

Minutes
Worcester Planning Board
November 17, 1993

Planning Board Members Present: John Reynolds
 Joan Bagley
 George Russell
 Joseph Sova
 Joseph McGinn

Staff Present: Philip Hammond, OPCD
 Karen Sherman OPCD
 Mark Pierson, OPCD
 Michael Traynor, Law Department
 Michael Caforio, DPW
 David Holden, Health Code Enforcement

View: 2:00 P.M.
Dinner Break: 4:30 P.M.
Regular Meeting: 5:30 P.M., City Council Chambers

1. **Call to Order:** Chairman Reynolds called the meeting to order at 5:30 P.M..
2. **Approval of Minutes:** The Board approved unanimously the minutes of October and August 1993 on a motion by Mr. Russell, seconded by Mr. Sova.
3. **Public Hearing Items:**

Arena Street - Petition to remove from the Official Map - Continued: There was a letter of objection by Gene Novak, an abutter. Based on that Bagley motioned, McGinn seconded and the Board voted unanimously to deny the amendment.

East Central St. - Urban Renewal - Amendment No. 11: Mike Latka, Director of the WRA briefed the Board on the proposed Amendment. After a brief discussion Joseph Sova motioned to close the hearing which was seconded by Joan Bagley and unanimously approved by the Board. Joan Bagley then motioned to approve the amendment. Joseph McGinn seconded the motion and the Board approved unanimously. Chairman Reynolds signed a resolution on behalf of the Board, indicating their approval of the proposal. The resolution is to be conveyed to the WRA, City Manager and City Council.

727 Franklin St. - Frontage Waiver: The petitioner requested a frontage waiver of 15 feet from the 70 foot requirement. The petitioner was not present. There were no supporters or objectors present. Joan Bagley moved that the hearing be remain open until the next meeting due to the petitioners absence. Joseph McGinn seconded and the motion was approved.

717 Plantation St.- Special Permit: Thomas Cussimano, General Manufacturing Manager of the petitioner Custom Coating and Laminating Corporation, requested a postponement on the hearing until the December 15 meeting. In the interim he will be meeting with the Water Department to discuss matters concerning their plans. Joseph McGinn motioned to continue the hearing until December 15 pending more information on the matter. George Russell seconded and the motion was approved.

Subdivision Control Regulations: The Board held a hearing regarding Amendments to Sections IV(C), V(C)(4) and VI(B) of the Subdivision Control Regulations. There was no public discussion for or against. Joan Bagley motioned, George Russell seconded and the board approved to close the hearing. Joan Bagley then motioned, Joseph Sova seconded and the Board approved the Amendments.

4. 9-11 Charlton Street - Site Plan Approval - Continuance:
A motion was made by Joseph McGinn, seconded by Joan Bagley and approved unanimously by the Board to approve the plan pending the following conditions:
 - *Incorporating the recommendations of DPW and Traffic Engineering regarding water connections, parking configuration and finish of the lot.
 - *Inclusion of security lighting to the site.
 - *Designation of an open space for purposes of passive recreation.

5. 831 Millbury St. - Site Plan Approval: Atty. Joe Allen briefed the Board regarding his client INSAT. INSAT proposes to renovate the existing facility to handle its operations. In addition INSAT will install a 65 foot high satellite dish in the rear of the facility. The Board had concerns regarding the height of the tower and the long term health effects the dish may have on neighbors. Abutter George Valeri representing the Teamsters also expressed concern regarding the long term health effects. Following further discussion

the Board decided to continue the matter until the December 15 meeting. In the meantime the Board directed INSAT to meet with the City Health Department in order to assess the potential health concerns.

6. 46 Milton St. - Site Plan Approval: The petitioner, John Jolin of John Jolin Paving briefed the Board on his plan. DPW had some drainage and water line issues that needed addressing. Abutter Tony Muscarello expressed concerns about the drainage impacts on his property. Following discussion, a motion was made by Joseph McGinn, seconded by Joan Bagley and voted unanimously by the Board to approve the plan.
7. 21 Lanesboro - Site Plan Approval: Following a brief discussion, Joseph McGinn motioned, Joseph Sova seconded and the Board unanimously approved to accept the plan.
8. 50 Southwest Cutoff - Parking Plan Approval - Continued: George Russell excused himself from the meeting at this time due to his being related to the petitioner. The petition has been continued since 1992 while plans for the lot were being revised. Due to the length of time since the petition was first heard, the Board instructed the petitioner to re-advertise the plan, renotify the abutters and the Board would take the matter up at its next meeting.
9. 257 Pleasant St. - Site Plan Approval - Continued: James Duffy the owner of the property briefed the Board that he was able to secure a lease for 21 parking spots from Westside Pharmacy to meet his parking needs. Upon review of the lease agreement, it was determined that the letter Duffy possessed was only an agreement and not an actual lease. The Board continued the matter pending Mr. Duffy's securing a lease for the parking. In addition Mr. Duffy needs to make a written request for an extension on the approval.
10. Pond View Acres - Definitive Subdivision Approval: Michael Traynor noted that the hearing was closed by the Board at their meeting of October 13, 1993 and that no further testimony should be taken on the matter unless the Board re-opens the hearing to engage in dialogue with the proponent. Also, the DPW has not yet finished their review of the plans. The Board decided to readdress the matter at their December meeting, by which time the DPW review will be complete.

