Board in its original decision.
15. **Recommendation For Removal Of Public Streets In Medical City Subarea:** Upon a motion by Joan Bagley and seconded by George Russell the Board voted unanimously to recommend abandoning the following public streets and public ways within the East Central Urban Renewal Area - Medical City Sub-area to allow for implementation of the Medical City project:
1. Blackstone Street from Exchange Street to Bridge Street, a length of approximately 830 feet.
  2. Howard Street from Blackstone Street to Summer Street, a length of approximately 274 feet.
  3. Exchange Street from Worcester Center Boulevard to Summer Street, a length of approximately 645 feet.
  4. Exchange Street as relocated in 1973 from Worcester Center Boulevard to Summer Street, a length of approximately 690 feet.
  5. Manchester Street from Worcester Center Boulevard to Bridge Street, a length of approximately 490 feet.
  6. Charles Street from Blackstone Street to Summer Street, a length of approximately 296 feet.
  7. Bridge Street from Worcester Center Boulevard to Summer Street, a length of approximately 435 feet.
- plus any additional public easements, rights of way, streets or public ways within the area bounded by Central Street to

the north, Worcester Center Boulevard to the west, Foster Street and Washington Square to the south and Summer Street to the east, having considered the same at its meeting on August 17, 1994, voted to recommend removal of the above streets from the Official Map.

16. **Blithewood Terrace - Bond Release:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to release \$40,000.00 of the bond for lots 45-52 inclusive.
17. **Rosewood Estates (Phases I and II) - Bond Reductions:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to reduce the bond to \$5,000.00 for Phase I and \$5,000.00 for Phase II with a completion date of June 1, 1995 and bond expiration date of August 1, 1995 for both phases.
18. **Parsons Hill (Phase I) - Set Bond:** No action was taken.
19. **Flint Pond Village (Section II - Phase I) Set Bond:** Upon a motion by Joseph Sova and seconded by George Russell, the Board voted unanimously to set a bond in the amount of \$15,000.00 with a completion date of July 1, 1995 and a bond expiration date of September 1, 1995.
20. **Westmont (Phase I) - Release Bond:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to release the existing performance bond in the amount of \$27,500.00 for the Villages of Moreland Green (Westmont) - Phase I and to recommend approval of the public street decree.
21. **Plans To Be Ratified:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to ratify the following plans:
  - Plan #4639 - Eustis Street Extension
  - Plan #4640 - Blue Hill Road
  - Plan #4641 - Hickory Drive
  - Plan #4642 - Chester Street
22. **New Business:** Frank Astone from Edwards & Kelcey, Inc., consultants, gave a brief presentation on commuter rail and the interim station.

The Chairman adjourned the meeting at 7:40 P.M.



CITY OF WORCESTER  
AMENDMENT TO PLANNING BOARD DECISION

PLEASE TAKE NOTICE

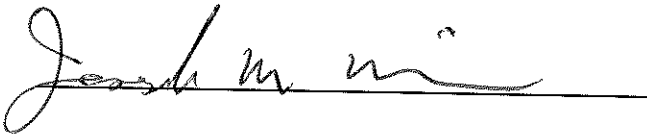
DATE: August 19, 1994

At a meeting held on August 17, 1994 the Worcester Planning Board voted unanimously to amend the Parking Plan Approval decision filed by Josue Rosa, Josh Nominee Trust, Owner to include an agreement in settlement of a lawsuit between Florence Atanian and Josue Rosa on a parcel located at 574 Pleasant Street, Worcester, Massachusetts.

