Worcester Planning Board  
June 5, 1991  
2:00 P.M.  
Room 310, City Hall

Planning Board Members Present:  
John Reynolds  
George Russell  
Michael Lopardo

Staff Present:  
Francis Donahue, BLUC  
Stephen O’Neil, OPCD  
Philip Hammond, OPCD  
Judith Stolberg, OPCD  
Michael Traynor, Law Department  
Michael Caforio, DPW

John Reynolds, Vice Chairman, called the meeting to order at  
2:20 P.M. He apologized to those in attendance for the delay and  
stated that it was becoming difficult to have a quorum for the  
meetings because appointments needed to be made to the Board.

1. 63 Lancaster Street, Worcester Art Museum, Parking Plan Approval:  
John Wadsworth explained the layout of the 16 space lot to the  
Board. Upon a motion made by Michael Lopardo and seconded by  
George Russell, the Board voted unanimously to approve the  
parking plan.

2. 1030 Main Street, Mental Health Center Housing, Inc., Site Plan  
Approval: This project had received a variance from parking  
requirements from the ZBA and the variance is now being  
appealed. Mr. Reynolds read a letter from Lillian Clifford, the  
appellant, who expressed opposition. The proponent presented an  
alternate plan to the Board which showed a layout for the  
required spaces which would bring the project into compliance.  
Irving Yarok, Jerry Hirtle, David Higgins and Nick Elton,  
architect for the project, spoke in favor. Jeannette Donnelly,  
8 Lucian Street, Del Shire, 7 Lucian Street, Eileen Pelletier, 5  
Lucian Street, Alice Canavan, 8 Lucian Street, and George  
Tsikonas, 3 Stoneland Road, spoke in opposition. They all cited  
concern about parking in the neighborhood. Mark Donahue,  
attorney for the proponent, asked the Board to approve both  
plans so that when the court renders a decision on the appeal,  
they could proceed with the project. After discussion regarding  
the legality of this action, the Board requested that the 65 day  
period in which the Board has to act be extended so that DPW  
could study the alternate plan. Mr. Donahue agreed to present  
such a request for extension to the Board in writing. The Board  
continued the hearing to June 19.

3. 125 Holden Street, First Presbyterian Church, Parking Plan  
Approval: Ed Healy and John Guidry stated the requirement was  
57 spaces and the plan showed 60 spaces. The proponent  
requested an extension for the review period to June 24, which  
the Board approved, so DPW could further study the plan. The  
hearing was continued to June 19.
4. 29 West Boylston Street, WCIS, Parking Plan Approval: The architect explained the proponent would expand the building at the rear and re-configure the drive-thru and ATM. Upon a motion by Michael Lopardo and seconded by George Russell, the Board voted to approve the parking plan.

5. One Innovation Drive, Worcester Business Development Corporation, Parking Plan Approval: Robert Danielson, from Mirick O'Connell, representing WBDC, stated the plan goes beyond the requirements with the extra spaces being a tenant enhancement. Thomas Arthur, the project engineer, explained the drainage system. Steve Joachim, from Worcester State Hospital, asked about the entrance and exit and expressed concern about the increased traffic. Mr. Arthur explained that the entrance and exit would be the same as before with a stop sign. Upon a motion by Michael Lopardo and seconded by George Russell, the Board voted unanimously to approve the parking plan subject to meeting DPW requirements.

6. 800 Main Street, 800 Main Street Realty Trust, Site Plan Approval: Frank Zitermisky, designated developer, stated that a Variance and a Special Permit had been granted by the ZBA. He said the neighborhood is in favor of the project and wants the building back in use. Upon a motion by George Russell and seconded by Michael Lopardo, the Board voted 2-0-1, with John Reynolds abstaining, to approve the site plan.

7. Gallo Development, Sunderland Road, Grafton Hill Neighborhood Association Inquiry: Michael Triano, President, explained concerns about the drainage system capabilities for the project. Michael Caforio responded that he would check into the problem and provide a response at the next meeting.

8. Any Other Business:

   Indian Hill - The Board requested DPW set a bond for the remaining work.

   Zoning Map: The Board will meet at 1:00 P.M. on June 19 to hear OPCB's recommendations for the new Zoning Map.

9. John Reynolds adjourned the meeting at 4:40 P.M.