Hammond also noted that the Board has 135 days from the submission of the second submission to the Board (September 15, 1993).

11. 70 Trenton St. - Site Plan Approval Amendment: Jim Zingarelli, representing the proponent, presented a revised site plan. Discussion ensued regarding proper erosion and sediment best management practices for the construction as well as changes in the construction schedule. Following discussion Joan Bagley motioned, Joseph Sova seconded and the Board voted unanimously to approve the amendment pending the following conditions are met:
 - *The petitioner must go to the Conservation Commission for a Determination of Applicability due to the property's proximity to a catch basin.
 - *A 4 foot retaining wall will be constructed of fieldstone as shown on the site plans, with additional plantings.

12. Wigwam Hill Drive - Site Plan Approval Amendment: The amendment to the plan called for three street lights to be moved from the currently proposed location. George Russell motioned to accept the amendment, Joseph Sova seconded and the Board approved unanimously.

13. Hulbert Road - Discussion: James Miller, AICP (a consultant for Framingham Savings, the owner) asked for the Board's opinion regarding the road layout.

At this time the Board passed over items 14 - 23 to take up Other New Business.

Hope Avenue - Site Plan Approval Amendment: The proponents presented a revised site plan to the Board and requested an amendment to their previous site plan approval. The Board indicated that because of the significance of the site plan changes and the time lapse since the initial site plan approval, the proponent should re-advertise for a site plan approval and submit the proper paperwork to be placed on the December 15, 1993 agenda. The proponent noted that because of bridge repair work in the area and significant loss in business, the plans would be scaled down and a simple addition planned.

50 Beechmont Street - Site Plan Approval: Petitioner needs to make revisions to foundation/retaining wall due to a change in

circumstance and a new contractor and is requesting an amendment to their approval of December 1, 1992. A motion to approve the amendment to the plan was made by George Russell, seconded by Joseph Sova and approved unanimously by the Board.

Catalpa Circle - Extend Completion Date: The Board voted unanimously on a motion by George Russell, seconded by Joseph Sova to extend the completion date to June 1, 1994.

The Board then readdressed items 14 - 23. The items that received approval are as follows:

14. Scenic Heights - Set Bond and Reduce Bond
The Phase I bond was set at \$20,000 with an expiration date of August 1, 1994. The subdivision completion date was set at July 1, 1994. Phase II bond was set at \$790,000 with an expiration date of November 1, 1994. The completion date for this phase was set at September 1, 1994.
19. Oaks at Sunderland (Phases I, II, and III) - Reduce Bonds and Accept as Public
Bonds for all phases were reduced to \$0 and Wasilla Street was accepted as public.
21. Benson Ave. - Extend Completion Date
The completion date was extended until July 1, 1993.
22. Fantasia Estates - Extend Completion Date
The completion date was extended until May 1, 1993.

24. Plans to be Ratified

- 4598 Plan of Land on Santoro Road owned by Pioneer Corp. Park, Inc. signed on 10/18/93.
- 4599 Plan of Land on Westwod Circle and Westwood Drive owned by Timothy Maywhoc, Trustee signed on October 26, 1993.
- 4600 Plan of land on Beacon Street owned by Stephen Krosoczka signed October 26, 1993.
- 4601 Plan of Land on Pleasant Street owned by Arthur and Katharine Ordway signed October 26, 1993.
- 4603 Plan of land on Benson Ave. owned by Willwtt signed on November 17, 1993.
- 4604 Plan of land on Benson Street owned by Cutroni signed on November 17, 1993.

26. Next meeting: December 15, 1993

27. Adjournment: The meeting adjourned at 8:45 P.M.

APPROVED
WORCESTER PLANNING BOARD
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Karen Sherman 12/15/93