

WORCESTER PLANNING BOARD MEETING

Wednesday, January 24, 1990

Present: Planning Board

Frank DeFalco, Chairman  
Joan Sadowsky  
John Reynolds  
George Russell

Michael S. Latka, Director of Planning  
Francis Donahue, Director, Land Use Control  
Philip Hammond, Neighborhood Planning Coordinator, OPCD  
James Fasser, Neighborhood Planning Staff Assistant, OPCD  
Gloria Coop, Office Manager, OPCD  
Frank Polanik, Engineer, DPW

Chairman DeFalco called the meeting to order at 1:50 P.M.

1. Zoning Ordinance Discussion

The Board considered and filed a request by City Councillor Richard Bonofiglio to expand the notification requirements under the Zoning Ordinance to include more than "parties of interest." Using voter lists, the request was aimed at renters and non-property owners, specifically public notices to solicit comments on development issues.

Next, the Board reviewed the definition of "campus" at the request of Atty. Richard Reidy. The comments centered around what constitutes an affiliate of the hospital. The Board filed this request.

The Board, in taking up the Zoning Ordinance Report, discussed the schedule and procedures for submitting to Council. Members hope to hold a joint meeting on a proposed zoning ordinance in order to streamline the public comment process.

Lastly, the Board voted to submit a final report to City Council for their January 30th meeting. A motion to refer the Zoning Ordinance Report to City Council was made by George Russell and seconded by John Reynolds. The Board unanimously approved the report (4-0) and its transmittal to the City Council for presentation to City Council.

The Board adjourned to conduct their view.

The meeting was reconvened at 3:30 P.M. by the Chairman. The Minutes of the December 4, 1989 meeting were approved.

3. Apthorp & Beale Sts. - site plan review

Atty. Anthony J. Vigliotti, 25 Harvard St., appeared representing the developer, (SJ Developers). The project area is a grandfathered junkyard and zoned RL 7. The owners of the land, Tom and Francis Brothers, would like to develop 18 units of housing with parking for 36 cars. Chairman DeFalco questioned if the site had been tested for hazardous wastes. Atty. Vigliotti responded that a 21E analysis has not been done. A discussion followed on access to the development from Beale Street, a private road; lack of screening between the project and abutters; circulation throughout the development; the parking lot plan; snow removal; and the adequacy of one dumpster for the development. A general agreement was reached that this development would definitely be an improvement over the site's present state. George Russell motioned that the site plan be approved with the comments noted, Joan Sadowsky seconded the motion. It was approved unanimously.

4. Fantasia Estates - site plan review & covenant

Mr. Donahue reminded the Board that it had approved the subdivision at its last meeting, but the site plan review was held until the DPW approved the sewer easement plans. Atty. DeSimone appeared on behalf of the developer. Mr. Polanik informed the Board that a sewer easement will be provided with the cooperation of his department and the developer. Mr. Russell made a motion to approve the site plan review with the condition that a sewer easement be established and approved by the DPW. Ms. Sadowsky seconded the motion. It was unanimously voted.

5. Blithewood Heights Subdivision - set new bond

Mr. Boisvert appeared as the buyer of three (3) lots in this subdivision. Atty. Traynor raised numerous questions with regard to the previous owner's obligations, past bonds, the need for another public hearing, etc. He suggested that the subject requires more research. Mr. Russell moved that a new bond be sent on condition of Law Department approval. Joan Sadowsky seconded the motion. It was unanimously voted.

6. Rosewood Subdivision - change street name

Atty. Peter Hinselman, 11 Harvard Street, represented the owners (two Bailen brothers). The Messrs. Bailen desire to change the name of a portion of Myrna Road that is not a public way to Bailen Drive. The point was made that this name change would not necessitate any street number changes. George Russell made a motion to approve the name change, Joan Sadowsky seconded the motion. It was voted unanimously.

7. Oakwood Lane (Rolling Oaks) - accept as public

Mr. Polanik remarked that the DPW cannot accept this road as public. The manholes on the street are not up to DPW standards. It was agreed a letter to all concerned parties would be forwarded noting that the project was tabled for future approval until the work is acceptable. George Russell put this in a motion and Joan Sadowsky seconded it. It was unanimously voted.

8. Wildwood Acres - bond release

This item was tabled.

9. Smallwood Village - set bond

Mr. Polanik reported that plans for this development are incomplete; the item was tabled.

