

Worcester Planning Board  
Minutes of Meeting  
October 16, 1991  
City Hall, Room 310

Planning Board Members Present: John Reynolds, Chairman  
George Russell  
Joan Bagley  
Thomas O'Connor  
Michael Lopardo

Staff Present: Stephen O'Neil, OPCD  
Philip Hammond, OPCD  
David Dunham, OPCD  
Michael Caforio, DPW  
David Holden, Health & Code Inspection

Regular Meeting

1. Call to Order: Chairman John Reynolds called the meeting to order at 5:30 P.M.
2. Approval of Minutes: Held until November 6, 1991 meeting.
3. Scenic Heights - Status: Item tabled at request of DPW.
4. Longview Estates - Status and Bond Reduction: The Board voted to direct the developer to complete the subdivision by November 6, 1991. No bond reduction was considered and the developer was pointedly asked to finish the project without any more excuses. Otherwise the Board would vote to pull the bond at their November 6, 1991 meeting.
5. Rosewood Estates - Bond Reduction Phases I and II - Release of Covenant: The Board voted to reduce the bonds as follows:

Phase I

Bond Reduction: \$17,000.00  
New Bond: \$45,000.00  
Completion Date: June 1, 1992  
Bond Expiration Date: September 1, 1992

Phase II

Bond Reduction: \$13,000.00  
New Bond: \$32,000.00  
Completion Date: June 1, 1992  
Bond Expiration Date: September 1, 1992

The Board voted to release the covenant for Lots 6-10 inclusive and Lots 11-13 inclusive.

6. Worcester Biotech Park - Discussion: This item was held.
7. Briarwood Estates - MEPA Review: No action was necessary by the Board.
8. Subdivision Update - Discussion: Responding to a request from DPW, the OPCD will contact subdivision developers to obtain a status report for the Board. They will be asked to attend the November 6, 1991 meeting.
9. Oaks at Sunderland - Bond Reduction, Phase I - Set Bond, Phase II: The Board voted unanimously to reduce the bond for Phase I and set a bond for Phase II as follows:

Phase I

Bond Reduction: \$57,500.00  
New Bond: \$100,500.00  
Completion Date: June 1, 1992  
Bond Expiration Date: September 1, 1992

Phase II

Bond Amount: \$76,000.00  
Completion Date: June 1, 1992  
Bond Expiration Date: September 1, 1992

10. Hillside Estates - Bond Reduction: This item was incorrectly listed as a bond reduction. It should have been a status report. The Board tabled the item and requested the developer be invited to appear before the Board.
11. Fantasia Estates - Bond Reduction: The Board unanimously voted to reduce the bond as follows:

Bond Reduction: \$76,000.00  
New Bond: \$11,000.00  
Completion Date: July 1, 1992  
Bond Expiration Date: September 1, 1992

12. Accessory Uses - Discussion: The item was tabled.

13. Oak Grove Estates - Bond Reduction, Phase I and Set Bond, Phase II: The Board unanimously voted to reduce the bond for Phase I and set a bond for Phase II as follows:

Phase I

Bond Reduction: \$161,000.00  
New Bond: \$9,000.00  
Completion Date: January 1, 1992  
Bond Expiration Date: March 1, 1992

## Phase II

Bond Amount: \$1,030,000.00  
Completion Date: November 1, 1992  
Bond Expiration Date: January 1, 1992

