

Minutes of Meeting  
Worcester Planning Board  
June 16, 1993

Board Members Present: John Reynolds, Chairman  
George Russell  
Joan Bagley  
Joseph Sova

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

2:00 P.M. - View

4:00 P.M. - City Council Chambers - Joint Hearing with City Council  
Land Use Committee - Zoning Ordinance Amendment (continued)

The remaining issue before the Board was an amendment to Article IV - Signs relative to illuminated signs in a BL-1.0 zone. Based upon a recommendation by Phil Hammond of OPCD, the Board agreed to amend the language for illuminated signs that would regulate their placement and size depending on their distance from the nearest residential zone.

Given this change, the Board and the Land Use Committee voted unanimously to accept the zoning ordinance amendments as discussed and forward a report to the full City Council. The OPCD will make corrective changes to the Zoning Ordinance amendment petition and present them to the Board before transmittal to the City Council.

Recess - Dinner

5:30 P.M. - Regular Meeting - City Council Chambers

1. Call to Order
2. Approval of Minutes - May 12, 1993: The minutes were approved unanimously.
3. Public Hearing Items:

City of Worcester Zoning Ordinance Amendments  
Article IV, Section 2, Table 4.1  
Article IV, Section 2, Table 4.1  
Special Permit for Methadone Treatment Center

The Board voted unanimously to recommend that the two (2) petitions be denied.

Definitive Subdivision - Brookline Street  
Pond View Realty

The Board reviewed an opinion from the Law Department stating that this submittal must conform to the rules and regulations of the new Subdivision Control Regulations dated October 1, 1992. Attorney Jonathan Finkelstein, representing the applicant, disputed this opinion and asked that the plans proceed. There was confusion by the Board as to whether the public hearing on the definitive plan was still open. Believing the hearing was closed, members explored the possibility of continuing the discussion until the July meeting.

Attorney Finkelstein indicated that the applicant had no intention of complying with the new regulations. Based on the applicant's desire to proceed under the old regulations and supported by a Law Department opinion stating the need for full compliance with the October 1, 1992 Subdivision Control Regulations, the Board determined that the definitive plan could not be approved. Therefore, the Board voted unanimously to deny the Definitive Subdivision Plan for Pond View Acres because the plan, as submitted, did not conform to the Subdivision Control Regulations of the City of Worcester dated October 1, 1992.

Oakwood Place - Remove From Official Map

Based upon the testimony in support of the removal, the Board voted unanimously to recommend that Oakwood Place be removed from the Official Map.

4. 6-8 King Street - Site Plan Approval (continued): After statements by Mark Donahue, the attorney for the applicant, and John Spillane, the attorney for those opposed to the project, the Board voted (3-1 John Reynolds against) to approve the project subject to the following conditions:
  1. Reduction of the number of SRO units to twenty-four (24) and the demolition of 6 1/2 King Street;
  2. Conformance with the standards and regulations of the Worcester Department of Public Works as well as the amended Site Plan dated May 7, 1993;
  3. Provision and installation of adequate lighting at the site parking lot on Oread Place;
  4. As shown on the May 7, 1993 plan, the provision and installation of site landscaping;
  5. Placement of signage on the King Street property to indicate the location of project parking on Oread Place.

5. 82 Wigwam Hill Drive - Site Plan Approval (continued): The Board voted unanimously to approved the site plan without conditions.
6. 1148 Main Street - Site Plan Approval (continued): Due to the recent submittal of an updated plan, the City staff did not have the time to review site plan details. After a brief review of the changes by Gary Jerome of Merit Oil Co., the item was continued until July 14.
7. 2 Whittier Street - Site Plan Approval: After review of the project particulars and existing site conditions, the Board determined that only a portion of the lots could be considered for approval based upon the information presented, existing site conditions and the plan details. Therefore, the Board voted a limited Site Plan Approval for Lots 3,5, and 9. The remaining seven (7) lots require more information and would be reviewed at the July meeting. The Board voted 3-1, with George Russell against, to approve the site plans for Lots 3, 5, and 9 subject to the following conditions:
  1. Site Plan Approval for lots 3,5, &9;
  2. Prior to the receipt of an occupancy permits for the three (3) lots, slopes must be stabilized and landscaped;
  3. Establishment of a performance guarantee of \$2,500.00 per lot;
  4. Provision of site landscaping and conformance with erosion control plans.
8. 162 Webster Street - Site Plan Approval: Representing the Worcester Diocese, Attorney James Cosgrove reviewed the project specifics for the plans to construct a mausoleum at the Notre Dame Cemetery. As part of the discussion, the Board voted 3-1 (George Russell against) to set the minimum fee (\$175.00) and unanimously to waive the site plan submittal requirements. Due to the nature of the project, extensive project details were not necessary.

