

MINUTES  
Worcester Planning Board  
May 10, 1995

Planning Board Members Present:     George Russell  
                                          Joseph Sova  
                                          Joan Bagley  
                                          Joseph McGinn

Staff Present: Michael Traynor, Law Department  
                  Paul Moosey, DPW Engineering  
                  Alan Gordon, OPCD  
                  Diana Collins, OPCD  
                  Judith Stolberg, OPCD

---

Regular Meeting (5:30 P.M.) - Council Chambers, City Hall

1.    **Call to Order:** The Vice Chairman called the meeting to order at 5:30 P.M.
2.    **Approval of Minutes - April 26, 1995:** Upon a motion by Joseph McGinn and seconded by Joan Bagley, the Board voted unanimously to approve the minutes.
3.    **Informal Discussion - P. Badjo, Inc.:** Phil Badjo discussed plans for a subdivision. No action was necessary by the Board.
4.    **Franklin, Harding & Winter Streets - Zone Change (MG-2.0 to BG-3.0) [continued]:** The Worcester Redevelopment Authority, represented by James Fassler, requested the Board recommend the petition be given leave to withdraw without prejudice. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to recommend the petition be given leave to withdraw without prejudice.
5.    **Mayfield Street - Request For Zone Change (ML-0.5 to BG-4.0):** Notice of the hearing was read by the Clerk. The public hearing was opened by the Vice Chairman. Attorney Stephen Berwick, representing May and Mayfield Associates, City Councillor Wayne Griffin, Attorney Robert Bernstein, Sr., Edith Wilson, Carol Rutkiewicz, Andres Baez and Douglas Hannam, representing the Worcester Parks Commission, spoke in favor of the zone change. Attorney Mark Donahue, representing Superland Associates Limited Partnership, spoke against the zone change. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to close the hearing. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to recommend a BG-2.0 which is more restrictive than the BG-4.0 but is more compatible to the transitional neighborhood.

6. **Union Station Urban Revitalization Area Plan - Review:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the following resolution:

Whereas, the Worcester Planning Board has received a briefing and various documents concerning the Union Station Urban Revitalization Area Urban Renewal Plan dated February 8, 1995 at its April 26, 1995 meeting; and

Whereas, it is the desire of the Worcester Planning Board to recognize that it has found that the Union Station Urban Revitalization Area is a decadent area as defined in Section 1 of Chapter 121B and Section 12.01 and 760 CMR; and

Whereas, the Worcester Planning Board believes that the implementation of the Union Station Urban Revitalization Plan will best serve the goals set forth in the amended City of Worcester Master Plan;

Now Therefore Be It Resolved, that the Worcester Planning Board hereby approves the Union Station Urban Revitalization Area Urban Renewal Plan, also referred to as the local survey, and has determined that the plan conforms to the Master Plan, as amended, for the City of Worcester, as a whole; and

Be It Further Resolved, that a copy of the attached report and of this Resolution be sent forthwith to the Worcester Redevelopment Authority, the City Manager and the City Council.

7. **Glendale Street - Request To Make Public:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to recommend a Priority 1.
8. **Delawanda Drive - Extend 125 Feet At End Of Street:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to recommend denial of the petition since no evidence was presented to substantiate referenced area was in existence and used by more than two (2) owners at the time of adoption of the Official Map.
9. **Scenic Heights Phase I:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve a six month extension for completion of Scenic Heights Phase I provided a new letter of credit guaranteeing performance is submitted.
10. **Plans To Be Ratified:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board unanimously voted to ratify the following ANR plans:

Stafford Street  
Massasoit Road

14. Other Business:

Scenic Heights - Phases III and IV: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to rescind its order of May 25, 1994 which set bonds for the above phases since the developer failed to post said bonds and to advise developer that new bonds may be requested to be set in the future at current rates.

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

6 10 1

WORCESTER PLANNING BOARD

*J*  
CLERK

5-24-95  
DATE

RESOLUTION

Whereas, the Worcester Planning Board has received a briefing and various documents concerning the Union Station Urban Revitalization Area Urban Renewal Plan dated February 8, 1995 at its April 26, 1995 meeting; and

Whereas, it is the desire of the Worcester Planning Board to recognize that it has found that the Union Station Urban Revitalization Area is a decadent area as defined in Section 1 of Chapter 121B and Section 12.01 and 760 CMR; and

Whereas, the Worcester Planning Board believes that the implementation of the Union Station Urban Revitalization Plan will best serve the goals set forth in the amended City of Worcester Master Plan;

Now Therefore Be It Resolved, that the Worcester Planning Board hereby approves the Union Station Urban Revitalization Area Urban Renewal Plan, also referred to as the local survey, and has determined that the plan conforms to the Master Plan, as amended, for the City of Worcester, as a whole; and

Be It Further Resolved, that a copy of the attached report and of this Resolution be sent forthwith to the Worcester Redevelopment Authority, the City Manager and the City Council.

WORCESTER PLANNING BOARD



George R. Russell  
Vice Chairman

May 10, 1995  
Date Adopted