

Worcester Planning Board
Minutes of Meeting
November 6, 1991
4:00 P.M.
Room 310, City Hall

Planning Board Members Present: John Reynolds, Chairman
George Russell
Thomas O'Connor
Joan Bagley

Staff Present: Stephen O'Neil, OPCD
Philip Hammond, OPCD
Judith Stolberg, OPCD
Michael Traynor, Law Department
Michael Caforio, DPW
David Holden, Health/Code

1. Call to Order: Chairman John Reynolds called the meeting to order at 4:05 P.M.
2. Approval of Minutes: Upon a motion duly made and seconded, the Board voted to approve the minutes of the September 4, 10, 12 and 17, 1991 meetings and to hold the minutes of the September 18, October 1 and 16, 1991 meetings until the next meeting.
3. Wildwood Estates Subdivision - Status: Charles Gelardi, the developer, told the Board that the project would be completed in the Spring. He was advised that he should send a letter to the Board asking that the completion date be extended.
4. Bancroft Estates Subdivision - Status: G. Connor stated there was a small change in the subdivision plan and the subdivision was basically complete except for this change. This amendment to the subdivision requires a public hearing. Upon a motion by Joan Bagley and seconded by Thomas O'Connor, the Board voted unanimously to waive the fee providing the developer reimburse the City for the advertising costs.
5. Catalpa Circle Subdivision - Status: The Board was informed that REC intends to complete the project and a new broker is being sought to market it.
6. Hidden Farms - Status: William Tattan was informed that he should request in writing that the bond for Phase I be released and the bond for Phase II be reduced.
7. Burncoat Estates - Discussion: Upon a motion by George Russell and seconded by Thomas O'Connor, the Board, with a roll call, voted to go into Executive Session to discuss impending litigation with City Solicitor Gary Brackett at 4:30 P.M.

The Board reconvened in public session at 5:00 P.M.

8. Luther Avenue - Private Street Opening (continued): DPW has been meeting with the engineer and the developer. The Board tabled the item.
9. Aurilla Street - Removal From Official Map: This requires a petition to the City Council which would then refer to the Planning Board.
10. Scenic Heights - Discussion: Because of DPW and Law Department information, the Board, upon a motion by Thomas O'Connor and seconded by George Russell, voted unanimously to stay the demand of the bond.
11. Barry Road Extension - Discussion: The Board asked that the parties be asked to come in and try to resolve the matter and the developer provide a status report.
12. Blithewood Heights - Bond Reduction: Upon a motion by Thomas O'Connor and seconded by Joan Bagley, the Board voted to reduce the bond by \$15,000.00 to \$5,000.00 with a completion date of January 1, 1992 and an expiration date of March 1, 1992.
13. Stonegate Subdivision - Discussion: No action was taken by the Board.
14. Belmont & Shrewsbury Streets - U-Haul - Continued Site Plan Approval: Attorney Robert Lian requested an Extension of Time until December 18, 1991. Upon a motion by George Russell and seconded by Thomas O'Connor, the Board voted unanimously to grant the extension to December 18, 1991.
15. 181 Millbury Street - Parking Plan Approval: Upon a motion by George Russell and seconded by Thomas O'Connor, the Board voted unanimously to deny the Parking Plan Approval application due to lack of sufficient information.
16. Upon a motion by Joan Bagley and seconded by Thomas O'Connor, the Board voted unanimously to designate Barrows Road a #3 priority and Cliveden Street a #1 priority.
17. Longview Estates - Discussion: Because of the progress made on this project, DPW will come back with a bond reduction recommendation at the next meeting. Upon a motion by Thomas O'Connor and seconded by George Russell, the Board voted unanimously to continue this item to the next meeting.
18. Plans To Be Ratified: The Board ratified the following plans:
 - 4405 Plan of Land on Ball and Baker Streets, owned by John Blanchette, signed on November 1, 1991.
 - 4406 Plan of Land on Porter Street, owned by Kenneth Ritacco, signed on November 6, 1991.

19. Any Other Business:

Michael Moschos appeared before the Board regarding a request to accept five streets and associated electrical services in Phase I of Oak Grove Estates. Upon a motion by Joan Bagley and seconded by Thomas O'Connor, the Board voted unanimously to recommend to the City Council that the streets and services be accepted as public.

20. Adjournment: The meeting adjourned at 6:30 P.M.

PUBLIC MEETING NOTICE

Worcester Planning Board
Wednesday, November 6, 1991
City Hall, Room 310
4:00 P.M.

AGENDA

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2. Approval of Minutes
3. Wildwood Estates Subdivision - Status
4. Bancroft Estates Subdivision - Status
5. Catalpa Circle Subdivision - Status
6. Hidden Farms Subdivision - Status
7. Burncoat Estates - Discussion
8. Luther Avenue - Private Street Opening (continued)
9. Aurilla Street - Removal From Official Map
10. Scenic Heights - Discussion
11. Barry Road Extension - Discussion
12. Blithewood Heights - Bond Reduction
13. Stonegate Subdivision - Discussion
14. Belmont & Shrewsbury Streets - U-Haul: Site Plan Approval
15. 181 Millbury Street: Parking Plan Approval
16. Street Priorities: Barrows Road #3
Cliveden Street #1
17. Longview Estates - Discussion
18. Plans To Be Ratified
19. Any Other Business
20. Adjournment