

Minutes
Worcester Planning Board
July 14, 1993

Planning Board Members: John Reynolds
Joan Bagley
George Russell
Joseph Sova

Staff Present: Philip Hammond, OPCD
Stephen O'Neil, OPCD
David Holden, Health/Code Enforcement

View: 2:00 P.M.

Break

Public Meeting: 5:30 P.M. - Room 310, City Hall

1. Call to Order
Chairman Reynolds called the meeting to order at 5:30 P.M.
2. Approval of minutes
Approved unanimously
3. Public hearing items
- A. City of Worcester - Zoning Ordinate Amendment
Article III - Section I - IN - S Zoning District
Article IV - Table 4.1 and 4.2
Article III - Section II

Attorney Robert Longden, representing the College of the Holy Cross presented the amendment which sought to create a new institutional district. The petition would create two (2) new zoning classifications [IN-S (A) and IN-S (B)] which would be differentiated for one another by the setback requirements. Following the presentation, a number of parties spoke against the amendment. A sign-in sheet catalogued this opposition.

After lengthy discussions about the intent of the amendment, the history of the college, its relationship with its abutters and specific details about the petition, the Chairman closed the hearing. On a motion by Joan Bagley and second by Joseph Sova, the Board voted 3-1 (Reynolds) to recommend adoption of the amendment.

- B. City of Worcester - Zoning map Amendment
Greenwood Street - ML-0.5 to RL-7

Attorney James Rossell for the applicant presented the case for a zone change. Due to the lack of detail, the petitioner was unable to accurately pinpoint the location of the Greenwood St. zone change. Therefore, the Board continued the hearing until August 18, 1993.

C. City of Worcester - Zoning Map Amendment
Pasadena Parkway - RS-7 to BL-1.0

Realtor Michael Parent outlined the rationale for changing the zoning classification for 5 and 11 Pasadena Parkway. Prior to the discussion, George Russell excused himself from the discussion. Given the testimony, the Board voted 4-0 to recommend denial of the zone change petition.

4. 1148 Main St. - Merit Oil Corp. - Site Plan Approval (continued): Item was held.
5. Park Ave./Chandler St. - Walgreens Drug - Site Plan Approval (continued): Consultants for the project reviewed the suggested changes to the site plan for the Board at their last meeting. Specifically, the Walgreens plan included engineering details voted by the Worcester DPW, creation of a snow storage area, reduction in the size of the site sign by 1/3 and maintenance of complete site circulation and access using left turns out of the site. Based upon the testimony by the applicant, the Board voted unanimously to recommend that the site plan be approved. The site plan is subject to the detail of the plan dated June 18, 1993.
6. Whittier Street - Site Plan Approval (continued): Supported by Attorney Sam DeSimone, the representatives of Noel Development Corp. reviewed the process achieved with lots 3, 5 and 9. Given this process, the Board approved lots 1, 2 and 4 unanimously. The approval was subject to the following conditions:
 1. Stabilization of slopes and the establishment of site vegetation.
 2. Placement of proper erosion control measures around the site.
 3. Establishment of a performance bond of \$2,500 per lot.
7. 102 Randolph Rd. - Parking Plan Approval (continued):

Having submitted revised plans, but not having followed up with DPW engineering staff, the Board was faced with plans that required additional modification. Still, the Board voted unanimously to approve the plans subject to the DPW receiving supplemental information prior to the August 18th meeting.
8. I-190/Railroad Overpass - Murray Marketing - Site Plan Approval: Voted unanimously.
9. 45 Shrewsbury St. - Murray Marketing - Site Plan Approval: Voted unanimously.

10. 27 First St. - Site Plan Approved: As presented, the Board voted unanimously to approve the site plan subject to the following condition:
 1. Stabilization of slopes and the establishment of site vegetation.
 2. Placement of proper erosion control measures around the site.
11. 330 Plantation Street - Parking Plan Approval: Engineer Steven Balsavicz reviewed the parking plan specifics. As noted on the plans, the Board voted unanimously to approve the plan subject to the following:
 1. Creation of two (2) handicap spaced with associated parking.
 2. Installation of lighting to the rear of the site.
 3. Planting of five (5) foot junipers along the property boundary.
 4. Evidence of a five (5) year lease.
12. 220 Brooks St. - Site Plan Approval Amendment: After Chairman Reynolds excused himself from this case, Attorney Jonathan Finkelstein outlined the need for an amendment. The Board found that the amendment has merit and that it should be approved subject to the following:
 1. Development of as built plan to be submitted to the Worcester DPW.
 2. Certification of the site retention pond.
13. Wigwam Hill Estates - Remand from ZBA - Site Plan Approval: Attorney Seymour Weinstein reviewed the case relative to the denial of the site plan for two (2) lots on Wigwam Hill Drive with a court recorder present. The applicants and the Board exchanged opinions on the, project, its legal jurisdiction before the Board, site conditions and generally the history of this project. After lengthy debate, a motion was made by Joan Bagley to approve the site plans subject to various conditions. The motion was not second. Unable to gain a firm commitment from the applicant, George Hayek, the Board felt it was unable to establish conditions that would ensure the safe development of the site and its construction that would lead it toward being accepted as a city street. The Board voted to continue the case until August 18.
14. Dixfield St. - Street and Sewer Priority: Held.
15. Plans To Be Ratified:
 - #4575 - Plan of land on Brookline St. owned by Roland Gray, signed on 6/21/93
 - #4576 - Plan of land on McKeon Rd. owned by the City of Worcester signed on 6/21/93

- #4577 - Plan of land on Glezen St owned by Jennie Mikelonis signed on 6/23/93
- #4578 - Plan of land on Oak Hill Rd owned by Gerald and Lynne Berlyn signed on 7/8/93
- #4579 - Plan of land in Etre Drive owned by A.P. Etre Builders signed on 7/8/93
- #4580 - Plan of land on Perkins St. owned by Paul Takesian signed on 7/8/93
- #4581 - Plan of land on Pleasant St. owned by Robert Fitzgerald signed on 7/8/93
- #4582 - Plan of land on Wendover Rd. owned by Paul Gill signed on 7/8/93

16. Any other Business
Worcester Zoning Ordinance Amendment
Report of the Planning Board

Based upon the outline prepared by the OPCD, the Board unanimously recommended that the Worcester Zoning Ordinance Amendment be forwarded to City Council for adoption.

Executive Session

The Board, on a roll call vote, voted to go into Executive Session to discuss pending litigation and adjourn the meeting after close of the executive session. No action would be taken.

17. Adjournment:

The meeting concluded at 9:27 P.M.

APPROVED
WORCESTER PLANNING BOARD
Elip S. Hall 8/28/93