

Worcester Planning Board
Minutes of Meeting
April 7, 1993
Room 310 - City Hall
5:30 P.M.

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

Staff Present: Philip Hammond, OPCD
Michael Traynor, Law Department
David Holden, Code Enforcement
Michael Caforio, DPW

View: 4:00 P.M.

Regular Meeting: 5:30 P.M., Room 310

1. Call To Order: Chairman Reynolds called the meeting to order at 5:30 P.M.
2. Approval of Minutes: The Board approved unanimously the minutes of the March 3, 1993 and March 9, 1993 meetings.
3. Public Hearings
 - A. Zoning Ordinance Amendment - Article VI, Section 3
Flood Insurance Rate Map (FIRM)

Philip Hammond briefed the Board about a recent Notice of Map Change issued by the Federal Emergency Management Agency (FEMA) for downtown. Based on new data, the construction of the multi-million dollar sewer/storm water separation project and adjusted hydraulic calculations, the flood area along Worcester Center Boulevard has been eliminated. Due to this change, the City of Worcester Zoning Ordinance requires an amendment to Article VI, Section 3 to reflect the amendment to the FEMA map. Responding to the presentation, the Board voted unanimously to recommend that the ordinance be amended to reflect the change.

- B. Zoning Map Amendment - Newton Avenue - RS-7 to RG-5

Atty. Richard Shiels of Bowditch and Dewey represented petitioner, Carl Foley, and Engineer Arthur Bouley presented the case for the zone change. Working from a project summary sheet, Atty. Shiels explained why the zone change was needed, specifically to allow the construction of sixty-four (64) units in low rise apartments.

After an explanation of the project and zone change rationale, Chairman Reynolds recognized those wishing to speak in opposition.

Starting with Edward Simsarian, 10 Haviland Street, and supported by Fred Glass, 65 Valley Hill Drive who spoke in behalf of the Newton Avenue neighborhood, a large number of people spoke against the zone change. Citing wetlands problems, public safety, traffic and the degradation of the single family area, citizens who spoke included:

Florence Zuckerman, 33 Maybell Street
Frank Bunono, 8 Suburban Road
Charles Zaberski, 12 Maybell Street
Diane White, 67 Valley Hill Drive
Charles McManus, 88 Amherst Street
Merilee Freeman, 88 Newton Avenue North
William Cahill, 23 Highland Terrace
Donald Quinn, 18 Highland Terrace
Ara Heroian, 147 Newton Avenue North
Barbara Burke, 117 Newton Avenue North
Joe Curtis, 17 Haviland Street

In addition to letters submitted, Mr. Glass placed into the record a petition listing a number of people who were against the project. A sign in sheet was also circulated during the hearing.

Following substantial testimony against the zone change, the Board closed the hearing. On a motion by George Russell, seconded by Thomas O'Connor, the Board voted unanimously to recommend the zone change from RS-7 to RG-5 be denied.

4. 315 Grove Street - Parking Plan Approval (continued): Item held until April 21, 1993.
5. 70 Gold Star Boulevard - Site Plan Approval (continued): Following additional reviews by the DPW, the applicant corrected the site plan. Based upon these corrections, the Board unanimously approved the plan subject to the following conditions:
 1. Conformance with DPW standards.
 2. Initiation of a prior agreement process to install a sidewalk in the front of the site.
6. 857 Millbury Street - Parking Plan Approval: Due to the inadequacy of the plan submitted, applicant Holly Stebbins was directed to draw a new plan for further review. The item was held until April 27, 1993.

7. 1148 Main Street - Site Plan Approval: Merit Gasoline Corp. representative Gary Jerome outlined the plans to renovate the existing gas station in Webster Square. Following a run down of the project details, several people spoke about their project concerns. These issues focused on site landscaping, excessive signage, general site layout and the project's compatibility with the ongoing planning and beautification efforts of the Webster Square Business Association (WSBA). Members of the WSBA who spoke included:

Jim Bernard
Margaret Naylor
Joan Graham-Goss
Jack Foley
Chris Liazos

Board members discussed the need to revisit the site design to accommodate the planning goals of the area. In particular, Mr. Jerome was asked to consider more site landscaping, a reduction in the number of curb cuts from six (6) to four (4), on site drainage, a clear marking of side lot lines and the abutting sidewalk, the removal of the large merit sign that dominates the area and the need to receive a rear yard setback variance. Merit was advised to work with OPCD to effectuate these changes. The item was held until May 12, 1993.

8. Rogers Street - Site Plan Approval Waiver: Until outstanding questions relative to a prior agreement can be resolved, the Board cannot act. The item will be heard at the April 27, 1993 meeting.
9. Zoning Map Amendment - Douglas Haddad - RS-7 to RG-5 -
Recommitted to the Board: At the urging of Thomas O'Connor, the Board referred its previously agreed upon recommendation to deny back to the City Council.
10. Any Other Business:

Arboretum and Burncoat Meadows: Responding to a request from the owner of these subdivisions, the Board requested the Law Department to make adjustments to the project covenants and plans to remove a problem noted by a title company working on the sale of the project. Atty. Traynor will adjust the plan approval language and related covenants relative to the request. No action is required by the Board.

Brook Crossing

The Board confirmed its vote to make the project adhere to the definitive subdivision approval, specifically relating to the width of street and project sidewalks.

Catalpa Circle

No action taken

- 11. Plans To Be Ratified: None
- 12. Future Meetings: April 21, 1993
May 12, 1993
May 19, 1993

APPROVED
WORCESTER PLANNING BOARD

Shp... 5/12/93
CLERK