

Planning Board  
Worcester, Massachusetts  
3:30 P.M., City Hall  
Wednesday, February 9, 1972

Agenda

3:30 P.M. - Regular Meeting - Room 209 - City Hall

1. Call to order
2. Minutes of January 19, 1972
3. Oriole Drive - accept as public
4. Election of Officers
5. College Street - more than one building - preliminary
6. Discussion re 701 Master Plan Program
7. Date of next meeting
8. Plans to be ratified
9. Any other business
10. Recess

5:30 P.M. - Dinner - Putnam and Thurston's Restaurant

7:30 P.M. - Public Hearings - Council Chamber - City Hall

1. Zone change petition re Off-Street Parking
2. Zone change petition re Definitions
3. Lincoln Country Club - final - more than one building
4. Lincoln Country Club - definitive - subdivision

9:00 P.M. - Regular Meeting - Room 209 - City Hall

1. Call to order
2. Items of public hearing
3. Adjournment

The Planning Board met for its regular meeting on Wednesday, February 9, 1972 in Room 209, City Hall. ✓

Members present were: Lloyd Anderson, Mrs. Joan Bagley, Frederic R. Butler, Carlton B. Payson and Philip A. Segel. Others present were: Charles Abdella, Francis Donahue, Gerard F. McNeil, Alexander Pridotkas and John Reney.

Mr. Payson called the meeting to order at 3:30 P. M. He also introduced and welcomed Mrs. Joan Bagley as a new member of the Planning Board.

Minutes of January 19, 1972. Mr. Butler made a motion that the minutes be approved with the following amendments: on page two under 390 Southbridge Street, the words 'The Board recommended to report that', be crossed out and the sentence started with 'although'. Also on page two, to delete 'was forced to be' and replace with 'had to be'. In the sentence following, 'number' should be substituted for 'amount'. Mr. Anderson seconded the motion and it was unanimously voted.

Oriol Drive - accept as public. Mr. Butler stated that the Oriole Drive sign should be changed to Oriol Drive. Mr. Anderson moved to recommend that Oriol Drive be made public. Mr. Butler seconded the motion. It was carried 5-0.

Election of Officers. Mr. Segel moved to reelect Mr. Payson as Chairman of the Planning Board. Mr. Butler seconded the motion. It was then carried unanimously. Mr. Butler moved that Mr. Anderson be elected Vice Chairman and it was seconded by the new Board member, Mrs. Joan Bagley and carried 5-0. Mr. Anderson nominated Mr. Butler as Clerk and it was seconded by Mrs. Bagley. It was carried 5-0. Mrs. Bagley was nominated to represent the Planning Board at the CMPRC, but after consideration by the Board, it was decided that the Chairman would represent the Board until Mrs. Bagley gets better acquainted with the policies of the group. After a discussion, Mr. Payson agreed to serve.

Mr. Anderson moved to have the Vice Chairman and Clerk sign all plans. Mr. Segel seconded it. It was carried 5-0.

College Street - more than one building - preliminary. Mr. Matthew McCann and James McDonald of McDonald & Associates, presented a housing plan for College Street. The housing development to consist of three buildings, eight dwelling units per building. The parking ratio is 1½ to 1. Mr. McDonald also stated that the rent would be from \$220-\$225 monthly and if approved, the apartments would be ready for occupancy within 2½ months. He also said that this housing development would not be subsidized under any subsidy program. Mr. McNeil asked if they had gone before the Board of Appeals for a variance and they said they had made an application. When asked about a hearing, Mr. McCann said there was one scheduled for the 16th of February. The property is zoned RS7. The Board then went on a view, along with Mr. Pridotkas and Mr. Donahue.

Discussion re: 701 Master Plan Program. Director McNeil discussed a new Master Plan, using the Federal 701 Program as a guideline. It is a three year plan and takes into consideration social needs, housing, physical needs, and the ability of the city to pay for its needs and the plan's impact on regionalization. The new plan would also form the basis for future federal revenue sharing. He also said it would strengthen and coordinate department management to better respond to the residents of the city. It would provide an overall plan which takes into effect social and economic conditions to provide for orderly growth. The plan would also promote increased cooperation with all levels (local, regional, county, state and federal) of government by planning to meet the needs of the area, not just the city. It also provides means for increased citizen involvement in the governmental process. Director McNeil said, in effect, the plan now becomes a management tool used both by the City Manager and City Council as a policy guide. The first year would be devoted to collecting data. He suggested that the Planning Board hold hearings in various areas to determine the desires of the various areas of the city and to seek help and information from both governmental and private agencies. The second year would be devoted to drawing up the plan. The third year would be a year of implementation and formulation and adoption of evaluating and updating procedures.

Mr. Moschos stated the Council filed a report to concentrate in 1972 on the following:

1. The reorganization of the Department of Public Works.
2. Review of the executive organization so that it can serve the Council better and

tie in programs with the budget. The aforementioned must be solved immediately, *City* Councillor *and* Koontz, *member of City Council Committee on Urban Renewal, Sanclap* mentioned he was dubious as to the success of the Public Works re-*ment + Planning* organization. He is concerned with the City Council's role.

In relation to the Master Plan, he stated everyone should cooperate and that it is a tremendous order but it can be done. *Edward* Mr. Maher, *Chairman of the Worcester Redevelopment Authority* stated he was 100% in favor of the Master Plan and that it should be updated within a year if possible. He also said it needs the cooperation of all departments and agencies because federal dollars are needed. Mr. Payson approved the concept of the program especially the part where citizen participation is involved.

Date of next meeting. The date of the next meeting was set for March 1, 1972.

