

Planning Board
Worcester, Massachusetts
3:00 P.M., City Hall
Wednesday, September 6, 1972

Agenda

3:00 P.M. - View

1. Grove St. - more than one building - final
2. Malden St. - more than one building - preliminary
3. Upland Gardens - construction status review

4:00 P.M. - Regular Meeting - Room 209, City Hall

1. Call to order
2. Minutes of August 14, 1972
3. Malden St. - more than one building - preliminary
4. Upland Gardens - construction status
5. Appointments to Central Massachusetts Regional Planning Commission
6. Protest petition re: 560 Mill St. apartment complex
7. Review C.M.R.P.C. Open Space and Recreation Plan
8. Date of next meeting
9. Plans to be ratified
10. Any other business
11. Recess

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

7:30 P.M. - Public Hearing - Room 401, City Hall

1. Grove St. - more than one building
2. Grove St. - application for 121A Corp.
3. Barton Place - remove from Official Map

8:30 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, September 6, 1972, in Room 209, City Hall.

Members present were: Vice Chairman Lloyd Anderson, Mrs. Joan Bagley, Roger W. Bruce, Clerk Frederic R. Butler and Chairman Carlton B. Payson.

Others present were: Attorney Charles Abdella, Planner Lucy W. Chmielewski, Assistant Planning Director Francis Donahue, Planning Director Gerard F. McNeil, Planner Michael O'Mara and Chief Engineer John J. Reney.

Call to order. Chairman Payson called the meeting to order at 4:30 P. M.

Minutes of August 14, 1972. Mr. Butler moved that the minutes of August 14 be approved. Mrs. Bagley seconded the motion. It was unanimously voted.

Malden Street - more than one building - preliminary. Attorney Matthew McCann represented Walter Sanders of Sanders Construction Company of Sterling. He said the company has constructed schools, commercial properties, single family homes, subdivisions, etc. 'Malden Hill' complex would be on 21 acres.

12 - 1 bedroom
60 - 2 bedroom
140 - 3 bedroom (townhouses)
20 - 4 bedroom (townhouses)

20 buildings, 18 townhouses, 2 apartment structures, 11 units per acre.

These would be on a condominium basis; selling them after construction.

A large part of the acreage would remain undeveloped, and it would be stipulated when the properties are sold. Mr. McCann pointed out that the market for single family homes is fast fading and soon would be a thing of the past.

Representative David Lionett was present at the meeting, and after Mr. McCann's proposal, talked on the proposed Route 52 and stated there were two proposed

routes, neither of which are definite at this point, but one is scheduled to go through the development Mr. Sanders is proposing to construct.

Mr. McNeil pointed out the two routes on the map.

Representative Lionett stated the DPW in Boston assured him that within the next month or two, the plans for Route 52 would be submitted to Washington. He suggested the Planning Board, through a letter, contact the DPW in Boston to get their thinking before any recommendations by the Board are made in relation to 'Malden Hill'.

Chairman Payson said this is a preliminary plan ('Malden Hill') and if approved, will go before the Board of Appeals for a variance.

Mr. Lionett said the residents of Malden Street were all for Route 52, that it is needed and he was almost sure it would go through the proposed development. He said the traffic in the area is unbelievable and the access roads unrealistic.

Mrs. Bagley asked if the developer planned to apply for a subsidy, and Mr. McCann replied negatively, that it would have conventional financing if buyers can be found.

Planning Director McNeil asked the time schedule, and Mr. Sanders stated two years or so.

Mr. Thomas Sweeney fo the School Department asked the approximate amount of school children that would be living there. Mr. McNeil gave figures of 172 (low) and 252 (high). He read a report on the impact.

Vice Chairman Anderson asked if the developer would build if Route 52 went through and Mr. McCann said they wouldn't.

Mr. McCann said at a neighborhood meeting, there was great opposition to the development because the people didn't want this type of housing. They wanted

single family homes. They were afraid of the type people that would be living there. Mr. McCann said he believed the people would have a little more money than average, and there wouldn't be so many children.

After discussion, Mr. Anderson moved to have the plan sent to the DPW in Boston and have the proposed Route 52 put on the plan as it now stands, and at a later meeting the Board will decide whether to recommend approval or disapproval of Malden Hill, depending upon the outcome of Route 52. Mr. Butler seconded the motion. All were in favor.

