

MINUTES
Worcester Planning Board
October 25, 1995

Planning Board Members Present: George Russell
 Joan Bagley
 Joseph Sova
 Perry Hanson

Staff Present: Michael Traynor, Law Department
 Paul Moosey, DPW Engineering
 Michael Caforio, DPW Engineering
 David Holden, Health/Code Enforcement
 Alan Gordon, OPCD
 Judith Stolberg, OPCD
 Diana Collins, OPCD

Regular Meeting (5:30 P.M.) - Council Chambers, City Hall

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes - October 11, 1995:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to approve the minutes as amended.
3. **Election Of Officers:** Upon a motion by Joan Bagley and seconded by Joseph Sova, George Russell was nominated as Chairman. There being no other nominations, the Board voted unanimously to elect George Russell. Upon a motion by Joseph Sova and seconded by Perry Hanson, Joan Bagley was nominated as Vice Chairman. There being no other nominations, the Board voted unanimously to elect Joan Bagley. Upon a motion by Perry Hanson and seconded by Joan Bagley, Joseph Sova was nominated as Clerk. There being no other nominations, the Board voted unanimously to elect Joseph Sova.
4. **Parking Plan Approval - 492 Park Avenue (Wendy's):** Upon a motion by Joseph Sova and seconded by Perry Hanson, the Board voted unanimously to approve the parking plan with the following conditions:
 - * Left turns prohibited onto Park Avenue from parking lot.
 - * Eight (8) foot stockade fence be installed all along the back of the property and around dumpster. Six (6) foot arbor vitae between Levesque property and fence and around dumpster site be installed and shown on revised plan.

* The applicant shall submit the revised landscaping plan to the Office of Planning and Community Development, said plan subject to OPCD's landscape architect's final approval regarding landscaping location, species and stock caliper/size.

5. **Plans To Be Ratified:** Upon a motion by Perry Hanson and seconded by Joseph Sova, the Board voted unanimously to ratify the following ANR Plans:

Moreland Green Drive
Mill Street
Thomas, Summer, Central Streets
Reardon Street & Corinth Drive

6. **Set Bond - Villages of Moreland Green (Westmont) - Phases V & VI:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to set a bond in the amount of \$247,265.00 with a completion date of October 1, 1996 and a bond expiration date of December 1, 1996 for Phase V and to set a bond in the amount of \$150,875.00 with a completion date of October 1, 1996 and a bond expiration date of December 1, 1996 for Phase VI.

7. **Other Business:**

Floodplain Zoning Ordinance Amendment: The Board authorized OPCD staff to research and draft an amendment to the Zoning Ordinance.

The Chairman adjourned the meeting at 6:30 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 26, 1995

At a meeting held on October 25, 1995 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by K&L Realty Realty Company, Petitioner.

The petition involves 61 space parking lot to accommodate a Wendy's Restaurant with a drive-through window on a parcel located at 492 Park Avenue, Worcester, Massachusetts.

Proper notice on October 11, 1995 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Left turns prohibited onto Park Avenue from parking lot.
- * Eight (8) foot stockade fence be installed all along the back of the property and around dumpster. Six (6) foot arbor vitae between Levesque property and fence and around dumpster site be installed and shown on revised plan.
- * The applicant shall submit the revised landscaping plan to the Office of Planning and Community Development, said plan subject to OPCD's landscape architect's final approval regarding landscaping location, species and stock caliper/size.

AUTHORIZED PLANNING BOARD MEMBER,

Joan H. Bagley

DATE: NOV. 14, 1995