

Minutes
Worcester Planning Board
September 15, 1993

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

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

View: 2:00 P.M.
Dinner Break: 4:30 P.M.
Regular Meeting: 5:30 P.M., City Council Chambers

1. Call to Order: Chairman Reynolds called the meeting to order at 5:30 P.M. New member Joseph McGinn was introduced.
2. Public Hearing Items

Zoning Map Change Petitions

386-390 Shrewsbury St. - RG-5 to BG-2.0: Atty. Tony Tomaseillo and the applicant, Edward N. Gallo, presented their case to rezone a split lot. The consolidation of the lot under one ownership within one zoning classification would allow the applicant to better utilize the site. Abutters Gus and Chris Sbrogna expressed concerns about future use of the site but were assured that plans would include sufficient setback from their property line. Hearing no objections, the Chairman closed the hearing. On a motion by George Russell, seconded by Joe Sova, the Board voted unanimously to recommend approval of the zone change from RG-5 to BG-2.0.

7 Riley St. - RG-5 to MG-2.0: Lot owner Mark Lindstrom requested that his lot at 7 Riley St. be returned to the previous zoning classification of MG-2.0 which existed prior to the enactment of the new zoning map. His case noted the apparent lack of public notification prior to the change and the perceived loss of value to the lot with the more restrictive RG-5 classification. In opposition, a number of people voiced concerns about re-zoning this single lot, specifically:

Maureen McCarthy - 11 Colton St.
Mary Anderson - 6 Lawrence St.
Anne Marie Luran - 6 Lawrence St.
Don Luran - 6 Lawrence St.
City Councillor Janice Nadeau

Chairman Reynolds advised the applicant that any re-zoning could render the lot useless due to the 50 foot setback requirement from the abutting RG-5 zoning district (Article IV, Table 4.2). The current frontage of the 7 Riley St. lot is fifty (50) feet. After discussion, the hearing was closed. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to recommend denial of the petition because it would result in spot zoning and would have a detrimental affect on the neighborhood.

Definitive Subdivision

Greenleaf Circle (Northsale) - Definitive Subdivision/Site Plan Approval: On a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to approve the Definitive Subdivision Plan for Tyson Realty Trust as presented. In addition to the standard approval requirements outlined by Chairman Reynolds, the Board voted to waive the sidewalk requirements on the northerly side of Eustis Street Extension.

Next, upon a motion by George Russell and seconded by Joan Bagley, the Board voted to approve the Site Plan subject to further Board jurisdiction on lots with greater than 15% slope.

Pond View Acres - Definitive Subdivision/Site Plan Approval: Atty. James Burgoyne and Project Engineer Ian Rubin presented the case for this eight (8) lot subdivision. The Board was unable to thoroughly review the plan because the Department of Public Works rejected the submittal. The basis for this rejection was lack of conformance with the Worcester Subdivision Control Regulations. In opposition, a number of neighborhood residents expressed strong concern over whether this site is buildable, back taxes owed by the developer, whether the project proponent has the ability to construct the project based on his past performance and should this subdivision proceed. Specifically, the following persons spoke:

Lorraine Fletcher
Stephen Foskin
Wallace Abedore

Given the uncertainty of the definitive plan filing, the Board continued the hearing until October 13 on a unanimous vote. The applicant was asked to meet with the DPW.

Angela Rose Gardens - Definitive Subdivision/Site Plan Approval: Atty. Jonathan Finkelstein and engineer George Smith briefed the Board on this subdivision off of Franklin Street. The applicant requested a waiver for one (1) sidewalk as part of the plan. Abutter John Campanelli expressed concern, but not opposition to the project. He inquired about traffic, water pressure and public safety. The DPW will research water pressure concerns in this area.

Following the testimony, the Board closed the public hearing. Acting on the subdivision plan first, the Board voted to approve the definitive subdivision plan subject to conformance with DPW requirements and standard subdivision conditions. The unanimous approval was on a motion by George Russell and seconded by Joan Bagley. Next the Board unanimously voted to approve the site plan subject to retaining future jurisdiction over subdivision lots with slopes greater than 15%. This approval was on a motion by George Russell and seconded by Joan Bagley. Lastly, as an administrative matter the Board voted unanimously to accept a covenant for the project on a motion by George Russell and seconded by Joseph McGinn.

