

MINUTES
Worcester Planning Board
May 25, 1994

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

Staff Present: Michael Traynor, Law Department
 Michael Caforio, DPW Engineering
 David Holden, Code Commissioner
 Karen Sherman, OPCD
 Judith Stolberg, OPCD

1. **Call to Order:** Chairman Reynolds called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - April 27, 1994:** Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted unanimously to approve the minutes.
3. **72-104 Cambridge Street - Preliminary Site Plan Approval:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to approve the Preliminary Site Plan and advised the proponent to work with the DPW Engineering staff on drainage.
4. **Svenson Avenue - Definitive Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the Definitive Site Plan with the condition that all standard erosion control measures be in place.
5. **19 Glennie Street (Edward's) - Parking Plan Amendment:** The item was tabled so that issues can be addressed between the proponent and the owner of the property to resolve traffic and safety issues.
6. **Front Street (Worcester Center Realty Trust) - Site Plan Approval Amendment:** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to approve the Site Plan Approval Amendment conditioned as follows:
 1. The Planning Board approves the construction of the skylight and bay window all as substantially shown on the plans entitled: "Worcester Common Fashion Outlets - Construction Documents" Drawing No. A4.8 (Food Court Skylight Details), dated March 15, 1994; "Worcester Common Fashion Outlets - Construction Documents" Drawing No. A2.11 (Roof Plan West), dated March 15, 1994 and revised March 30, 1994; "Worcester Common Fashion Outlets - Food Court Bay Window" dated March 21, 1994;

"Worcester Common Fashion Outlets CL-1" dated April 8, 1994; and "Worcester Common Fashion Outlets CL-2" dated April 8, 1994, all plans prepared by Arrowstreet, Inc. (collectively the "Plans"). To the extent that the design of the skylight and bay window is significantly changed from the design shown on the "Plans", the applicant shall provide written notice to the Board which shall reserve the right to review and approve such changes in accordance with the conditions set forth in the Site Plan Approval and First Amendment.

2. The Planning Board approves the closing of certain entrances at the mall substantially as shown in the "Plans". To the extent that the closing of the entrances is significantly changed or the design of the walls to be constructed in place of the entrances are significantly changed from the design shown on the "Plans", the applicant shall provide written notice thereof to the Planning Board which shall reserve the right to review and approve such changes in accordance with the conditions set forth in the Site Plan Approval and the First Amendment.
3. Except to the extent that the Site Plan Approval and the First Amendment are amended by this instrument, the Site Plan Approval and First Amendment remain in full force and effect.

7. **Plantation Street (Mass. Biotechnology Research Park - Six Biotech) - Site Plan Approval Amendment:** Upon a motion by Joan Bagley and seconded by George Russell, the Board voted unanimously to approve the amendment to the plans to construct the new building and parking facility as shown on plan entitled "Site Development Plans" prepared by Daylor Consulting Group, Inc. and Cutler Design and dated May 5, 1994 (known as the "Plans").

1. The Planning Board approves the construction of the building and the parking facility all as substantially shown on the "Plans" as follows:
 - a. The building size is increased to 128,000 square feet.
 - b. There will be two public entry points to the building, one on the north side and one on the south side rather than one entry point.
 - c. The entry drive to the site has been moved to the south corner of the property.

- d. The parking structure has been changed but still provides for the same number of spaces.
- e. The building will be four feet closer to the wetland than previously designed.

If the design is significantly changed from the design shown on the "Plans", the applicant shall provide written notice thereof to the Planning Board which shall reserve the right to review and approve such significant changes.

- 2. Except to the extent that the decision is amended by this instrument the decision remains in full force and effect.
- 8. **263 Grafton Street (C.K. Smith Co.) - Definitive Site Plan Approval:** Upon a motion by George Russell and seconded by Joseph Sova, the item was continued to the June 22, 1994 meeting and the proponent was asked to work with OPCD staff on landscaping possibilities. OPCD staff was asked to check on the Zoning Board of Appeals action taken on this project.
- 9. **Request For Status Report and Bond Reduction - Villages of Moreland Green (Phase IV):** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to approve the bond reduction setting the new bond at \$46,000.00 with a work completion date of November 1, 1994 and a bond expiration date of January 1, 1995.
- 10. **Request To Establish Performance Bond and Project Completion Date - Scenic Heights (Phases II, III & IV):** Upon a motion by George Russell and seconded by Joseph Sova, the Board voted unanimously to set a bond of \$184,000.00 for Phase II with a work completion date of May 1, 1995 and a bond expiration date of July 1, 1995; a bond of \$240,000.00 for Phase III with a work completion date of May 1, 1995 and a bond expiration date of July 1, 1995; and a bond of \$350,000.00 with a work completion date of May 1, 1995 and a bond completion date of July 1, 1995.
- 11. **Request For Status Report - Fantasia Estates and Wentworth Manor:** Thomas Revane appeared before the Board regarding Wentworth Manor and requested an extension of six months for the work completion date. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to grant the extension to December 1, 1994 provided the bond also be extended for a six month period. Regarding Fantasia Estates, the Board requested that Michael Traynor, Assistant City Solicitor, contact Attorney Samuel DeSimone and request he advise the Board regarding this subdivision.

12. **Request For Extension of Project Completion Dates - Arboretum and Burncoat Meadows:** Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted to extend the completion date for Burncoat Meadows from July 1, 1994 to July 1, 1995 with evidence of the continuation of the bond, to extend the completion date of Arboretum Estates from July 1, 1994 to July 1, 1995 with evidence of the continuation of the bond, and to extend the completion date of Lincoln Heights to July 1, 1994.

