

Worcester Planning Board
Minutes of Meeting
March 3, 1993
City Hall, Room 310

Board Members Present: John Reynolds, Chairman
George Russell
Thomas O'Connor
Joan Bagley
Joseph Sova

Staff Present: Philip Hammond, OPCD
Michael Traynor, Law Department
Ralph Saarian, DPW
David Holden, Health/Code Enforcement

View - 4:00 P.M. - 1 Ararat Street

Regular Meeting - 5:30 P.M.

1. Call to Order - Chairman Reynolds called the meeting to order at 5:30 P.M.
2. Approval of Minutes, February 3, 1993 - The minutes were approved unanimously.
3. Public Hearing Items

Zoning Ordinance Amendment - Article IV, Tables 4.1 & 4.2

Attorney Robert Longden, representing Holy Cross College outlined the case for the petition. It was noted that the college, OPCD and the Law Department met to develop a compromise to the amendment. Prior to indepth discussion, Chairman Reynolds removed himself from the discussion but continued to chair the hearing. The suggested compromise maintained the current language in the notes to Table 4.2 with one change. The reference for setback was recommended to be changed from property line to zone line.

Philip Hammond outlined the suggested amendment working from a campus map and explained the application of this setback from the zone line and summarized its impacts. The Board suggested that members review the various campuses relative to this change at the March 17, 1993 meeting.

Upon a motion made and seconded, the hearing was closed. A motion to accept the modified petition was made by Thomas O'Connor but not seconded. The Board has twenty-one (21) days to report back to the City Council.

4. 315 Grove Street - Site Plan Approval - Continued - Attorney Richard Crotty and Engineer Al Paige reviewed the changes to the plan, specifically landscaping, directional signage, curb cuts and parking lot layout. In opposition to the plan Attorney John Buckley and Engineer Andrew Liston questioned the longevity of the lease, requirement for off-site parking, aisle widths and the general parking lot design. David Holden was asked about the requirement for a five (5) foot buffer around the site and was asked to make a determination about applicability.

The Board held the item until March 17, 1993. The applicant will be advised of the five (5) foot setback and will need to provide a copy of the lease.

5. Flint Pond Village - Section II - Definitive Subdivision

Attorney Donald O'Neil and Engineer Arthur Bouley noted the recommended changes to the plan as offered by the Worcester DPW. Based upon these technical corrections, the Board determined that the plans as presented complied with the City of Worcester Subdivision Control Regulations.

On a motion by Joan Bagley and seconded by Thomas O'Connor, the Board voted Definitive Subdivision and Site Plan Approval for Flint Pond Village - Section II. The approval was subject to the traditional conditions and the provision of legal documents transferring the roadway and off-location easements to the City.

6. 1 Ararat Street - Parking Plan Approval

Due to a number of questions on parking lot layout and design, the item was held. In particular, the application raised questions about the landscape buffer, enclosure of site dumpsters, frontage requirements and screening of abutting properties. The item was held until April 7.

7. Simone Street - Private Street Opening - The application was approved unanimously subject to compliance with Worcester DPW standards and widening the street to a width equal to the existing unpaved right of way.
8. Westmont/Villages of Moreland Green - Discussed with Item 9. No action taken.
9. Arboretum - Developer Robert Gallo was advised to proceed with his plans and provide submittals to the Board as required. No action was taken.
10. Zoning Ordinance Amendments - Discussion

Cluster Subdivision

Based upon an OPCD recommendation, the Board agreed to modify its amendment recommendation to allow for the development of cluster subdivisions using attached single family homes. The change would be presented at the March 31, 1993 meeting of the Board and the Land Use Committee of the City Council.

Private Driveways

The Board unanimously agreed to pursue a zoning ordinance amendment petition to regulate the development of private driveways that serve several house lots. This petition would be submitted expeditiously to coincide with the ongoing debate about the zoning ordinance.

Elimination of Slope Threshold Under Site Plan Approval

David Holden alerted the Board about the problems associated with the 15% slope threshold under site plan approval. It was suggested that an amendment be drafted to correct this administrative and technical problem. Mr. Holden will be forwarding this petition to the OPCD.

11. City Council Referrals

Bond Authority

OPCD will respond for the Board that the Board has no legal authority to require larger sums of money under bonding of subdivisions.

FEMA Map Revision

This will be heard at a public hearing on April 7, 1993.

Indian Hill

The Board cannot pull this bond because the financial institution holding the funds is gone.

12. Plans To Be Ratified

- 4539 Plan of Land on Dolly Drive owned by Fantasia Co. signed on February 23, 1993.
- 4540 Plan of Land on McKeon Road owned by the City of Worcester signed on February 23, 1993.
- 4541 Plan of Land on Benham Street owned by Catherine Stevens signed on February 23, 1993.
- 4542 Plan of Land on Plantation Street owned by Worcester Business Development Corporation signed on February 17, 1993.
- 4544 Plan of Land on Weetamore Street owned by Joe Tanona signed on March 3, 1993.

- 4545 Plan of Land on Blaine Avenue owned by Mathew Lynch signed on February 25, 1993.
- 4546 Plan of Land on Southwest Cutoff owned by James Esper signed on March 3, 1993.
- 4547 Plan of Land on Brooks Street owned by Richard Feinstein signed on March 3, 1993.

13. Any Other Business

Catalpa Circle - Covenant Release

This item was approved.

14. Adjournment

Chairmen adjourned the meeting at 8:45 P.M.

APPROVED
WORCESTER PLANNING BOARD

Shirley Hamel
CLERK

April 12, 1993
DATE