Upland Gardens - construction status. This item was tabled until a later meeting.

Appointments to Central Massachusetts Regional Planning Commission. In a memo to Mr. McNeil, City Manager McGrath asked for suggestions re: people to be considered for appointment to the Central Massachusetts Regional Planning Commission. Mr. McNeil highly recommended that Carl Hellstrom, a Senior Planner in the City Manager's Office of Planning and Community Development, be appointed to the Central Massachusetts Regional Planning Commission. A motion was made in that regard by Mr. Bruce and seconded by Mrs. Bagley. All were in favor.

Chairman Payson agreed to stay on the Central Mass Regional Planning Commission until January, 1973.

Mr. Bruce made a motion to recommend that John Reilly or another member of the Health Department be appointed to the #2 spot on the CMRPC and it was seconded by Mr. Anderson. All were in favor.

For the #4 spot on the CMRPC, Mr. Francis Donahue read the following names (mostly from the black community): James Gray, Bob Spence, Dr. John Scott,

Norman Scott, Dan O'Rourke, and Robert Carruthers. The suggestion was made that the City Manager choose one of the above names. The Board approved.

Protest petition re: 560 Mill Street - apartment complex. Mr. Donahue read the protest petition received from residents opposed to the complex to be built at 560 Mill Street (or anywhere else in Worcester). The Planning Board previously approved the development and the people were notified. It went before the Board of Appeals and the people had a chance to appear before them. Mr. Anderson made a motion that the letter be sent to the City Council and requested it be placed on file. Mrs. Bagley seconded it.

Review C.M.R.P.C. Open Space and Recreation Plan. The Board received a report prepared by the Central Mass Regional Planning Commission to read and comment on at the next meeting.

Date of next meeting. The date of the next meeting was scheduled for September 27.

Plans to be ratified. Mrs. Bagley made a motion that the following plans that were signed be ratified. Mr. Payson seconded the motion. All were in favor.

#1632 - plan of land on Pleasant Street owned by Worcester Redevelopment Authority, signed 8/16/72.

#1633 - plan of land on Laurel Street, owned by Russian Orthodox Church of the Resurrection, signed 8/21/72.

#1634 - plan of land on Western Artery owned by Worcester Redevelopment Authority, signed 8/24/72.

#1635 - plan of land on Institute Road and Trowbridge Road, owned by Worcester Redevelopment Authority, signed 8/22/72.

#1636 - plan of land on Tihonet, Firglad and Seconet Streets, signed 8/24/72, owned by Robert E. and Joyce B. Harvey.

- #1637 - plan of land on Puritan Avenue owned by Domenic D. and Helen Mercurio, signed 8/24/72.
- #1638 - plan of land on Millbury Street owned by White & Bagley Realty Trust, signed 9/6/72.
- #1639 - plan of land on Brooks Street and Mount Avenue, owned by B. A. Sundin & Sons, Inc., signed 9/6/72.
- #1640 - plan of land on Everett and William Streets, owned by Worcester Redevelopment Authority, signed 9/6/72.
- #1641 - plan of land on Bowdoin and Chestnut Streets, owned by Worcester Redevelopment Authority, signed 9/6/72.
- #1642 - plan of land on Alsada Drive, owned by Alvin G. & Marilyn R. Goldsmith, signed 9/6/72.
- #1643 - plan of land on Greenwood Street, owned by Lori Ann Realty Trust - R. O. W. & Utility Easement, signed 9/6/72.
- #1644 - plan of land on Inman & Barrett Avenues, owned by Eric R. & Vivian H. Carlson, signed 9/12/72.
- #1645 - plan of land on Cedar Street, owned by Worcester Redevelopment Authority, signed 9/12/72.
- #1646 - plan of land on Bowdoin and John Streets, owned by Worcester Redevelopment Authority, signed 9/12/72.

The meeting was then recessed at 5:55 P. M.

7:30 P. M. - Public Hearing - Room 401, City Hall.