13. **Plans To Be Ratified:**

4625 Plan of Land on Wildwood Ave./Wescott St. signed on May 2, 1994.

4626 Plan of Land on Pineland Ave. signed on May 2, 1994.

4627 Plan of Land on Paris Ave. signed on May 2, 1994.

4628 Plan of Land on Benedict Rd./Emerson St. signed on May 2, 1994.

4629 Plan of Land on Santoro Rd. signed on May 19, 1994.

4630 Plan of Land on Glezen St. signed on May 25, 1994.

Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to ratify the plans.

14. **Request To Install Sewers - Ferraro Street:** No action was necessary by the Board.

15. **Request to Add to Official Map - Ben Drive (Recommitted from City Council):** The item was tabled until the June 22 meeting at the request of the proponent who was unable to attend this meeting.

16. **Review of Strategic Planning Process - OPCD Director:** The item was tabled.

Other Business:

Bond Request - Monticello Drive West: On a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted to approve the request to set a bond of \$5,000.00 for construction on Lot 10 in accordance with the restrictive covenant in place for Monticello Drive West.

Correspondence From Planning Board Regarding Official Map, Zoning Map and Zoning Ordinance: The Planning Board requested that letters be sent to the City Manager regarding the lack of an Official Map and an updated Zoning Map. The Board also requested that a letter be sent to the City Clerk asking that

the new copies of the Zoning Ordinance be stamped with a new date since the cover is identical to the previous edition and could cause confusion to the public.

Next Meeting: June 22, 1994

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

APPROVED	
DATE	19
DATE OF	19
APPROVED	June 22 1994
WORCESTER PLANNING BOARD	

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 6, 1994

At a meeting held on May 25, 1994 the Worcester Planning Board voted unanimously to approve the Site Plan Approval application filed by John Westerlind and Anita Robinson, Owners.

The petition involves the construction of a single family dwelling on a parcel located at Svenson Avenue, Worcester, Massachusetts.

Proper notice on May 11, 1994 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- * All standard erosion control measures be in place and maintained to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,

Ivan H. Blakey

DATE: June 6, 1994

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 6, 1994

At a meeting held on May 25, 1994 the Worcester Planning Board voted unanimously to approve the Site Plan Approval Amendment application filed by Worcester Center Realty Trust, Owners.

The petition involves the construction of a skylight and bay window and the closing of certain entrances on a parcel located at 148 Commercial Street, 200 Front Street, 60 Front Street, 100 Front Street, 120 Front Street, 110 Front Street, Worcester, Massachusetts.

Proper notice on May 11, 1994 was given for the meeting by the Planning Board.

The Amendment to Site Plan Approval was granted with the following conditions:

- * The Planning Board approves the construction of the skylight and bay window all as substantially shown on the plans entitled: "Worcester Common Fashion Outlets - Construction Documents" Drawing No. A4.8 (Food Court Skylight Details), dated March 15, 1994; "Worcester Common Fashion Outlets - Construction Documents" Drawing No. A2.11 (Roof Plan West), dated March 15, 1994 and revised March 30, 1994; "Worcester Common Fashion Outlets - Food Court Bay Window" dated March 21, 1994; "Worcester Common Fashion Outlets CL-1" dated April 8, 1994; and "Worcester Common Fashion Outlets CL-2" dated April 8, 1994, all plans prepared by Arrowstreet, Inc. (collectively the "Plans"). To the extent that the design of the skylight and bay window is significantly changed from the design shown on the "Plans", the applicant shall provide written notice to the Board which shall reserve the right to review and approve such changes in accordance with the conditions set forth in the Site Plan Approval and First Amendment.

- * The Planning Board approves the closing of certain entrances at the mall substantially as shown in the "Plans". To the extent that the closing of the entrances is significantly changed or the design of the walls to be constructed in place of the entrances are significantly changed from the design shown on the "Plans", the applicant shall provide written notice thereof to the Planning Board which shall reserve the right to review and approve such changes in accordance with the conditions set forth in the Site Plan Approval and the First Amendment.

- * Except to the extent that the Site Plan Approval and the First Amendment are amended by this instrument, the Site Plan Approval and First Amendment remain in full force and effect.

AUTHORIZED PLANNING BOARD MEMBER,

Juan H. Blegley

DATE: June 6, 1994

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: June 6, 1994

At a meeting held on May 25, 1994 the Worcester Planning Board voted unanimously to approve the Site Plan Approval Amendment application filed by Worcester Business Development Corporation, Owners.

The petition involves the construction of a building and parking facility on a parcel located at Plantation Street, Worcester, Massachusetts.

Proper notice on May 11, 1994 was given for the meeting by the Planning Board.

The Amendment to Site Plan Approval was granted with the following conditions:

- * The Planning Board approves the construction of the building and the parking facility all as substantially shown on the "Site Development Plans" prepared by Daylor Consulting Group, Inc. and Cutler Design and dated May 5, 1994 as follows:
 - a. The building size is increased to 128,000 square feet.
 - b. There will be two public entry points to the building, one on the north side and one on the south side rather than one entry point.
 - c. The entry drive to the site has been moved to the south corner of the property.

- d. The parking structure has been changed but still provides for the same number of spaces.
- e. The building will be four feet closer to the wetland than previously designed.

If the design is significantly changed from the design shown on the "Plans", the applicant shall provide written notice thereof to the Planning Board which shall reserve the right to review and approve such significant changes.

* Except to the extent that the decision is amended by this instrument the decision remains in full force and effect.

AUTHORIZED PLANNING BOARD MEMBER,

John H. Bley

DATE: June 6, 1994