

Worcester Planning Board

Minutes of November 23, 1990 Meeting

Board Members Present:

Frank DeFalco, Chairman
John Reynolds
George Russell
Michael Lopardo

Staff Present:

Robert Moylan, DPW
Michael Traynor, Law Dept.
James Fasser, OPCD

Special Meeting

1. Call to Order - Chairman DeFalco called the meeting to order at 9:08 A.M.
2. Bancroft Estates Subdivision - Chairman DeFalco explained that the purpose of this special meeting was to review the status of the Bancroft Estate subdivision as it relates to the subdivision bond. Mr. DeFalco asked Deputy Commissioner Robert Moylan for an update on the extent of work remaining in the subdivision.

Deputy Commissioner Moylan reported that as of the close of the business day on Wednesday, November 21, 1990 almost all of the work on the streets, sidewalks, utilities and trees had been completed. The outstanding work was mostly engineering work, such as as-built plans, resetting monuments, decree plans, etc. Mr. Moylan placed a value of \$5,000 on this remaining work. The deadline for completing this work is July 1, 1991.

The Planning Board then discussed getting a \$5,000 bond from the developer by Monday, November 26, 1990. John Reynolds recommended not waiting until Monday because the developer has not met bond deadlines in the past. George Russell then asked the developer if he could obtain a \$5,000 check to cover the bond amount that same day, Friday, November 23, 1990. Mr. Garry Connor, President of SMC Development Corp., developer of Bancroft Estates, stated that he could obtain a \$5,000 check.

The Planning Board voted 4-0 to lower the bond amount from \$70,000 to \$5,000 and required the bond or \$5,000 check to be delivered to the City of Worcester Law Office by 12:00 Noon, Friday, November 23, 1990. If these conditions are not met, then the subdivision plan approval will be rescinded. The motion was made by George Russell and seconded by Michael Lopardo.

Attachments

Worcester Planning Board
Minutes of November 7, 1990 Meeting

Board Members Present:

Frank DeFalco, Chairman
John Reynolds
Michael Lopardo
George Russell

Staff Present:

Francis Donahue, BLUC
Philip Hammond, OPCD
Robert Moylan, Jr., DPW
Michael Caforio, DPW
Michael Traynor, Law Department

Regular Meeting

1. Call to Order - Chairman DeFalco called the meeting to order at 3:15 P.M.
2. Approval of Minutes - The minutes of the September 26, 1990 meeting were approved unanimously.
3. Zoning Map Change - Communication - Referred to City Council Land Use Committee for their review.
4. Subdivision and Bonding Communications - Communications from City Manager:
 - a. Expansion of Bonding Capability - The Board supports this Home Rule Ordinance to focus on problems associated with landscaping and erosion in subdivisions.
 - b. Computerization of Bond Data - The Board supports this administrative action.
 - c. Completion of Subdivision Requirements Prior to Development Approval - The Board already makes this condition part of their subdivision approval. Moreover, this is required under Chapter 81.
 - d. Cash Requirement For Bonding - Although the Board questions its legality, they supported this concept.
 - e. Removal of Official Streets From Map - The Board supports the elimination of official map streets not in use. Currently, the Board is removing these streets on a case by case basis.
5. Official Map - Communication From City Manager - Filed.
6. Rosewood Estates - Bond Reduction - The Board approved unanimously a bond release of \$20,000.00.

7. Off Street Parking Communication From City Manager - Filed.
8. Longview Heights - Bond Reduction - The Board unanimously reduced the bonds in the four (4) phases of this project and set a deadline for completion of July 1, 1991.
 - Phase I - \$32,090.00
 - Phase II - \$37,000.00
 - Phase III - \$111,173.00
 - Phase IV - \$56,805.00
9. Scenic Heights Drive - Bond Reduction - Unanimously the Board approved a bond release of \$61,200.00 and set a deadline of May 1, 1991 for completion. The Board directed the developer to repair the sedimentation basin by December 15, 1990.
10. Massasoit Village - Status Review - Due to the problems associated with the failure of Home Federal Savings Bank, the developer has been unable to complete and sell lots in this subdivision. Therefore, to assist the developer and reduce the bank's liability, the Board voted to re-covenant five (5) lots in Phase II and two and one half (2.5) lots in Phase III. The project bond amount was adjusted accordingly and a new completion deadline of January 30, 1991 was set.
11. Bancroft Estates - Status Review - The developer has been directed to complete, immediately, the work in this subdivision because of numerous neighborhood complaints. The Board voted unanimously to require the developer, Gary Conner, to secure a bond for \$102,000.00 because the project is currently unbonded.
12. The Grove - Status Review - The Board voted unanimously to ask the Law Department to pull the bond and take the necessary legal steps to finish the project.
13. Wrentham Road - Status - This item was held by the Board.
14. Plans To Be Ratified:
 - 4304 Plan of land on Albermarle Street owned by Gerald Riguier signed on 10/10/90.
 - 4305 Plan of land on Paris Avenue owned by George Smith signed on 10/10/90.
 - 4306 Plan of land on Nathaniel Court owned by Thomas Terrian signed on 10/10/90.
 - 4307 Plan of land on County Street owned by John Libeus signed on 10/10/90.
 - 4308 Plan of land on Moreland Street owned by Amos Clarkson signed on 10/10/90.

- 4309 Plan of land on Burncoat Street owned by Marc Tomaiolo signed on 10/10/90.
- 4310 Plan of land on Robertson Road owned by Phyllis Safford signed on 10/22/90.
- 4311 Plan of land on Purchase Street owned by Larry and Phyllis Cure signed on 10/22/90.
- 4312 Plan of land on West Boylston Street owned by Alan Corp. signed on 10/29/90.
- 4313 Plan of land on Santoro Road owned by Burncoat Meadows Realty Trust signed on 11/2/90.
- 4314 Plan of land on Columbus Street owned by William Pane signed on 11/7/90.
- 4316 Plan of land on Orient Street owned by Joan LaViolette signed on 11/7/90.
- 4317 Plan of land on Clark Street/East Mountain Street owned by J. Kevin Leahey signed on 11/13/90.

15. Date of Next Meeting - December 12, 1990

16. Streets To Be Made Public:

Superior Road - #1 priority
Ureco Terrace - #2 priority
Lebanon Street - #1 priority

17. Recess

Public Hearings - Room 310, City Hall

1. Zoning Ordinance Amendment - Upon reading the hearing notice, the Board heard no support or opposition to the zoning amendment increasing the zoning violation fine to \$300.00 per day. The Board unanimously recommended approval for the Worcester City Council.
2. Street Removal From Official Map - Attorney Hoover Garabedian spoke in opposition to the removal of the following private streets from the Official Map:

Pennsylvania Avenue
California Avenue
Connecticut Avenue
Virginia Avenue
Ohio Avenue
Rhode Island Avenue
Roosevelt Avenue

Attorney Garabedian was representing the estate of Lewis Peters, 19 Farrar Avenue. The Board requested more information about abutters and lot locations before it could make an informed judgement. The item was tabled until December 12, 1990.

3. Zoning Change - Austin Street/Mason Street Area, RG-5 to BG-3.0 - Richard Keljikian and Richard Kazarian spoke in support of the zone change. However, the Board noted that the request as presented did not represent the proponents' intent. Moreover, the Board felt any re-zoning would constitute "spot zoning".

Mr. Leonard Johnson, an abutter, voiced his opposition to any zone change.

Hearing no other comments, the Board closed the hearing. Unanimously the Board voted to recommend denial of the zoning change request.

Adjournment - 8:15 P.M.