

18-70

The Planning Board met for its regular meeting on Wednesday, March 1, 1989 at 12 noon in Room 209, City Hall. Members present were Chairman John F. Keaney; Vice Chairman Frank D. DeFalco; John T. Reynolds; George Russell. Also present were Director Francis J. Donahue; Code Commissioner Carl H. Koontz; Principal Engineer Frank Polanik; Deputy City Solicitor Bridget M. Murphy; Assistant City Solicitor Michael E. Traynor; Senior Planner Alexander A. Pridotkas and David Dunham of the Office of Planning and Community Development.

Call to Order

Chairman Keaney called the meeting to order at 12 noon.

Zoning Report discussion

The Board reviewed Article 13 of the zoning ordinance as prepared by Code Inspection. Consideration was taken into account of all comments submitted by the various agencies.

Mr. DeFalco moved that the Board approve Article 13 of the proposed zoning ordinance as amended. Mr. Reynolds seconded the motion. The vote was unanimous.

View

The Board viewed 21 Queen Street - site plan, 18 John Street - re-appeal to Zoning Board of Appeals, Hastings Avenue - remove portion from official map, High Meadows Estates - preliminary subdivision, Worcester Corporation Center - preliminary subdivision, Bedford Avenue - add portion to official map, Acton and Ashwood Streets - preliminary more than one building and site plan.

Regular Meeting - Council Chamber - City Hall

Call to Order

Chairman Keaney called the meeting to order at 3:30 P. M.

Minutes of February 1, 8, 10, 16 and 22, 1989

Mr. Reynolds moved that the minutes of February 1, 8, 10, 16 and 22, 1989 be approved. Mr. Russell seconded the motion. The vote was unanimous.

Worcester Corporation Center - preliminary subdivision

Attorney Austin W. Keane, representing the developer, stated that it is proposed to construct an industrial park on land located on East Mountain Street in Worcester and the rest in West Boylston. The total area of land is 87+ acres of which five acres are located in the city. In April of 1987, the Planning Board recommended to rezone the area from residential to manufacturing. In December of 1987, the City Council voted sewer and water use of land located in West Boylston with conditions. In March of 1988, the City Council approved the zone change, the land was flagged for both Conservation Commissions, sewer permit signed by the city, ENF filed with MEPA. In April of 1988, a scoping session was conducted. In July of 1988, DEQE approved the increase of sewer flow into the Lake Avenue pumping station. In September of 1988, a draft EIR was filed with MEPA. In February and March of 1989, preliminary subdivision plans were filed with West Boylston and Worcester.

John D. Sullivan, engineer, stated that the land is located across from Clark Street, the access will be off East Mountain Street, the roadway within the city will be double-barrelled and looped in West Boylston. Because of the steep slopes on the site it is unfeasible for residential purposes. The length of

the roadway will be 4,100 feet in length of which 400 feet will be located in the city. There will be four detention ponds on the site. There will be a total of 750,000 square feet of building. There will be one entrance/exit located directly across Clark Street forming a four-way intersection. Some waivers from the subdivision regulations will be requested such as eliminating one sidewalk, omit planting of trees because of the existing vegetation, have sewer lines above drain lines, sewer and drainage lines in same ditch, use cape cod berm, leave gas and water mains as shown on plan, will have 8% grade on principal street.

Mr. Russell questioned if all the run-off water will be going into the city's system.

Mr. Sullivan replied that the water first will be fed into the detention ponds.

Mr. Russell stated that the city's traffic engineer is recommending no approvals be given until the developer meets with him to discuss the traffic pattern.

Attorney Keane stated that a private consultant was hired to do the work and that information has been submitted to him.

Mr. Keaney questioned about the signalization for the area.

Attorney Keane replied that all the required work will be done at the developer's expense.

Mr. Keaney questioned who will plow the 400 feet of the roadway located in the city.

Mr. Polanik replied that the city will after it is accepted as a public way.

