

MINUTES
Worcester Planning Board
July 20, 1994

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

Staff Present: Michael Traynor, Law Department
 David Holden, Health/Code Enforcement
 Michael Caforio, DPW Engineering
 Diana Collins, OPCD
 Judith Stolberg, OPCD

1. **Call to Order:** Chairman Reynolds called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - June 22, 1994:** Upon a motion by George Russell and seconded by Joseph McGinn, the Board voted unanimously to approve the minutes.
3. **Request To Amend Zoning Map - Elbridge and West Streets:** Notice of the hearing was read by the Clerk and the Chairman asked if anyone wished to speak in favor or against the petition. Attorney George Moore spoke in favor. Mary Broggi, 142 West Street/24 Elbridge Street, and Mary Zamarro, 17 Elbridge Street spoke in opposition. There were no other speakers. Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted unanimously to close the hearing. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to recommend the zone change from RG-5 to BL-1.0 for only the one lot at the corner of West and Elbridge Streets.
4. **Request To Amend Zoning Map - Land Off North Parkway:** Notice of the hearing was read by the Clerk and the Chairman asked if anyone wished to speak in favor or against the petition. Demetrious Moschos, William Short, Craig Blais, Jane Patrella, Mark Coburn, John Moroney and Kenneth Person spoke in favor of the petition. No one spoke in opposition. Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to close the hearing. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to recommend approval of the zone change from RS-7 to BO-2.0.
5. **Request To Remove A Portion Of Washington Street From Official Map:** Notice of the hearing was read by the Clerk and the Chairman asked if anyone wished to speak in favor or against the petition. No one spoke in favor. David Nelson, representing 62 Washington Street Trust, a party of interest, spoke in opposition. Upon a motion by George Russell and

seconded by Joseph McGinn, the Board voted unanimously to close the hearing. Upon a motion by George Russell and seconded by Joseph McGinn, the Board voted unanimously to recommend denial of the petition because a party of interest is opposed.

6. **Request To Remove A Portion Of Koping Street From Official Map:** Notice of the hearing was read by the Clerk and the Chairman asked if anyone wished to speak in favor or against the petition. Shawn Gleason spoke in favor. No one spoke in opposition. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to table the item until the August 17, 1994 meeting and requested staff to check with the Assessor regarding frontage on the street.
7. **Definitive Subdivision - High Meadow Estates:** Notice of the hearing was read by the Clerk and the Chairman asked if anyone wished to speak in favor or against the petition. Cal Goldsmith spoke in favor and stated the project had attempted to conserve as much open space as possible by donation to the Greater Worcester Land Trust. Alan Smith, representing the North Worcester Resource Preservation Society, spoke in opposition as did Everett T. Smith, 156 Arrarat Street. Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to close the hearing. The Board also took up the Definitive Site Plan Approval at this time. Upon a recommendation of DPW and on a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to continue the Definitive Subdivision Approval and the Definitive Site Plan Approval to the August 17, 1994 meeting.
8. **High Meadow Estates - Definitive Site Plan Approval:** The item was continued to the August 17, 1994 meeting.
9. **110 Shore Drive - Definitive Site Plan Approval:** Upon a motion by Joseph McGinn and seconded by George Russell, the Board voted to approve the Definitive Site Plan conditioned as follows:
 1. The Board and the Department of Public Works shall receive a revised plan which addresses all of the issues included in the letter from the Department of Public Works dated June 23, 1994 by Tuesday, July 26, 1994 at 10:00 A.M. so it can be reviewed.
 2. The Board shall receive by 5:00 P.M. on Friday, July 29, 1994 a letter from the Department of Public Works certifying that all issues in the June 23, 1994 letter have been addressed to the satisfaction of the Department of Public Works and appropriately revised plan has been received.

3. It is the responsibility of the petitioner to deliver the requested documentation to the Board and the Department of Public Works.
4. The appropriate soil erosion and sediment control measures should be maintained throughout construction to the satisfaction of the Code Commissioner.

Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to deny the request for a waiver of the fee for Definitive Site Plan Approval.

10. **150 Goddard Memorial Drive - Definitive Site Plan Approval:** Upon a motion by George Russell and seconded by Joseph McGinn, the Board voted unanimously to approve the Definitive Site Plan as submitted with the original application conditioned that the appropriate soil erosion and sediment control measures should be maintained throughout construction to the satisfaction of the Code Commissioner.
11. **Massasoit Road/Southwest Cutoff - Definitive Site Plan Approval:** Staff was asked to request Joe Borbone attend the next meeting to discuss traffic concerns, to check with Mass. Highway Department regarding traffic and to obtain the CMRPC traffic study done for the area. The item was continued to the August 17, 1994 meeting.
12. **72-104 Cambridge Street - Definitive Site Plan Approval:** Upon a motion by George Russell and seconded by Joseph McGinn, the Board voted unanimously to approve the Definitive Site Plan conditioned that the appropriate soil erosion and sediment control measures should be maintained throughout construction to the satisfaction of the Code Commissioner.
13. **19 Glennie Street - Parking Plan Approval:** At the request of the proponent, the item was continued to the August 17, 1994 meeting.
14. **To Make Public - North Parkway:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to recommend a Priority 1.
15. **Scenic Heights (Phase II) - Bond Reduction:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to set a bond in the amount of \$62,000.00 with a completion date of August 1, 1995 and a bond expiration date of October 1, 1995.

