

WORCESTER PLANNING BOARD

Minutes of Meeting of March 1, 1990

11:30 A.M.

Office of Planning and Community Development

Present: Frank DeFalco, Chairman
John Reynolds
George Russell

OPCD: Michael S. Latka, Director
Stephen O'Neil
Philip Hammond
Michael Viani
Jef Fasser
Gloria Coop

City Manager's Office: Joseph Kellogg, Assistant City Manager for
Development

The meeting was called to order at 11:30 A.M. by Chairman
DeFalco.

The minutes of the previous meeting were approved and voted.

Oaks at Sunderland - Definitive Plan

In responding to questions by the Board on traffic generation/sight distances and sewerage disposal, Atty. Mark Donohue referred to a letter from Worcester Traffic Engineer Bob Johnson (attached) and verbal assurances from Deputy DPW Commissioner Bob Moylan. In both cases, the responses met the concerns of the Board as well as questions posed by the Grafton Hill Neighborhood Association.

On a motion by George Russell, seconded by John Reynolds, the Board voted Definitive Plan approval 3 - 0 with the following condition:

↑ AND SITE PLAN

-Submittal of a written response from DPW confirming that this project has adequate sewer capacity.

-That identified lots be subject to Conservation Commission filings under the Wetlands Protection Act.

Fox Hollow - Status Review

Following the Board's recent action to demand the bond on this project, Shawmut Bank who is taking over the subdivision, was invited to attend this meeting to explain the process for completion of this subdivision. The bank did not send a representative.

Due to their lack of attendance, Councillor Raymond Mariano urged the Board to take immediate action in spite of the Bank's insensitivity to the Board.

Atty. Michael Traynor from the Worcester Law Department informed the Board that Bouley Brothers is completing the engineering for the remaining work items under the existing \$80,000 bond. A time schedule and performance restrictions will be part of the final efforts to complete the project. When asked if the City could execute the work more expeditiously, Atty. Traynor stated that a private contractor would function better.

On a motion by John Reynolds, seconded by George Russell, the Board voted 3 - 0 to pursue a parallel track, specifically, to push the bank to substitute performance on the bond and to continue to pressure the bank to take action by calling in the bond.

Downtown Plan Presentation - Joseph Kellogg

Assistant City Manager Joseph Kellogg briefed the Board on the City's ongoing downtown planning process. Mr. Kellogg reviewed the goals and objectives of the planning process and discussed findings to date. See attached report on the Downtown Worcester Development Plan - Boulevard District Study.

Other Business: High Meadows Estates - communication - filed

Community Development Block Grant Year 16 - OPCD Recommendations

Chairman DeFalco turned the meeting over to Michael S. Latka, Director of the OPCD, who presented the recommended Year 16 CDBG program to the Board. (Handout of recommended program attached).

Mr. Latka began by informing the Board of the federal allocation for Year 16, which is \$4,212,000. He noted that the figure represents a 5% reduction from the Year 15 amount. The two (2) areas most critically affected by this reduction are the areas which are capped by federal regulations. Those areas are the OPCD's administration amount, capped at 20%, and the Public Services amount, which is capped at 15%. Those amounts were reduced by 5% over last year's amount, which are noted on the attached chart. Mr. Latka also informed the Board that OPCD has historically received tax levy funds for the office's administration. For Year 16, the City Manager has proposed cutting that \$560,000 figure by \$500,000, leaving the OPCD with a tax levy budget of approximately \$60,000.

Regarding the Public Services portion of the Block Grant, Mr. Latka offered the following:

1. The Public Inebriate Program is recommended for funding under this year's Block Grant unlike past years when the agency received tax levy funding.
2. The City's neighborhood centers are grouped into three separate corridors, the Northern, Central and Southern Corridors, with one agency in each district specified as the lead agency for administering that corridor's funding. Mr. Latka noted that this new strategy is primarily fiscally driven, and that all agencies within each corridor will have to work together to ensure delivery of needed services.

Mr. Latka then outlined the Housing Programs portion of funding. He noted that the major portion of the Year 16 entitlement funds is recommended for funding housing programs and will be leveraging funds for Rental Rehabilitation and other housing programs. The recommended programs are as follows:

WHIP: The Worcester Housing Authority has operated this program in the past. While the program will remain intact, the major change recommended for this fiscal year is the administration of this program by the Office of Planning and Community Development.

An increase in funding is recommended for the Code Inspection Department and Health Department administered programs of Lead Paint and Rodent Control. The strategy behind the increase is the hope that these departments will be operating without the aid of other City department personnel. An example of this is the need to hire a part-time lawyer to handle Housing Court cases and not depend on the services of the City's Law Department.

WCCI: This agency has terminated its services with the City. The Worcester Housing Partnership will be handling those functions and will act as a housing development agency instead of as a coordinator of housing programs for the City.

Both Main South CDC and Oak Hill CDC have been recommended for level funding for this fiscal year. Both agencies leverage other housing monies for the City, and have proven track records in the housing area.

The Housing Information Center has been recommended for funding under other programs, such as the Emergency Shelter Grant.

Going on to other areas, the Parks and Recreation Department's budget has been reduced because of fiscal restraints. Those programs recommended for funding were earmarked by Commissioner Taylor as his priorities for the coming fiscal year.

The Public Works program for the City is recommended for funding at a lesser amount than Commissioner Landers requested.

Fire Station Rehab monies are recommended because the City will have to contract out for these rehab services.

Mr. Latka concluded by informing the Board that this meeting is the first in a series for the City's public solicitation process. Mr. DeFalco asked the Board for questions and/or comments. Mr. Russell questioned the Code Inspection Department's duties. Mr. Latka answered that code inspections are performed for the Worcester Housing Improvement program through the Code Department.

There being no further business, the Chairman concluded the meeting at 12:55 P.M.

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