

MINUTES
Worcester Planning Board
July 19, 1995

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

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

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

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - June 28, 1995:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the minutes.
3. **Definitive Subdivision Plan - Gus Drive (Continued):** The hearing was continued to August 16, 1995 at the request of the developer.
4. **Zone Change - Grafton Street Between Renfrew and Rudolph Streets:** Notice of the hearing was read by the Clerk. Karen Girardi, the petitioner, spoke in favor of the petition. Paul Duquette spoke against the petition. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to recommend denial because it would be spot zoning.
5. **Special Permit - 271 East Mountain Street (Briarwood Continuing Care):** Notice of the hearing was read by the Clerk. Attorney Robert Longdon explained the project to the Board. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to approve the Special Permit application.
6. **315 Grove Street - Jillian's:** DPW informed the Board that all conditions of Site Plan Approval have been met and no action is necessary by the Board.

7. 271 East Mountain Street (Briarwood Continuing Care): The item was continued to August 16, 1995.
8. 351 Franklin Street - Site Plan Approval (Sign): Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the site plan.
9. 134 Burncoat Terrace - Site Plan Approval (15% slope); Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted unanimously to approve the site plan with the following conditions:
 - * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
 - * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
10. 990 Grafton Street (Dunkin Donuts) - Parking Plan Approval: Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted unanimously to approve the parking plan.
11. 595 Mill Street (McDonald's) - Parking Plan Approval: Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the Parking Plan with the following conditions:
 - * First handicapped space shown on plan be moved to back section of lot and that space to become greenspace.
 - * Northeast section consist of compact spaces; remainder of spaces be standard size.
 - * Revised plan submitted to Office of Planning & Community Development (OPCD) within thirty (30) days.
12. 229-235 Grove Street (Tweed's Restaurant) - Parking Plan Approval: Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to approve the Parking Plan.
13. Stonehouse Lane - To Be Made Public: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to recommend making it public based on DPW recommendation.
14. Ledgewood Lane - To Be Made Public: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to recommend making it public based on DPW recommendation.

15. **Bancroft Estates - Bond Release:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted to authorize the release of the bond based on the recommendation of DPW.
16. **Wentworth Manor (Catalpa Circle) - Performance Default:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board authorized the sending of a letter to Mr. Revane recapping all the previous steps taken since to date he has not met with DPW representatives to establish a schedule for completion of work which was to be presented to the Board at this meeting.
17. **Plans To Be Ratified:** Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board unanimously voted to ratify the following ANR plans:

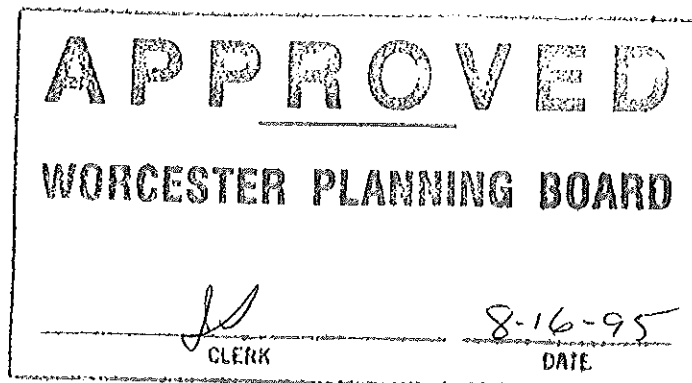
Chester Street
Forest Street
Bird Street (25)
Queen Street
Pullman Street
Kenmore/Morgan Streets

18. **Other Business:** Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted unanimously to authorize George Russell to continue to serve as Chairman until such time as a new member is appointed and an election of officers can take place.

Brooks Street - Request To Discontinue: Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted unanimously to recommend approval of the petition.

The Board set meetings for the second and fourth Wednesdays of the month.

The Chairman adjourned the meeting at 7:00 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 19, 1995

At a meeting held on July 19, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Bradford & Beverly Bowen.

The petition involves moving a single family dwelling onto a vacant lot with 15% slope on a parcel located at 134 Burncoat Terrace, Worcester, Massachusetts.

Proper notice on July 5, 1995 was given for the meeting by the Planning Board.

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

- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * 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,

Jean H Bagley

DATE: July 21, 1995

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 20, 1995

At a meeting held on July 19, 1995 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by William LaPan & Anthony Mattero.

The petition involves the erection of a two-sided, non-accessory ground sign on a parcel located at 351 Franklin Street, Worcester, Massachusetts.

Proper notice on July 5, 1995 was given for the meeting by the Planning Board.

AUTHORIZED PLANNING BOARD MEMBER,

Juan H Bagley

DATE: July 21, 1995

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 20, 1995

At a meeting held on July 19, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by James J. Donoghue, Petitioner.

The petition involves reconfiguration of parking lot from 75 to 78 spaces to accommodate construction of addition to restaurant on a parcel located at 229-235 Grove Street, Worcester, Massachusetts.

Proper notice on July 5, 1995 was given for the meeting by the Planning Board.

AUTHORIZED PLANNING BOARD MEMBER,

John H. B. Kelley

DATE:

July 21, 1995

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 20, 1995

At a meeting held on July 19, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Vincent S. Marino Trust, Owner.

The petition involves the alteration of an existing parking lot from 19 spaces to 27 spaces and the provision of safer access to existing drive-thru window on a parcel located at 990 Grafton Street, Worcester, Massachusetts.

Proper notice on July 5, 1995 was given for the meeting by the Planning Board.

AUTHORIZED PLANNING BOARD MEMBER,

John H. Bagley

DATE: July 21, 1995

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: July 20, 1995

At a meeting held on July 5, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by J&P Management Company, Petitioner.

The petition involves alteration of existing parking lot to accommodate proposed play space addition to existing McDonald's Restaurant on a parcel located at 595 Mill Street, Worcester, Massachusetts.

Proper notice on July 5, 1994 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * First handicapped space shown on plan be moved to back section of lot and that space to become greenspace.
- * Northeast section consist of compact spaces; remainder of spaces be standard size.
- * Revised plan submitted to Office of Planning & Community Development (OPCD) within thirty (30) days.

AUTHORIZED PLANNING BOARD MEMBER,

Jean H Bagley

DATE:

July 21, 1995