14. Barry Road Development - Communication: The item was tabled.
15. 290 Belmont Street - U-Haul Property - Site Plan Approval: After the proponent presented the plan, the Chairman asked for comments from municipal departments. Major points of discussion included: prohibition of left turn onto major streets; maintenance of vehicles on site; rear lot storage; resolution of 21E problems; location of the sign; site landscaping; and the project's compatibility with gateway planning principles. The Board voted unanimously to hold the item for the next meeting.
16. 181 Millbury Street - Parking Plan Approval: Because of a question regarding whether this business use (restaurant/bar) has been abandoned more than two years and if the project is still protected relative to parking, the Board could not make a decision until they receive appropriate supporting information (liquor license expiration date). Therefore, the proponent requested an extension of time for the Parking Plan Approval. The Board voted to extend the review deadline until November 13, 1991 (4-0, O'Connor absent). The item was tabled until the November 6, 1991 meeting.
17. 180 Constitution Avenue - Parking Plan Approval: The Board voted (4-0, O'Connor absent) to approve the plan.
18. Zoning Map Discussion: The Board discussed their zoning map recommendations and voted unanimously to forward the map as a recommended amendment to the Worcester Zoning Ordinance - Article IV, Section 2. This action begins the legal process for adoption of a new map.
19. Other Business
  - Luther Avenue - Private Street Opening: Applicant Milton Landry was advised by the DPW that the plans submitted were inadequate. The item was held pending DPW approval. An updated plan will need to be forwarded to the Conservation Commission.
  - Belmont/Plantation Streets Urban Systems Project: This item was for informational purposes only.
  - Brooks Crossing: Engineer Andrew Liston approached the Board to get their feeling regarding a new subdivision design. Plans were referred to OPCD and DPW for their comments. The item will be placed on the November 6, 1991 agenda.

Planning Board Decisions: The Board voted to designate George Russell and Michael Lopardo as signers of Board decisions, i.e. Site Plan Approval and Parking Plan Approval.

Plans To Be Ratified

- 4397 Plan of Land on Plantation Street, owned by Notre Dame Normal Institute, signed on September 12, 1991.
- 4398 Plan of Land on Raphael Street, owned by Robert Sposato, signed on October 11, 1991.
- 4399 Plan of Land on Prouty Lane, owned by Corrine King, signed on October 9, 1991.
- 4400 Plan of Land on Route 20, owned by Vos Ilievski, signed on October 9, 1991.
- 4402 Plan of Land on Brigham Road, owned by Roger and Lisa Health, signed on October 16, 1991.

The Board declined to sign the plan submitted by Jeffrey Glatt (4401) under Section 81P because it is a perimeter plan. The plan can be filed under 81x.

20. Date of Next Meeting: November 6, 1991 and November 20, 1991.

21. Adjournment: The meeting adjourned at 8:00 P.M.

call  
Bolz

Ant  
Kumpul  
798-4632

PUBLIC MEETING NOTICE

MAN

Worcester Planning Board  
October 16, 1991  
5:30 P.M.  
City Hall, Room 310

AGENDA

4:00 P.M. - View

5:15 P.M. - Regular Meeting, Room 310

1. Call to Order
2. Approval of Minutes
3. Scenic Heights - Status - pull the bond
4. Longview Estates - Status and Bond Reduction - pull the bond
5. Rosewood Estates - Bond Reduction; Phases I and II - Release of Commitment
6. Worcester Biotech Park - Discussion
7. Briarwood Estates - MEPA Review
8. Subdivision Update
9. Oaks at Sunderland - Bond Reduction
10. Hillside Estates - Bond Reduction
11. Fantasia Estates - Bond Reduction
12. Accessory Uses - Discussion
13. Oak Grove Estates - Bond Reduction, Set Bond
14. Barry Road Development - Communication
15. 290 Belmont Street - U-Haul Property: Site Plan Approval 9-13-91
16. 181 Millbury Street: Parking Plan Approval 9-25-91
17. 180 Constitution Avenue - WHA: Parking Plan Approval 9-27-91
18. Zoning Map Discussion
19. Other Business
20. Date of Next Meeting
21. Adjournment

Lotter Ave  
181 Millbury St  
290 Belmont  
180 Constitution Ave

recording -  
18-23 -

Genzyme  
Biotech Park

- ① Lotter Ave.
- ② Belmont St / Plantation St  
Urban Systems Request
- ③ Permit Plan - Clatt
- ④ Plans to be drafted
- ⑤ Brook Agency.