Mr. Keaney stated that there should be a turnaround at the end of the 400 feet so plows can turn around.

Mr. Sullivan stated that they can turn around further up the street in West Boylston.

Mr. Reynolds stated that the area drains into Poor Farm Brook and questioned if any provisions will be made to protect it.

Mr. Sullivan stated that this was discussed with the Health Department and the issue will be addressed.

Mr. Reynolds questioned what type of industrial uses are proposed for the park.

Attorney Keane replied that it will be of mixed use.

Mr. Donahue stated that the Board has 45 days either to approve or deny the plan. The Board should consider the 400-foot roadway and the adequacy of the infrastructures.

Mr. Reynolds stated consideration has to be taken into account the traffic and the impact to the city's sewer system.

Attorney Traynor stated that it all depends on what is stated in the subdivision regulations.

Mr. Russell stated that the development will be drawing the city's water, utilizing the city's sewer system with minimal taxes coming to the city.

Mr. Donahue stated that the City Council has changed the zone and has approved the water use agreement and the proposed development is tied to it.

Nanette St. Pierre stated that many studies have been made and many of the problems have been resolved.

Mr. Keaney stated that he is in favor of the concept but many questions still have to be answered. He questioned if the West Boylston Planning Board has approved the plan.

Attorney Keane stated that the plan was submitted to them and they said they will respond sometime in March.

Mr. Keaney stated that their findings should be forwarded to this Board.

Mr. Donahue re-emphasized that the 45-day period is going to expire shortly. Many concerns raised now will have to be answered at the public hearing.

Mr. DeFalco moved that the Board give preliminary approval to the proposed subdivision subject to the following conditions.

1. Submission of complete engineering plans, profiles and hydraulic calculations in accordance with the Subdivision Control Regulations prior to advertising of the required public hearing.
2. Approval by the Conservation Commission.
3. Compliance with the requirements of the Assistant Commissioner of Public Works/Engineering.
4. Compliance with the requirements of the Director of Public Health.
5. Approval of the Environmental Impact Report required under MEPA.
6. Receipt of approval by the West Boylston Planning Board.
7. Alignment of the subdivision street with Clark Street and agreement to pay cost of signalization of the intersection in accordance with the Worcester Traffic Engineer's recommendation.
8. Submission of a list of waivers to be requested when the definitive plan is filed.
9. Health Department to screen potential tenants in accordance with department's letter of February 24, 1989, item #6.
10. Water mains to be located above sanitary sewers at all crossing points.
11. Surface sewers to be located above sanitary sewers.

Mr. Reynolds seconded the motion. The vote was unanimous.

High Meadows Estates - preliminary subdivision

Attorney John W. Spillane, representing the developer, stated it is proposed to

construct 256 single family homes on 92 acres of land located in the northern part of the city. The sewer will be gravity fed eliminating the proposed pumping stations. State Department of Public Works approval is required because the proposed sewer line, in a couple of locations, will have to be installed in land owned by the state abutting I-290. A water tower on the site will be built by the city to provide better water pressure for the neighborhood. Four access points will serve the development and all homes will be connected to the city water and sewer network. The development will be constructed in five phases. There are wetlands on the site and Conservation Commission approval will be required. There will be some crossing over the wetlands. All the lots will have at least the minimum zoning requirements for a house lot. The portion of the land that is zoned for manufacturing will not be used and a zone change will not be requested. A traffic analysis was prepared.

Mr. Keaney questioned the purpose of the two cul-de-sacs, at Sunrise Avenue and Corinth Drive.

Andrew B. Liston, engineer, stated that the one at Sunrise Avenue will prevent making two right hand turns in a short distance. The one at Corinth Drive is there temporarily while the adjoining subdivision is being constructed.

Mr. Keaney questioned if the developer has approached the state in making a connection from the development to the on-ramp of I-190.

Mr. Liston replied it was tried with no luck. Also, the steep grade makes it unfeasible.