

Worcester Planning Board
Minutes of Meeting April 11, 1991
12:00 Noon
Room 310

Planning Board Members Present: John Reynolds
George Russell
Michael Lopardo

Staff Present: Stephen O'Neil, OPCD
Philip Hammond, OPCD
David Dunham, OPCD
Judith Stolberg, OPCD
Maria Reeves, OPCD
Anthony Miloski, OPCD
Francis Donahue, BLUC
Michael Caforio, DPW

1. Call To Order: Mr. Reynolds called the meeting to order at 12:05 P.M.
2. Planning Board Vote On Community Development Block Grant Year 17 Recommendations: Judith Schlosser, Executive Director of the Worcester Housing Partnership, expressed her gratitude for the housing recommendations which she felt would do a lot to promote affordable housing in the City of Worcester. Mr. O'Neil explained the provision of services to the Northern Corridor presently and in the future. Upon a motion by George Russell and seconded by Michael Lopardo, the Board voted to approve the Year 17 recommendations as submitted by OPCD.
3. Final Vote On Site Plan, Parking Plan and Special Permit Regulations

There was some discussion as to whether there should be an extra fee for Preliminary Site Plan Approval since extra staff time would be required, however, the Board concluded that there would not be too many preliminary applications and that the fees could be amended later if necessary.

There was also some discussion concerning meeting times. The Board decided to set a regular meeting schedule at the next meeting.

It was decided to change the word "hearings" on Page 11 of the Site Plan Regulations to "public meetings". Upon a motion by George Russell and seconded by Michael Lopardo, it was voted unanimously to approve the regulations as amended.

On Page 7 of the Parking Plan Regulations the word "hearings" was changed to "public meetings". Upon a motion by George Russell and seconded by Michael Lopardo, it was voted unanimously to approve the regulations as amended.

On Page 3 of the Special Permit Regulations, it was decided to strike Section 2 and renumber the sections accordingly. On Page 9, Section 1 was stricken and the remaining sections renumbered accordingly. On Page 12, Section 12 the word "commenced" is changed to "been advertised". Upon a motion by George Russell and seconded by Michael Lopardo, it was voted unanimously to approve the regulations as amended.

There was some discussion regarding the 15% slope threshold. It was decided that the onus is on the developer to prove the slope is not more than 15%. The developer must demonstrate if the threshold applies if a question is raised. Also, it was suggested that there should be a question on the Building Permit application or some other form at Code Inspection which asks the question regarding whether or not the slope exceeds the 15% threshold.

4. Review And Approval Of Site Plan, Parking Plan And Special Permit Application Forms

It was decided that the authorization section of the forms should be the standardized notary wording. It was also decided that a signature line should be added to the forms. The zoning classification section should be changed to include present use and zoning relief previously granted.

It was stated that the Environmental Impact Summary can be waived at the discretion of the Board. Also, it was mentioned that there should be an Application Waiver Form included with the applications.

The meeting adjourned at 1:35 P.M.

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AGENDA

1. Call to Order
2. Planning Board vote on Community Development Block Grant Year 17 Recommendations
3. Final vote on Site Plan, Parking Plan and Special Permit regulations
4. Review and approval of Site Plan, Parking Plan and Special Permit application forms
5. ANR Plans
6. New Signatures for Registry of Deeds
7. Any Other Business

9AM Hillside Estate
conference