

MINUTES
Worcester Planning Board
September 7, 1994

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

Staff Present: David Holden, Health/Code Enforcement
 Michael Caforio, DPW Engineering
 Allan Gordon, OPCD
 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 - August 17, 1994:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the minutes.
3. **Request To Remove Matthew Place From Official Map:** Vern Cormier, President of the White Eagle Association, spoke in favor of the petition. Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted to close the hearing. Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted to recommend approval of the petition.
4. **Worcester Center Realty Trust - Amend Site Plan for Worcester Common Fashion Outlet:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the Site Plan Amendment with the condition that the developer work with OPCD to provide a plan to clean the lot at the corner of Worcester Center Boulevard and Franklin Street when feasible after construction is completed and provide some temporary landscaping and signage which would be aesthetically acceptable to the Board.
5. **Definitive Site Plan Approval - 492 Lincoln Street (Wendy's) (continued):** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the Definitive Site Plan conditioned as follows:
 1. Appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.


6. **Mountain Street East - Definitive Site Plan Approval:** Upon a motion by Joseph Sova and seconded by George Russell, the Board voted unanimously to approve the Definitive Site Plan conditioned as follows:
 1. The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
7. **19 Glennie Street (Edward's Paint) - Parking Plan Approval Amendment:** The item was continued to September 21, 1994.
8. **177 Southwest Cutoff - Parking Plan Approval:** Upon a motion by Joseph Sova and seconded Joan Bagley, the Board voted unanimously to approve the Parking Plan conditioned as follows:
 1. Continue berm to eliminate access to neighboring lot.
9. **Benson Avenue Extension (Lincoln Heights Subdivision) - Request To Make Public:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to re-affirm its action of July 20, 1994.
10. **Glenbrook Lane (Moreland Green - Westmont Subdivision - Request to Make Public:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to recommend approval.
11. **Moreland Green Drive (Station 8+35.78 - Station 21+20.30) (Moreland Green - Westmont Subdivision) - Request to Make Public:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to recommend approval.
12. **Plans To Be Ratified:** Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to ratify the following plans:
 - Plan #4643 - Ballard Street (147)
 - Plan #4644 - Clover Street
 - Plan #4645 - Wayne Street
13. **Other Business:**
 - Oak Grove Subdivision Phase II (Revised) - Set Completion Date:** Upon a motion by Joseph McGinn and seconded by Joan Bagley, the Board voted unanimously to set a work completion date of July 1, 1995 with a Surety Bond to be held until all work is completed to the satisfaction of the City.

Stafford Street - Prior Agreement Rescinded: The item was referred to the Law Department to see if any Planning Board action is required.

Honey Farms - Request To Reconsider Decision: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted not to reconsider this matter. The vote was 1 yes and 3 no.

Open Space Plan: This will be discussed at the September 21, 1994 meeting. The Board requested an Executive Summary.

The Chairman adjourned the meeting at 6:30 P.M.

APPROVED	
9/22/	19 94
DATE OF ENDORSEMENT OF	
APPROVAL 9/21	19 94
	
WORCESTER PLANNING BOARD	

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 8, 1994

At a meeting held on September 7, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Cathy A. DiPilato, Owner.

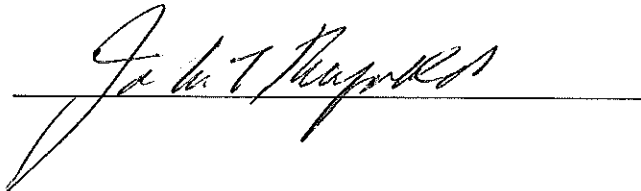
The petition involves the construction of a single family, split ranch modular home on a parcel located at 40 Mountain Street East, Worcester, Massachusetts.

Proper notice on August 24, 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:

9-21-94

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 16, 1994

At a meeting held on September 7, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Wendy's International Inc., Petitioner.

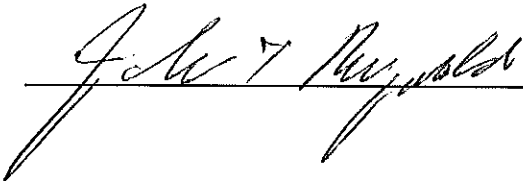
The petition involves the construction of a 2,904 square foot Wendy's Restaurant on an unused corner of the existing parking lot serving Country Club Plaza on a parcel located at 492 Lincoln Street, Worcester, Massachusetts.

Proper notice on August 3, 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.
- * Subject to the revisions as detailed on the revised Definitive Site Plan dated August 29, 1994.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 9-21-94

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 16, 1994

At a meeting held on September 7, 1994 the Worcester Planning Board voted unanimously to approve the Amendment to Definitive Site Plan Approval application filed by Worcester Center Realty Trust, Owner.

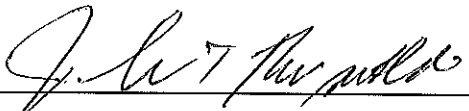
The petition involves the installation of several signs and murals as part of the renovations on a parcel located at 148 Commercial Street, 200 Front Street, 60 Front Street, 100 Front Street, 120 Front Street and 110 Front Street, Worcester, Massachusetts.

Proper notice on August 24, 1994 was given for the meeting by the Planning Board.

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

- * Developer work with OPCD to provide a plan to clean the lot at the corner of Worcester Center Boulevard and Franklin Street and provide some temporary landscaping and signage which would be aesthetically acceptable to the Board.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 9-21-94

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 16, 1994

At a meeting held on September 7, 1994 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by O'Connell Oil Associates, Inc., Owner.

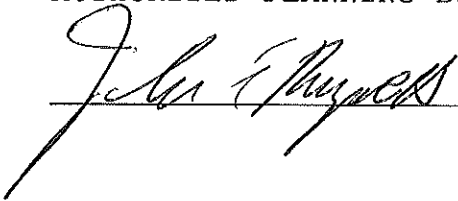
The petition involves the an eleven space parking lot for an existing gasoline station and snack mart on a parcel located at 177 Southwest Cutoff, Worcester, Massachusetts.

Proper notice on August 24, 1994 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Continue berm to eliminate access to neighboring lot.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 9-21-94