Grove Street - more than one building. Mr. Payson read the notice regarding a public hearing on the application of Colony Retirement Homes, Inc. for approval of a plan showing more than one residential building on a lot located at 485 Grove Street. Chairman Payson then asked for proponents: Attorney Thomas Cotter

represented Colony Retirement Homes. Frank Williams, the architect, was also present and in favor, along with: Howard W. Kemp, Trustee, Richard Creamer, Trustee, Norman Orrell, President - Colony Retirement Homes, and Arthur Kemp, Treasurer.

Mr. Cotter said they had been before the Board of Appeals and a variance was granted. There will be 78 dwelling units and 7 buildings. This will be housing for the elderly (62 and over), it will be an efficient, economical place to live, there will be parking spaces for 23 cars. Construction will start within the next few months.

Mr. Williams showed the changes in the plans. There will be less apartments than previously shown.

Planning Director McNeil stated the Planning Department has not given approval of the plans.

Mr. Williams stated they have not heard from Mr. John Reney re: the engineering plans.

There was no opposition, and the hearing closed at 7:45 P. M.

Grove Street - application for 121 Corp. Chairman Payson read the notice regarding a public hearing on the petition of Colony Retirement Homes, Inc. for the formation of a corporation under General Laws of Massachusetts, Chapter 121A as to:

1. Whether the proposed project meets the legal qualifications.
2. Whether it conflicts with the Master Plan of the city.
3. Whether the proposed project would be detrimental to public safety, convenience or in the best interests of the public or the city, or is inconsistent with the most suitable development for Worcester and whether the project constitutes a public use and benefit. The area under consideration is located at 435 Grove Street.

Attorney Charles Abdella read the statute regarding a blighted open area.

Chairman Payson then called for proponents re: the petition.

Attorney Thomas Cotter said regarding a blighted area, it would definitely be categorized as such. There is poor drainage in the area and would not be suitable for single family homes.

It is not in conflict with the Master Plan of the city. It is also not detrimental to public safety, convenience and is in the best interests of the public or the city. He went on to say it is a suitable development, there is a need for this type of housing, and there are 150 people on a waiting list - ready to rent.

Howard W. Kemp, Trustee, Richard Creamer, Trustee, Norman Orrell, President - Colony Retirement Homes, and Arthur Kemp, Treasurer are also in favor of this petition.

Roger Bruce said if the petitioner meets the factors involved required by the city, then it meets Chapter 121A, and that is the Planning Board's only concern in this matter.

Mr. Cotter said this is a non-profit organization and the money put back in to reduce the rent if possible.

Mr. McNeil asked if the tax shelter is used to reduce same, and Mr. Cotter replied 'yes'.

Mrs. Bagley asked if the first part is subsidized and Mr. Cotter replied it was by HUD. He stated the rent would be between \$88 and \$118.

There was no opposition. The hearing was closed at 8:10 P. M.

Barton Place - remove from Official Map. Mr. Payson read the notice of public hearing regarding the petition of Nobility Hill Realty Trust to remove Barton Place from the Official Map of the City of Worcester.

Mr. Payson then asked for proponents. Attorney Alfred Whiting represented Nobility Trust, Mayflower Properties and People's Mechanics Savings Bank. Worcester County National Bank is desirous of constructing a parking garage on a portion of land owned by above petitioners.

Mr. Anderson asked if everyone concerned was notified of this meeting.

Wright Realty Trust (owners of Kresge's) was not notified because under the law it was not necessary.

Mr. Payson inquired as to easements and Mr. Whiting replied they were working this out with the Public Works Department.

As there was no opposition, the hearing was closed at 8:20 P. M.

Meeting - Room 209 - City Hall

Grove Street - more than one building. The Board agreed the preliminary plan is much better than before. Mr. Reney requested more engineering detail.

Mrs. Bagley moved to table the plan until the next meeting, providing, of course, Mr. Reney receives the plan as requested. Mr. Butler seconded the motion and all were in favor.

Grove Street - application for 121A Corp. Mr. Butler moved they table the application for 121A Corp. until the next meeting. Mrs. Bagley seconded it. All were in favor. *because the application for Grove St. is more than one bldg, and that, was tabled for more engineering detail.*

Barton Place - remove from Official Map. Mr. Anderson made a motion to table the decision regarding removing Barton Place from the Official Map, until the Board receives favorable comment from all abutters (especially Wright Realty Trust). Mrs. Bagley seconded it. It was unanimously voted.

Adjournment. The meeting was adjourned at 9:20 P. M.