

MINUTES
Worcester Planning Board
October 11, 1995

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

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

Regular Meeting (5:30 P.M.) - Room 409, City Hall

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - September 27, 1995:** Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to approve the minutes.
3. **462-466 Lincoln Street - Zone Change:** Notice of the hearing was read by the Clerk and the Chairman opened the hearing. Gayle Flanders Weis, Attorney for the petitioner, briefed the Board on the reasons for the requested zone change. Robert J. Bohigian, Rudy Grenache, Jr., Steven Manos, Patrick Killoran, Tony El-Nemr, Katherine Foley, Robert Grenache, Joan Gould, Laurie Gonzalez, Tonya O'Neil, Charlene Vaudruil, Susanne Vaudreuil, Katherine Barnett, Lois Daley, James Richard, Peter Gayas, Domenic Gentile, Pat DeSantis, Rudolph Grenache, Sr. and Ahmad Mortada were recorded in favor. Attorney Mark Donohue, Attorney James Burgoyne, Jodi Silk, Anthony Giordano, Faye Silk, Julie Giordano, Anthony Giordano, Jr., Ann Barry, Michael Barry and Joseph Silk, a resident from 19 Corning Avenue and a resident from 74 Corning Avenue were recorded in opposition. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to close the hearing. Upon a motion by Joseph Sova and seconded by Perry Hanson, the Board voted 3-2 to recommend approval of the zone change because of the objective of the Zoning Ordinance to, on a case by case basis, make zoning districts conform to lot lines whenever feasible.

4. **Grafton Street/Jennings Street Zone Change (South Plaza):** Notice of the hearing was read by the Clerk and the Chairman opened the hearing. Attorney Samuel DeSimone, representing National Development of New England, briefed the Board on the requested zone change. 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 Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to recommend approval of the zone change but only to include property owned by National Development of New England.
5. **Mapleleaf Road Zone Change:** Notice of the hearing was read by the Clerk and the Chairman opened the hearing. Michael Revelli, representing Bankruptcy Trust, briefed the Board on the requested zone change. Joyce Thienel, Phyllis Fleming and Sheldon Katz spoke in opposition. Upon a motion by Joan Bagley and seconded by Joseph McGinn, 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 denial of the zone change because it would not conform to the residential nature of the neighborhood.
6. **Site Plan Approval - 359 Grafton Street (City Lights):** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the request for leave to withdraw without prejudice.
7. **Plans To Be Ratified:** Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted to ratify the following ANR plans:

Greenbrier Lane
Sun Valley Drive
Inverness Avenue

8. **Other Business:**

Worcester Center Boulevard - Abandon portion:
Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to recommend approval of the petition with the stipulations enumerated on the Abandonment Report of the Department of Public Works.

City Council Request: Per the received City Council request, the Board authorized OPCD staff to research the advisability of a Zoning Ordinance amendment to prohibit the storage of more than one unregistered vehicle on private property in the City unless there is adequate storage facilities.

The Chairman adjourned the meeting at 6:55 P.M.