Plans to be ratified. A motion was made to ratify the following plans that were signed and Mr. Anderson seconded the motion. All were in favor.

- #1559 - plan of land on Edgeworth Street, owned by Worcester Housing Development Corp., signed 1/25/72.
- #1560 - plan of land on Southwest Cutoff, owned by Douglas Russell, signed 1/25/72.
- #1561 - plan of land on Swan Avenue, owned by Parsons Hill Associates, signed 1/25/72.
- #1562 - plan of land on Apricot Street and Wildwood Avenue, owned by Parsons Hill Associates, signed 1/25/72.
- #1563 - plan of land on West Hill Terrace, owned by Victor A. and Rita Sacco, signed 2/4/72.
- #1565 - plan of land on Belmont Street, owned by Worcester Redevelopment Authority, signed 2/7/72.
- #1566 - plan of land on Hyannis Place, owned by Angelo and Rose Grandinetti, signed 2/8/72.
- #1567 - plan of land on Elbridge Street and Institute Road, owned by Peter and Mary Kelly, signed 2/9/72.

Recess. The meeting was recessed at 6:05 P. M.

Public Hearings - Council Chamber. A public hearing at 7:45 P. M. was held in the council chamber.

Zone Change - Off-Street Parking. Chairman Payson read the notice concerning the zone change for off-street parking. This petition was filed by the Planning Board and there were no opponents.

Zone Change - Definitions. Chairman Payson read the notice concerning zone change - definitions. This petition was filed by the Planning Board and there were no opponents.

Lincoln Village - more than one building - final and Definitive subdivision approval.

Mr. Payson stated that if there was no opposition, the Board would hear both petitions simultaneously. Hearing no opposition, both notices were read and Mr. Payson asked for proponents regarding Lincoln Village. Mr. William Bernstein, Attorney for Armand Casavant, the landowner, stated that a zone change was approved by the City Council, and that they now have developed plans that are second in scope only to Worcester Center. They have spent substantial sums of money to satisfy all the conditions and now were asking for final approval under Section 9 of the subdivision regulations. He introduced Frank Chapman, the land planner and architect for the development. Mr. Chapman showed many slides of the 1550 unit complex which includes luxury town houses and high-rise, moderate income low rise, and housing for the elderly, community building, golf greens, a pool and tennis court.

Mr. Frank L. Harrington, Jr. of Weston, Massachusetts, a co-developer with Cosmo Mingolla, for the Ramada Inn, fronting on Lincoln Street, said he was very pleased and greatly impressed with the plans for the complex which would be located in the back of the Inn and he wanted to be recorded as being in favor of this development.

Mr. Payson then asked for those opposed to the Plan. Mr. John Courtney of the Carpenters Local, wanted it on record that he was wholly in favor of the project, but was concerned with whether the labor force of Worcester would be given the

opportunity to work in construction of the development. Mr. Payson stated the Board has no jurisdiction over the matter but hoped that the local labor force could be utilized in developing this project. Mr. O'Donnell of the Carpenters Local who resides in Webster, was also in favor of the development but was as much concerned as Mr. Chapman was in regard to the labor force being involved in the building of the development. He asked for two weeks time so that the tradesmen could study the maps. Mr. McNeil stated that the plans were filed with the Planning Department two weeks prior to this hearing and all legal requirements were met. Mr. Payson again reiterated the fact that the Board had no jurisdiction over the matter but hoped that the local labor force could be utilized in developing this project.

Mr. Payson then closed the meeting.

Regular Meeting - Room 209

Call to order. The meeting was called to order by Mr. Payson at 9:20 P. M.

College Street - more than one building - preliminary. Mr. Segel moved to approve the preliminary plans for the proposed development on College Street, subject to variance and approval by the Department of Public Works and Mr. Reney. It was seconded by Mr. Anderson. The vote was 5-0.

Zone Change - Off-Street Parking. Mr. Anderson made a motion that the Board recommend to the City Council that the off-street parking amendment be approved. Mr. Butler seconded the motion. It was voted 5-0.

Zone Change - Re: Definitions. Mr. Anderson made a motion that the Board recommend to the City Council that the zone change amendment regarding definitions be approved. Mr. Butler seconded the motion. It was carried 5-0.

Lincoln Village - final - more than one building on a lot. Mr. Anderson asked to hear from the Director regarding the plans. Mr. McNeil, in reply, stated the slides shown

in relation to Lincoln Village, was the best presentation he had ever seen and that it had the finest designs. One item that he thought would require some control in the approval, was for providing that the buildings be built as per the submitted plans. The question was asked if there was a schedule regarding construction and Mr. Abdella replied no. Mr. McNeil made a recommendation that the street leading to Goldwaithe Road be made one way westerly. The Board approved this matter but requested further study. Mr. Segel moved to approve the definitive plan for more than one building on a lot subject to recommendations from the City Engineer, Law Department and Planning Department which would be ratified at the next meeting. Mr. Anderson stated that he was not clear on what the law department was supposed to recommend. Mr. McNeil reported that he and Mr. Abdella of the Law Department had been conferring with the petitioner regarding the scheduling for construction of the development and that when they had worked up a schedule for street construction, they would bring it before the Planning Board for ratification of the agreement. It was seconded by Mr. Anderson. The motion was carried by a 5-0 vote.

Lincoln Village - Definitive - Subdivision. Mr. Segel made a motion to approve the definitive plan subject to recommendations by the City Engineer, Law Department and the Planning Department in regard to the above mentioned matter. It was seconded by Mrs. Bagley. The motion was carried by a 5-0 vote.

Adjournment. The meeting was then adjourned at 9:35 P. M.