

MINUTES
Worcester Planning Board
April 9, 1997

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

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

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 Joe Boynton, the Board voted to approve the minutes of the March 12, 1997 meeting.
3. **Zoning Ordinance Amendment - Continuing Care Retirement Community:** Notice of the hearing was read by the Clerk and the hearing was opened by the Chairman. It was noted by Michael Traynor, Deputy City Solicitor, that there was a typographical error in the petition and 5.b. should read "Front Yard (minimum depth, linear ft. - 250)". City Councillor Wayne Griffin, Robert Stacey, Pat Pawlina and Edward Stefanini spoke in favor of the petition. Attorney Jonathan Finkelstein, representing the Jewish Health Care Center, and Dean Marcus spoke 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 Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to reconsider the vote to close the hearing and re-opened the hearing. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to continue the hearing to the April 23, 1997 meeting. The Board also requested that OPCD research how other communities control these types of developments and report back with a recommendation to the Board.
4. **Lancaster/Grove Streets (Northworks Properties) - Parking Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to approve the request of the proponent for an extension of time to April 23, 1997. The item was continued to April 23, 1997.

5. **271 Franklin Street (Conrail) - Parking Plan Approval:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the parking plan with the following conditions:

- * All comments in the April 3, 1997 letter from the Department of Public Works be addressed to the satisfaction of said department.
- * 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.
- * One (1) handicapped parking space be included, said space to be van accessible and be the first parking space.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.

6. **Plans To Be Ratified:** Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted unanimously to ratify the following Approval Not Required plans:

#4816 - Bedford Avenue

Other Business: None

The Chairman adjourned the meeting at 7:05 P.M.



**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: April 10, 1997

At a meeting held on April 9, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by W.T. Anderson Properties on behalf of Conrail.

The petition involves the construction of a 3,584 square foot single story building with a twenty-five (25) space parking lot on a parcel located at 271 Franklin Street, Worcester, Massachusetts.

Proper notice on March 26, 1996 was given for the meeting by the Planning Board.

The Parking 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.
- * One (1) handicapped parking space be included, said space to be van accessible and be the first parking space.
- * All comments in letter from Department of Public Works dated April 3, 1997 be addressed to satisfaction of said department.
- * Revised plan be submitted to OPCD prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE:

4/17/97

PLEASE TAKE NOTICE

DATE: March 13, 1997

At a meeting held on March 12, 1997 the Worcester Planning Board voted unanimously to approve the Amendment To Definitive Site Plan Approval application filed by G.R. Poulin Construction, Inc.

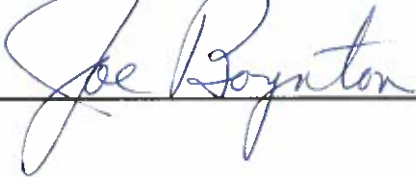
The petition involves an amendment to revise the previously approved site plan by constructing a 98,000 square foot warehouse facility with parking, landscaping, drainage control and vehicular circulation on a parcel located at 2 Pullman Street, Worcester, Massachusetts.

Proper notice on February 26, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- * All comments in letter from Department of Public Works dated March 6, 1997 be addressed to the satisfaction of said department.
- * 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,



DATE: March 19, 1997

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: March 13, 1997

At a meeting held on March 12, 1997 the Worcester Planning Board voted unanimously to approve the request of the applicant for Leave to Withdraw Without Prejudice the Site Plan Approval application filed by Whiteco Outdoor Advertising.

The petition involves the erection of a single pole nonaccessory sign in a BG-3.0 zoning district on a parcel located at Providence & Worcester Railroad property near the Greendale Mall, Worcester, Massachusetts.

AUTHORIZED PLANNING BOARD MEMBER



DATE: March 19, 1997