

MINUTES
WORCESTER PLANNING BOARD
February 2, 2005

Planning Board Members Present: Joe Boynton
Samuel Rosario
Anne O'Connor
Scott Cashman

Staff Present: Kathleen Donovan, Land Use
Russell Adams, DPW
David Moore, Law Department
Joel Fontane, EONS
Edgar Luna, EONS
Judith Stolberg, Economic Development Office
David Rushford, City Clerk

Regular Meeting (4:30 PM) – Room 310, City Hall.

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 4:30 PM.
2. **Discussion of City Square Development:** The informal meeting was called for discussion purposes relative to the proposed City Square Development. Representing Berkeley Investments, Inc. were Attorney Robert Longden, Barbara Smith-Bacon, David McGill, George Tremblay and Stephen Boyce. George Tremblay and Barbara Smith-Bacon presented an overview of the entire project with respect to the various components and timelines for start up and completion. It was stated that plans include demolition of part of the mall, extending Front Street to Washington Square and construction of medical offices and clinics, housing components, office space, retail space and entertainment space. The project is expected to be done in phases over a period of time to be dictated by the market conditions. Construction of certain components may commence sooner than planned if deemed prudent by the developer.

Chairman Joe Boynton explained the Board's role would be limited to the actual boundaries of the site. Attorney Longden suggested a review process similar to the process used for the Union Station redevelopment and special meetings devoted to this project due to the size and scope. It was the feeling of the Board that, because the roadways and traffic are within the City Council's purview and not the Planning Board's, special meetings will probably not be necessary. Mr. Boynton cautioned that because of the requirement that construction must commence within one year of the date of site plan approval with limited extension time, it would better serve the developer to seek site plan approval for individual phases of the project in order to avoid expiration of the approvals that would necessitate new filings.

The meeting concluded with Board members and the representatives of the Berkeley Investments, Inc. agreeing to work together to move the project forward in a timely fashion that would be agreeable and beneficial to both the developer and the City of Worcester.

The meeting was adjourned at 6:40 PM.