From these actions the Board voted unanimously to approve the site plan subject to the installation of proper erosion control measures on site.

9. Park Avenue and Chandler Street - Site Plan Approval: Representatives of Walgreen's Drug Co. and designers Asfour Associates presented the site plan for the construction of a new Walgreen's Drugstore at Park Avenue and Chandler Street. Working from the presentation, a rendering and the site plan, the Board identified several issues that the proponents need to address:

1. A prohibition of left turn movements from the exit on Park Avenue.
2. Site landscaping.
3. Building landscaping.
4. Size of the store signs and their design.
5. On site snow removal.

The Board held the item until July at which time, the applicants can respond to the issues raised.

10. 16 Weetamore Street - Site Plan Approval: The Board voted unanimously to approve the site plan without conditions.
11. 102 Randolph Road - Site Plan Approval: Faced with technical DPW issues, the Board held the item until July.
12. Villages of Moreland Green - Release Covenant/Set Bond: Based on a DPW recommendation, the Board took the following action:

Release covenant - Phase III - Lots 48, 59 thru 70  
Bond amount = \$234,020

Release covenant - Phase IV - Lots 40 thru 47  
Bond amount = \$252,020

13. Upsala Street School - Comprehensive Permit: Informational only.

14. Plans To Be Ratified:

- 4556 Plan of Land on Sarah Drive owned by HRG Development signed on 4/30/93.
- 4557 Plan of Land on 20 Derby Street owned by Sean Buzer signed on 5/18/93.
- 4558 Plan of Land on Brightwood Avenue owned by Arthur Friedman signed on 5/26/93.
- 4559 Plan of Land on Brightwood Avenue owned by Arthur Friedman signed on 5/26/93.
- 4560 Plan of Land on Montague Street owned by Richard King signed on 5/26/93.
- 4561 Plan of Land on Ledgecrest owned by G.F. Homes signed on 5/26/93.

- 4562 Plan of Land on May Street owned by William Fournier signed on 5/26/93.
- 4563 Plan of Land on Tainter Street owned by Mark Picard signed on 6/4/93.
- 4564 Plan of Land on Rodney Street owned by Theodore Johnson signed on 6/4/93.
- 4565 Plan of Land on Plantation Street owned by Raymond Silva signed on 6/15/93.
- 4566 Plan of Land on Sunnyside Avenue owned by Harvey and Charles Bell signed on 6/16/93.
- 4566(A) Plan of Land on Grove Street owned by Corrine Englehart signed on 6/16/93.
- 4567 Plan of Land on Crestlan Drive owned by Roger and Jean Brown signed on 6/16/93.
- 4568 Plan of Land on Burncoat Street owned by Mark Tomaiolo signed on 6/16/93.
- 4569 Plan of Land on Chicopee Street owned by Mr. Palmer signed on 6/16/93.
- 4570 Plan of Land on Miscoe Road owned by Vito Pigaga signed on 6/16/93.
- 4571 Plan of Land on Sherer Trail owned by John Hanlon signed on 6/16/93.
- 4572 Plan of Land on Paris Avenue/Wescott Street owned by James Rutkiewicz signed on 6/16/93.
- 4573 Plan of Land on Chandler Street and June Street owned by Michael Komenos signed on 6/16/93.
- 4574 Plan of Land on Ararat Street owned by the City of Worcester signed on 6/16/93.

15. Any Other Business:

45 Shrewsbury Street - Amendment to Parking Plan: Following a brief presentation by Attorney Sam DeSimone, the Board voted unanimously to amend the Parking Plan for the Black Orchid Restaurant from 17 spaces to 16 spaces.

16. Adjournment: Chairman Reynolds adjourned the meeting at 8:35 P.M.

Next meeting: July 14, 1993

**APPROVED**  
**WORCESTER PLANNING BOARD**

*Polly Hannell* 7/15/93