

MINUTES
Worcester Planning Board
February 26, 1997

Planning Board Members Present: George Russell
Joseph Sova
Joan Bagley
Joe Boynton

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
Joseph Mikielian, Code Enforcement
Alan Gordon, OPCD
Judith Stolberg, OPCD
Michael Traynor, Law Department
Stephen Madaus, Law Department
Joseph Borbone, Traffic Engineering

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

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to approve the minutes of the February 12, 1997 meeting.
3. **3 Bethany Street - Zone Change (BL-1.0 & RS-7 to BL-1.0):** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to recommend approval of the request of the petitioner for Leave to Withdraw without prejudice.
4. **Railroad Site Near Greendale Mall (Whiteco Outdoor Advertising) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to continue the item to March 12, 1997 with the understanding that if no agreement has been reached with abuttor by that time, the proponent will ask for leave to withdraw without prejudice and refile at a later date.
5. **72 Pullman Street (Shaw's Supermarket) - Site Plan Approval:** Upon a motion by Joseh Sova and seconded by Joe Boynton, the Board voted to approve the request of the proponent for leave to withdraw without prejudice.
6. **867-949 Grafton Street (Perkins Farm Marketplace) - Amendment To Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to delay the implementation of condition #3 of the original site plan approval granted on January 10, 1996 for a twelve month period commencing from the date of the Certificate of Occupancy issued to Stop n Shop in order for Papa Gino's to implement their site plan approval conditions.

7. **915 Grafton Street (Papa Gino's) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to approve the site plan with the following conditions:
 - * Curb cut on Grafton Street be for entrance only with appropriate signage stating "Do Not Exit".
 - * Two speed bumps be installed, one at the back entrance and one at the side entrance.
 - * Approval be for a twelve month period commencing from the date of the Certificate of Occupancy issued to Stop n Shop since implementation of condition #3 of Perkins Farm Marketplace site plan approval is contingent upon the implementation of this site plan approval during the same 12 month period.
 - * Revised plan be submitted to OPCD prior to release of written decision to proponent.
8. **Foxmeadow Drive (Lots 1,2,3,5,51,52, & 70) - Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to approve the site plan with the following conditions:
 - * Subject to 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, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
9. **1160 West Boylston Street (O'Connor's Restaurant) - Parking Plan Approval:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to approve the site plan with the following conditions:
 - * Dumpster and lighting be labelled on plan.
 - * Changes in striping be shown on plan.
 - * Entrance sign be moved and shown on plan.
 - * Revised plan be submitted to OPCD prior to release of written decision to proponent.
10. **Kanes Crossing, North Parkway, Romolo Road, Mary Jane Circle and Hancock Hill Drive (2 sections) - Request To Make Public:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to recommend a Priority 1 for each street.

11. **Massasoit Village (Phase II) - Bond Release:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously a bond release in the amount of \$8,000.00 thereby establishing a new bond in the amount of \$14,000.00 with a work completion date to October 1, 1997 with a bond expiration date of December 1, 1997.
12. **Citizen Planner Workshops** Alan Gordon provided each Board member with a pamphlet on Citizen Planner workshops that members can attend.
13. **Plans To Be Ratified:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to ratify the following Approval Not Required plans:
 - #4808 - Travis Street
 - #4811 - Dixon Avenue
 - #4812 - Robert Street

Other Business: None

The Chairman adjourned the meeting at 6:45 P.M.

APPROVED	
WORCESTER PLANNING BOARD	
	3/12/97
CLERK	DATE

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: February 24, 1997

At a meeting held on February 12, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Peter Iandoli.

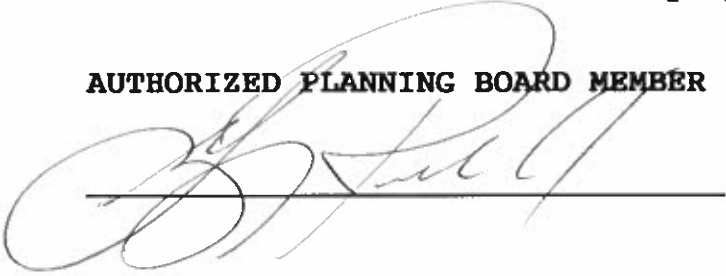
The petition involves a fifty-four (54) space parking lot for an existing restaurant on a parcel located at 99 Gold Star Boulevard, Worcester, Massachusetts.

Proper notice on January 29, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Parking plan approval is for 50 spaces.
- * Landscaping be installed along Ruthven Avenue.
- * Vegetation be identified and enumerated on plan.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE:

2-26-97

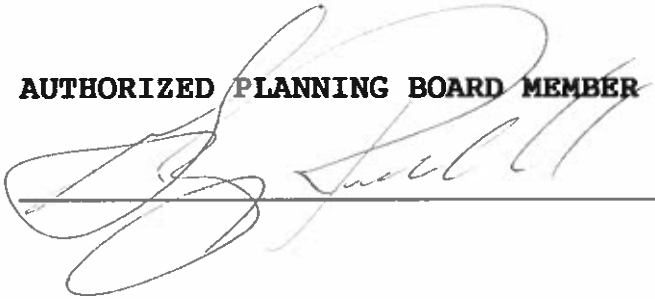
**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: February 24, 1997

At a meeting held on February 12, 1997 the Worcester Planning Board voted unanimously to approve the request of the applicant for Leave to Withdraw Without Prejudice the Parking Plan application filed by P&H Realty LLP for property located at 156 James Street.

AUTHORIZED PLANNING BOARD MEMBER



A handwritten signature in cursive script is written over a horizontal line. The signature is somewhat stylized and difficult to read, but it appears to be a name starting with 'J' and ending with 'll'.

DATE:

2-26-97