Said agreement is hereby attached to and made part of the original decision voted at a meeting held on March 9, 1994. Both parties stipulate and agree that:

1. Rosa shall not disturb the shrubbery located at the border between the property of Rosa and Atanian located in the front yard.
2. Rosa shall install a double-sided sign in the front lawn of the premises designating "parking in rear". The sign shall be illuminated.
3. Rosa shall use his best efforts to direct clients away from parking on the street in front of 570 Pleasant Street. He shall do so by informing them not to park in front of 570 Pleasant Street by the methods described herein.
4. Rosa will inform all of the clientele using the premises at 574 Pleasant Street of the parking lot in the rear and encourage them to use it regardless of what floor of his building they will be patronizing. Rosa will instruct his employees to only use the rear parking lot. Notices will be placed inside the salon to request customers to park in the rear parking lot.
5. Except insofar as the terms thereof conflict with the terms of the stipulation, the parties further stipulate and agree that this stipulation constitutes an amendment to the aforesaid Planning Board decision and that this stipulation has the full force and effect as though issued by the Planning Board in its original decision.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE:

9/7/94

# CITY OF WORCESTER WORCESTER PLANNING BOARD

CORRECTED NOTICE

DATE: March 21, 1994

At a meeting held on *March 9, 1994*, the Worcester Planning Board voted unanimously to approve the *Parking Plan Approval* application filed by *Atty. Jonathan Finkelstien for Josue Rosa, Josh Nominee Trust, owner.*

The petition involves the construction of a *seventeen-space parking lot* at a parcel located at *574 Pleasant Street, Worcester, Massachusetts.*

Proper notice on *February 23, 1994*, was given for the meeting by the Planning Board.

The *Parking Plan Approval* was granted with the following conditions:

- Revisions to site plan to 1. clearly label handicapped parking space (#1), 2. remove space #10 as it does not meet the buffering requirements of the Zoning Ordinance and 3. move designated snow storage area to the area west of spots #11-14.
- Screening of the driveway and property line between the salon parcel and that n/f Atanian to include a stockade fence (2' high from the 15' front yard setback for ten feet, then 6' high to the property line n/f Atanian and Labontes & Milio).
- A 2' x 2' freestanding sign will be erected in front of the building, identifying parking in the rear of the building.
- Employee parking will be designated off-street, within the parking lot.
- Improvements are to be completed to the satisfaction of the Code Commissioner prior to the issuance of an occupancy permit for the proposed business expansion.

Authorized Planning Board Member

Name

Date

*John T. Reynolds*

*3-23-94*

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1994

At a meeting held on August 17, 1994 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Ronald Dupont, Petitioner.

The petition involves the marking of 12 parking spaces and sealcoat existing paved area on a parcel located at 370 Lovell Street, Worcester, Massachusetts.

Proper notice on August 3, 1994 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Parking spaces should be lengthened to 18 feet and aisle width reduced accordingly.
- \* Fence be placed on the Lovell Street side of property including a chain link lock for access control onto Lovell Street.

AUTHORIZED PLANNING BOARD MEMBER,

*J. M. T. Dupont*

DATE: 8-18-94



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1994

At a meeting held on August 18, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by John Eul, Jr. for Honey Farms, Inc., Petitioner.

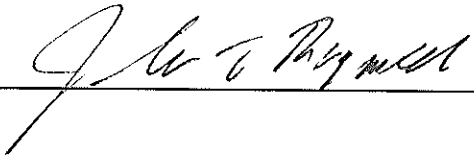
The petition involves the construction of a convenience store, parking area, 4 fuel dispenser islands with canopy over fuel areas on a parcel located at Southwest Cut-off (Rt. 20) and Massasoit Road, Worcester, Massachusetts.

Proper notice on July 6, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Updated plan shows fence extended 10 feet abutting Heyn property.
- \* Only right turns allowed entering site from Route 20 or exiting site onto Route 20.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 8-18-94

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1994

At a meeting held on August 17, 1994 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by State Mutual Life Assurance Company of America, Owner.

The petition involves the expansion of existing visitor parking area located at Lincoln Street entrance to the Allmerica Financial building on a parcel located at 440 Lincoln Street, Worcester, Massachusetts.

Proper notice on August 3, 1994 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Submission of revised plan which addresses issues raised in Department of Public Works letter dated August 9, 1994.

AUTHORIZED PLANNING BOARD MEMBER,

*John T. Rejzner*

DATE: 8-18-94

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1994

At a meeting held on August 17, 1994 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Soda Shoppe, Inc., Owner.