3. Southbridge/Madison Streets - Peter Pan Bus Lines - Parking Plan Approval (continued): Based upon the amended plan dated August 27, 1993, the Board voted unanimously to approve the plan subject to the following: Prior to the installation of street trees in the public sidewalk, the applicant shall receive a street opening permit which will offer the DPW an opportunity to review their placement and planting.
4. 453 Park Ave. - Cellular One - Parking Plan Approval: As amended by their plan dated August 30, 1993, the Board unanimously approved the plan subject to the following: relocation of the landscaping/tree line to the rear of the lot to control the site perimeter.
5. 257 Pleasant St. - Site Plan Approval (continued): Item was held.
6. 179 Grafton St. - Parking Plan Approval: Engineer Norton Remmer presented the case for this project, a small East African family style restaurant. Given the multiple uses at the site and the layout of the parking area, the Board voted unanimously to approve the plan subject to the following:
 - (1) Modification of parking layout to eliminate space #18 and relocate it to space #5.
 - (2) Relocation of handicapped parking space to space #4.
 - (3) Prohibition of future licenses for used cars on the lot.
 - (4) Grade and level parking area.
7. 418 Park Ave. - Kentucky Fried Chicken - Parking Plan Approval: The plan as presented was approved unanimously.
8. 415 Sunderland Rd. - Site Plan Approval: Applicant Howard Shear reviewed the plans which generated comments from Board members. Specifically, members raised concerns about landscape buffers, visual barriers, Grafton St. entrances and the one way connection to Sunderland Rd. to the rear of the site. After comments by City Councillor Paul Clancy and neighbor Joe Thomas, the Board held the item until Mr. Shear can resolve details with DPW. The item was held until October 13, 1993.

9. Plantation Street - WBDC - Biotech Park - Preliminary Site Plan Approval: Dee Moschos, Atty. Peter Dawson and WBDC Executive Director Ray Quinlan reviewed the project details. Due to time constraints, the DPW was unable to comment on the plans. Nonetheless, the Board raised two (2) points that the applicants should consider when filing the definitive plan:

- (1) Pedestrian connections between this site and the remainder of the Biotech Park.
- (2) How this project fits into the larger context of the total park development.

The Board took no action.

10. Wildwood Estates Subdivision Bond Reduction/Streets To Be Made Public: The item was held.
11. Rosewood Estates - Execute Bond: Item filed.
12. Oak Grove Estates - Release Covenant/Set Bond: Based upon the recommendation of the DPW, the Board released the covenant and set a bond amount of \$45,000 for Bjorklund Ave. and Lambert Circle. The bond expiration date is January 1, 1995 with a project completion date of November 1, 1994.
13. Brooks Crossing - Covenant: The item was held.
14. 92-94 Shrewsbury St. - Amendment to Parking Plan: The Board voted 4-1 (Russell against) to amend the plan for the Black Orchid Restaurant to allow for parking behind the East Side Package Store. The approval reflects an additional twenty-seven (27) spaces off site and held by a five (5) year lease.
15. Indian Hill Subdivision - Streets To Be Made Public: Cheyenne Rd., Cherokee Rd., New Bond St., Mohave Rd., Arapaho Rd. - Recommendation unanimously.
16. City of Worcester Project Update (Informational): Filed
17. Governor's Conference On Route 146 (Informational): Filed
18. Registry of Deeds - Signature Approvals: Filed
19. Abby's House - Invitation to Open House: Filed
20. Plans to Be Ratified:
 - 4583 Plan of land owned by Kenyon Burlingame on Atlas St. signed on 7/27/93.
 - 4584 Plan of land owned by George Nelson on Whipple/Plymouth St. signed on 7/27/93.

- 4585 Plan of land on Dolly Drive owned by Denise Pigaga signed on 8/9/93,
4586 Plan of land on Taconic St. owned by Taconic Realty Trust signed on 8/18/93.
4587 Plan of land on W. Mountain St./Lanesboro Rd. owned by Daniel Damon signed on 8/24/93.
4588 Plan of land on Fox Meadow Drive owned by Secured Financial Group signed on 9/7/93.
4589 Plan of land on Brown/Grace St. owned by Presmet Corp. signed on 9/7/93.
4590 Plan of land on Agate Ave. owned by Joseph DeSimone signed on 9/15/93.
4591 Plan of land on Cataline St. owned by Dianne Cardoni signed on 9/15/93.

21. Any Other Business: None

22. Next Meeting: October 13, 1993

23. Adjournment: The meeting adjourned at 8:45 P.M.