16. **Plans To Be Ratified:** Upon a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to ratify the following plans:

Plan #4631 - Southwest Cutoff
Plan #4632 - Sunrise Terrace
Plan #4633 - Crawford & Hazel Streets
Plan #4634 - Foxmeadow Drive
Plan #4635 - Salisbury Street
Plan #4636 - Ludlow & Bauer Streets
Plan #4637 - Moreland Green Drive
Plan #4638 - Ararat Street

17. **New Business:**

CMRPC Appointments: Upon a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to reappoint John Reynolds and Joseph Sova as delegates to the Central Massachusetts Regional Planning Commission for FY'95.

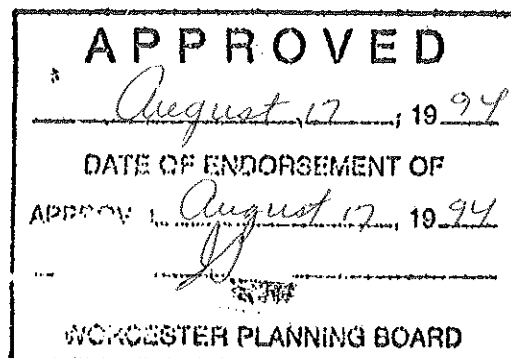
Northgate Subdivision - Set Bond: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to set a bond in the amount of \$13,000.00 with a completion date of November 1, 1994 and a bond expiration date of January 1, 1995.

Oak Grove Estates - Amend Covenant Release: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to amend the covenant release as follows: "the Planning Board hereby releases lots numbered 65-69 inclusive and 91-95 inclusive as shown on the Plan" but through a Scrivner's error intended to mean "lots 85-91 inclusive" instead of lots 91-95.

Oak Grove Subdivision - Phase II (Revised): Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to set a bond in the amount of \$76,500.00 with a completion date of November 1, 1994 and a bond expiration date of January 1, 1995.

The Board set the following meeting dates: August 17, September 7, September 21, October 5, October 19, November 2, November 16, December 14, 1994 and January 18, 1995.

The Chairman adjourned the meeting at 8:40 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 25, 1994

At a meeting held on July 20, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Heinrich Ceramic Decal, Inc., Owner.

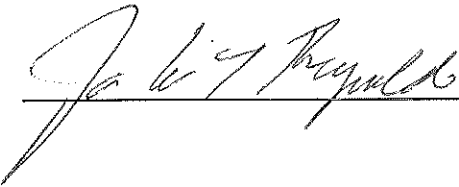
The petition involves the construction of a 4,464 square foot office addition and 14 new parking spaces on a parcel located at 150 Goddard Memorial Drive, Worcester, Massachusetts.

Proper notice on July 6, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 7-28-94

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 21, 1994

At a meeting held on July 20, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by The Bancroft School, Owner.

The petition involves the construction of an addition to and renovation of the existing gymnasium buildings and alteration of the existing parking areas/driveways on a parcel located at 110 Shore Drive, Worcester, Massachusetts.

Proper notice on July 6, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- * The Board and the Department of Public Works shall receive a revised plan which addresses all of the issues included in the letter from the Department of Public Works dated June 23, 1994 by Tuesday, July 26, 1994 at 10:00 A.M. so it can be reviewed.
- * The Board shall receive by 5:00 P.M. on Friday, July 29, 1994 a letter from the Department of Public Works certifying that all issues in the June 23, 1994 letter have been addressed to the satisfaction of the Department of Public Works and appropriately revised plan has been received.
- * It is the responsibility of the petitioner to deliver the requested documentation to the Board and the Department of Public Works.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

John W. Bagley

DATE:

July 21, 1994

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 21, 1994

At a meeting held on July 20, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by The Salvation Army of Massachusetts, Inc., Owner.

The petition involves the renovation of the present building to accommodate a rehabilitation facility and construction of a 30,000 square foot warehouse building on a parcel located at 72-104 Cambridge Street, Worcester, Massachusetts.

Proper notice on July 6, 1994 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following conditions:

- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

Joan H. Bagley

DATE: July 21, 1994