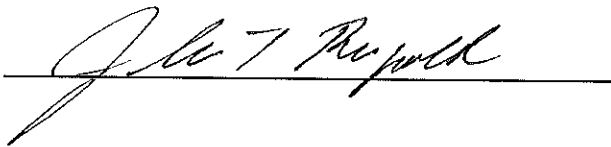
The petition involves the changing main entrance from Webster Street to a vestibule off parking lot on a parcel located at 1 Webster Street, Worcester, Massachusetts.

Proper notice on August 3, 1994 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* Parking spaces 12 through 31 should be moved southerly 5 feet to provide 24 foot wide aisles.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 8-18-94

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1994

At a meeting held on August 17, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Kennedy Die Castings, Inc., Owner.


The petition involves the expansion of the existing building with two additions on the north and south sides of the building and construction of a new parking area on a parcel located at 15 Coppage Drive, Worcester, Massachusetts.

Proper notice on August 3, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* Revised plan with hydraulic calculations accepted by the Department of Public Works be submitted to OPCD and DPW.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 8-18-94

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1994

At a meeting held on August 18, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by David Krikorian, Owner.

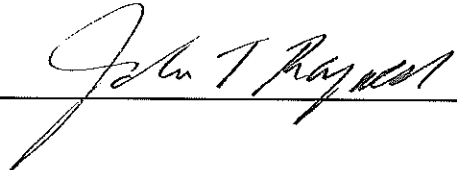
The petition involves the construction of a single family home with attached garage on a parcel located at 3 Oak Knoll Road, Worcester, Massachusetts.

Proper notice on August 3, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 8-18-94

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: August 18, 1994

At a meeting held on August 18, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Subdivision and Definitive Site Plan Approval application filed by Bovenzi, Inc., Owner.

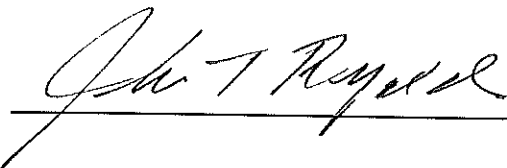
The petition involves the construction of single family homes in a subdivision known as High Meadow Estates on a parcel located off Sunrise Avenue and Ridgewood Road, Worcester, Massachusetts.

Proper notice on July 6 and July 13, 1994 was given for the meeting by the Planning Board.

The Definitive Subdivision and Definitive Site Plan Approval were granted with the following conditions:

- \* Compliance with August 17, 1994 letter from the Department of Public Works.
- \* Agreement to provide decree plan and written decree for Sunrise Avenue.
- \* Easement be granted to the City of Worcester for street purposes.
- \* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 8-18-94

CITY OF WORCESTER  
AMENDMENT TO PLANNING BOARD DECISION

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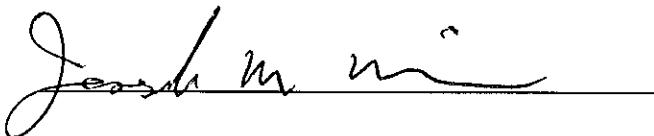
DATE: August 19, 1994

At a meeting held on August 17, 1994 the Worcester Planning Board voted unanimously to amend the Parking Plan Approval decision filed by Josue Rosa, Josh Nominee Trust, Owner to include an agreement in settlement of a lawsuit between Florence Atanian and Josue Rosa on a parcel located at 574 Pleasant Street, Worcester, Massachusetts.

Said agreement is hereby attached to and made part of the original decision voted at a meeting held on March 9, 1994. Both parties stipulate and agree that:

1. Rosa shall not disturb the shrubbery located at the border between the property of Rosa and Atanian located in the front yard.
2. Rosa shall install a double-sided sign in the front lawn of the premises designating "parking in rear". The sign shall be illuminated.
3. Rosa shall use his best efforts to direct clients away from parking on the street in front of 570 Pleasant Street. He shall do so by informing them not to park in front of 570 Pleasant Street by the methods described herein.
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AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE:

9/7/94