10. Providence St. - comprehensive permit review

Ruth Rumford and Craig Leslie of the Worcester Housing Authority addressed the Board about the proposed WHA project involving 50 units of elderly housing. The Board's chief concern was the number of parking spaces for this project. A motion was made to recommend the comprehensive permit to the ZBA by George Russell and seconded by Joan Sadowsky. The Housing Authority will meet with the ZBA in late February to request a special permit for the 50 unit project. At that time, a recommendation that more parking spaces will be considered. The comprehensive permit was approved unanimously.

11. Election of Officers and plan signers

George Russell motioned that the present officers and plan signers retain their positions; Joan Sadowsky seconded it and it was unanimously voted: Chairman Frank DeFalco; Vice Chairman John Reynolds; plan signers John Reynolds and George Russell.

12. Communication regarding Vivian St. opening

Atty. Traynor informed the Board that the problems between the developer and an abutter have been worked out. However, an open ditch remains. It was moved by George Russell that a letter be forwarded to the developer asking that this ditch be filled in before opening the street; it was seconded by Joan Sadowsky and voted unanimously.

13. The date of the next meeting was set for February 21, 1990 at 2:00 P.M. Joan Sadowsky will be unable to attend.

14. Plans to be ratified

Svenson Ave.	Southwest Cutoff
Lyman St.	Old English Rd.
Swan Ave.	Santoro Rd.
West Boylston St.	Svenson Ave.
Myrna Rd.	Fielding St.
Southbridge St.	Quinsigamond Ave.
Garden St.	Lanesboro Rd.
Tourraine St.	Fairfield St.
Barber Ave.	Santoro Rd.
Euclid Ave.	Diamond St.
Orton St. Extension	
Indiana St.	
Loxwood St.	
Dixfield St.	
Queen St.	
Sunderland Rd.	
Wells St.	

15. Under "any other business," Atty. Traynor reported that the Board presently holds a \$36,000 bond on A.J. Lane's Grovewood Development. The Board authorized the Law Department to have its bankruptcy lawyer examine the case.

The Board adjourned at 5:00 P.M. to dinner.

PUBLIC HEARING ITEMS

1. Leeds St. - remove from official map

Mr. Lawrence Paretto of 15 Fales St. requests that the unpaved section of Fales St. be removed. Ms. Mary Thebodeau and Ms. Marie Ann Chenetter of 9 Fales St. voiced their support.

On a motion by George Russell, seconded by John Reynolds, the Board unanimously voted to remove Leeds St. from the official map (4-0).

2. Bio-Medical Park - Subdivision Amendment

Atty. Richard Reidy from Mirick, O'Connell, Demallie and Lougee representing the WBDC asked for an amendment to the Park's subdivision plan to accommodate the arrival of BASF Corp. The removal of an access drive and the waiver of sidewalk requirements are needed to re-configure the site for BASF.

On a motion by George Russell, seconded by John Reynolds, the Board unanimously approved the amendment. (4-0).

3. Wildwood Estates - Subdivision Amendment

Arthur Bouley of Bouley Brothers presented an amendment to an existing subdivision plan for Charles Gelardi. With no opposition, Board member George Russell offered a motion to approve the change (seconded by John Reynolds). The amendment was approved unanimously (4-0).

4. Burncoat Meadows - Definitive Subdivision

Arthur Bouley representing Comfred Savings Bank requested an amendment to this project's definitive plan.

The plan amendment was approved unanimously on a motion by John Reynolds, seconded by George Russell (4-0).

5. Oaks at Sunderland Rd. - Definitive Plan and Site Plan Review

Atty. Mark Donahue of Fletcher, Tilton and Whipple presented the plan for Gallo Brothers Construction. Project Engineer George Smith reviewed the specifics of this twenty-eight (28) lot subdivision.

Mike Triano, President of the Grafton Hill Neighborhood Association, inquired about Conservation Commission approval. Responding, Mr. Smith noted that all approvals have been received.

A number of abutters, George Buffone, Evelyn DeCaro and Diane Lizewski, asked questions about site distances, utility easements and surface/sanitary drainage.

Board member George Russell, in support of the abutters, offered a motion to require the proponents to analyze Sunderland Road sight-distances and project surface and sanitary drainage issues. John Reynolds, in addition to seconding the motion, asked that the analysis be limited in scope and be presented to the Board prior to approval.

The Board approved the motion for a limited environmental impact report unanimously (4-0). Endorsement of the Definitive Plan for the Oaks at Sunderland will follow the review of this report.

With no other business, the Board adjourned at 8:15 P.M.

Next meeting: February 21, 1990.

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