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The Planning Board met for its regular meeting on June 9, 1971 in Room 209, City Hall.

Members present were: Carlton B. Payson, Philip A. Segel, Frederic R. Butler, Lloyd Anderson, and Carl H. Koontz.

Others present were: Gerard F. McNeil, Francis J. Donahue, John J. Reney, Alexander A. Pridotkas, and Charles A. Abdella, and Councillor Casdin.

Mr. Payson called the meeting to order at 12:15 P.M.

Washington Heights - more than one building. Mr. McNeil presented the new street plan to the Board. He said that they met all requirements. Councillor Casdin asked Mr. McNeil how many families this housing was to accomodate and if this was to be subsidized housing.

Mr. McNeil replied that the housing was to accomodate 416 families and that 25% of the housing would be subsidized as it was required by State Housing Finance. He also said that the present zone was RL-7 which allowed for this type of development through a Special Permit. He explained that the proposed use was all residential and no commercial. He said that the existing land use was residential.

Mr. Anderson moved that preliminary approval be given upon the following requirements being satisfied:

1. A Special Permit obtained from the Board of Appeals to permit this construction.
2. Full engineering drawings must be submitted to the Board prior to its public hearing for final approval of the Board of Appeals grants the necessary Special Permit.
3. All construction details and requirements of the Sub-division Control Regulations will apply to this development.
4. Building location and parking lot arrangement shall be revised to conform with the recommendations of the Planning Director.

5. Parking ratio shall be 1.5 to 1.
6. Corner elevations shall be provided for all parking lots.
7. All proposed grade changes and topography to be fully illustrated by a proposed grading plan.
8. All retaining walls to be indicated on plan and detailed by means of cross-section and elevations.
9. Disposal of surface water to be fully detailed.
10. Hydraulic calculations for the entire site to be furnished to the Chief Engineer.
11. Approval of the Department of Natural Resources to be obtained wherever necessary.
12. Typical cross-section through buildings located on severe grade to illustrate treatment of grading and drainage problems.
13. All parking lots to be fully illustrated to indicate individual bays, islands and turning radii.

Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Washington Heights - preliminary - subdivision plan. Mr. Anderson moved that approval be given to the subdivision plan upon meeting the requirements of the Commissioner of Public Works and also the Commissioner of Public Health. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Neighborhood Facilities Model Cities. Mr. McNeil read a memorandum from John Ford to the Board.

Mr. Payson asked if the plan met all the requirements for the Master Plan.

Mr. McNeil said that it did meet the zoning and overall Master Plan requirements.

Mr. Anderson asked Mr. McNeil what his recommendation was.

Mr. McNeil said his recommendation was to approve it but questioned the 20-year obligation of the facility. He asked who was to pay the cost of operating this facility after Model Cities no longer existed.

Mr. Segel asked what the cost was to operate the facility per year.

Mr. McNeil replied that it would cost \$450,000. per year.

Mr. Payson asked Mr. McNeil to supply the Board with more information.

Mr. Anderson moved that the item be tabled until the next meeting.

Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Longview Heights - extension of bond. Mr. Segel moved to extend the bond until July 1, 1972 and that this be the last extension granted for this subdivision. Mr. Anderson seconded the motion. The motion was carried by a 5-0 vote.

Date of next meeting. The date of the next meeting was set for July 1, 1971.

Any other business. Outlook Drive - priority. Mr. Donahue recommended that Outlook Drive be given a No. 1 priority.

Mr. Anderson moved that Outlook Drive be given a No. 1 priority. Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

Mr. Payson read a letter from Robert L. Cousineau, Director of the Worcester Public Library.

Councillor Casdin suggested the Board hold discussion until they received a request from the Y.W.C.A. to modify Mr. McNeil's plan.

The meeting adjourned at 1:00 P.M.

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The Planning Board met for its regular meeting on June 2, 1971 in Room 209, City Hall.

Members present were: Carlton B. Payson, Frederic R. Butler, Carl H. Koontz, Philip A. Segel, and Lloyd Anderson.

Others present were: Gerard F. McNeil, Francis J. Donahue, Alexander A. Pridotkas, Charles A. Abdella, John J. Reney, and Robert Johnson.

Mr. Payson called the meeting to order at 4:15 P.M.

Mill St. - more than one building - preliminary. Mr. John W. Spillane stated that he was representing the land owner, Vincenzo Toscano. Attorney Richard Courtney explained to the Board that he lived in the area on Fourth Street since 1961 and was familiar with the topography of the land.

Mr. Payson said that there was a culvert on the land which was not adequate.

Mr. McNeil explained that they would have to speak with Mr. Reney as to diverting the brook around the property to avoid the culvert.

Mr. Robert Gill gave a breakdown of the units to the Board. He said that there were 417 apartment units plus 12 town house units. There are planned 207 one-bedroom apartment units, 192 two-bedroom units, 18 three-bedroom units and 12 four-bedroom units. He said that there was a total of 555 car parking spaces and that the density was 17.8 units per acre.

Mr. Anderson asked if 555 spaces were adequate for 429 units.

Mr. Gill said that he wanted to give the area a woodsy ^{effect} affect.

Mr. Anderson asked what type of people would live in these units.

Mr. Kneeland said primarily middle income families. He said that the rent for a three-bedroom apartment was \$269.00, two-bedroom was \$239.00, one-bedroom was \$179.00 and the studio apartments were \$149.00.

Mr. Anderson said that there might be more than 1.3 cars per unit. He asked if there was any way the parking space could be increased. Mr. Payson suggested that the parking space be increased to 1.5 and asked Mr. Kneeland if he could expand from 1.3 to 1.5 without eliminating buildings.

Mr. Spillane said that there were extension possibilities for parking. Mr. Kneeland said that he had the space but wanted to preserve the grass and trees as much as possible.

Mr. McNeil said that the Ordinance required 1.5 parking ratio and so a Variance would have to be obtained from the Board of Appeals for a 1.3 parking area.

Mr. Segel asked how many square feet of building space there was.

Mr. Kneeland said that there was 457,000 sq. ft. of building space and there was approximately 26 acres of land. Mr. Kneeland said that it was his intention to petition for a 121A corporation tax treatment.

Mr. Butler moved that the plan be referred to Mr. Reney for comments and be tabled until the next meeting. Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

Longview Heights - extension of bond. Mr. Anderson moved that this be referred to Vincent Hynes. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Discussion of Lincoln Square traffic plan. The Board discussed in general, the plan that the WRA had unveiled at the dinner meeting with the City Council held on May 25, 1971.

Mr. Johnson said that he had worked with the engineers of the plan, Fay, Spofford, and Thorndike, and that he concurred with the plan.

Mr. Payson requested Mr. McNeil to obtain copies of this plan and issue them to the Board for study. Mr. Payson then suggested the discussion be held until the Board was furnished with this material.

Plans to be ratified. Mr. Anderson moved that the following plans be ratified:

#1480 - plan of land at Park Ave. and Dover St., owned by Mobil Oil Corp., signed 5/21/71.

#1481 - plan of land on Neponset St., owned by Astra Pharmaceutical, signed 6/2/71.

Mr. Koontz seconded the motion. The motion was carried by a 5-0 vote.

Date of next meeting. The date of the next meeting was set for June 9, 1971.

The meeting adjourned at 5:30 P.M.