

Worcester Planning Board
Minutes of December 12, 1990 Meeting

Board Members Present:

Frank DeFalco, Chairman
John Reynolds
George Russell
Michael Lopardo
Joan Sadowsky

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 3:17 P.M.
 2. Approval of Minutes - The minutes of the November 7 and November 23, 1990 meetings were approved unanimously.
 3. 500 Franklin Street - Site Plan Review - Attorney Charles Abdella, representing developer Norman Romano, outlined the 56 unit project which will be 202 funded elderly housing. The project will go beyond the provision of elderly housing. It will offer home care, medical, social and other services to be coordinated by Friendly House, Inc. Board members reviewed the project and noted the following comments:
 - Where will the dumpster be located?
 - What will be the volume of waste generated by the project?
 - If the rear of the site is to be re-graded, how will the proponent stabilize the site to minimize erosion?
 - Where will snow be stored? Will snow be removed?
 - What are the landscaping plans for the project?
 - The number of parking spaces appears to be inadequate. Can the proponent provide more parking?
- Due to the uncertainty of these issues, the Board voted unanimously to take the project under advisement.
4. Rolling Oaks - Request to Release Bond - The Board voted unanimously to release the bond.
 5. Oak Grove Estates - DPW Communication With Developer - The developer has been advised that he is working at his own risk because of the lateness of the construction season. He will be asked to appear at the next Board meeting.

6. The Grove - Law Department Communication - No action was necessary and the item was placed on file.
7. Wildwood Estates - Request to Extend Bond - The Board voted unanimously to extend the bond to September 1, 1991 and to extend the completion date to June 1, 1991.
8. Moreland Green - Subdivision Review - Investors Management Group has become another casualty of the development slowdown. First Mutual Bank for Savings will be taking over the subdivision and foreclosure procedures are planned. The project's completion date has expired, but fortunately the security remains valid. A new construction and completion schedule is needed by the Board. To prompt immediate action the Board voted unanimously to initiate action to pull the bond.
9. Hidden Farms - Sections I & II - Release and Reduce Bonds = The Board voted unanimously to reduce the Section II bond to \$24,000.00 and release the bond for Section I completely. For Section II, a project completion date of May 1, 1991 was set and a bond expiration date of July 1, 1991 was established.

Streets To Be Made Public:

10. Annisquam Street - Priority #1
11. Pinnacle Street - Priority #1
12. Willard Avenue - Priority #1
13. Crerie Avenue - Priority #1
14. Keene Street - Priority #1

The above streets were ranked priority by the Board on a unanimous vote.

15. Plans To Be Ratified

- 4318 Plan of land on Santoro Rd., owned by Comfred Savings Bank signed on 11/28/90.
- 4319 Plan of land on Barrows Rd., owned by Gerald Berry and Valerie D'Andrea signed on 11/28/90.
- 4320 Plan of land on Eskow Rd., owned by In-Fai Nancy Sakesena signed on 11/28/90.
- 4321 Plan of land on Burncoat St., owned by Ward Farm Realty signed on 11/28/90.
- 4322 Plan of land on Rudolph St., owned by Philip and Elaine Anas signed on 12/6/90.

- 4323 Plan of land on Catalpa Circle, owned by Stanley Nixon signed on 12/6/90.
- 4324 Plan of land on Sears Island Dr., owned by Ruth Wade signed on 12/12/90.
- 4325 Plan of land on Mountain St. East, owned by Ron and Paula Robinson signed on 12/12/90.
- 4326 Plan of land on Whisper Dr., owned by Philip Hollzer signed on 12/6/90.
- 4327 Plan of land on Parker St., owned by Fred and Elizabeth Curtis signed on 12/6/90.
- 4328 Plan of land on East Mountain St., owned by St. Pierre Realty Trust signed on 12/6/90.

16. Date of Next Meeting - January 16, 1991

17. Any Other Business - The developer of Scenic Heights has not completed remedial work to the detention pond by the date (12/15/90) established by the Board. Thus, members voted unanimously to pull the bond of \$153,000 to push the developer along.

18. Recess - The Board recessed at 5:15 P.M.

Public Hearing

1. Clark Street - Definitive More Than One Building On A Lot - Engineer Sara Campbell, of C.T. Male Associates, presented the plans for Teamster retirement housing on Clark St. The Board reviewed the plan and was assured by Ms. Campbell that the layout conforms to the conditions set out by the Health Department, OPCD and the DPW. The project was designed to have re-charge stormwater directly into the ground, thus meeting the requirements of the pending aquifer protection regulations. The Board unanimously approved the project subject to the conditions laid out by the City.
2. 4 Clearview Avenue - Re-appeal to the ZBA - Attorney Gary Peters outlined his case for a re-appeal to the ZBA. The original denial was to add a single unit to an existing two family by special permit in an RS-7 neighborhood. Mr. Peters stated the substantial and material change of the special permit application was a change of unit type from a one (1) bedroom unit to a studio apartment. This was his basis for the re-appeal.

Neighborhood residents spoke in opposition to the re-appeal. Burncoat Neighborhood Association President Don Hasselton, John Keaney and Bernie Welanski all stated that there was no substantial and material change to this application to warrant

a re-appeal. They contended that a change of unit type, from a one (1) bedroom to a studio apartment, does not constitute a change.

Although the Board inquired about the specific reasons for the ZBA denial, they felt enough information was available to make a judgement. The Board voted unanimously to deny the request to re-appeal to the ZBA.

3. Removal of Street From the Official Map - California Ave., Connecticut Ave., Ohio Ave., Pennsylvania Ave., Rhode Island Ave., Roosevelt Ave., Virginia Ave.

David Dunham, OPCD Environmental Coordinator, spoke in support of removal as did Chris Phillips, Sanctuary Director at Mass. Audubon's Broad Meadow Brook Park.

There was no opposition to removal.

The Board voted unanimously to remove the streets collectively from the City of Worcester Official Map.

Adjournment - The Board adjourned at 8:25 P.M.