

**MINUTES
Worcester Planning Board
September 10, 1997**

Planning Board Members Present: George Russell
Joan Bagley
Joseph Sova
Joe Boynton
Samuel Rosario

Staff Present: Paul Moosey, DPW Engineering
Michael Caforio, DPW Engineering
James Sheehan, Code Enforcement
Alan Gordon, OPCD
Diana Collins, OPCD
Judith Stolberg, OPCD
Michael Traynor, Law Department
Stephen Madaus, Law Department

Regular Meeting (5:30 P.M.) - Room 409, City Hall

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Chestnut Street Extension - Street Removal:** Mary Spahr, Crown Hill Neighborhood Association, stated the association has never taken a formal vote to support the petition. The item was continued to October 8, 1997 in order for the School Department and Mr. Mehefca to meet and work out a compromise.
3. **290 West Boylston Street (Speedy Muffler) - Special Permit Reconsideration From Zoning Board of Appeals:** George Russell recused himself from this item and Joan Bagley took the Chair. Attorney Samuel DeSimone spoke in favor and Attorney Jonathan Finkelstein, representing abutters, spoke in opposition. Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to close the hearing. Upon a motion by Joseph Sova and seconded by Joe Boynton, the Board voted 4-0 its determination that the resubmittal proposal differs in substantial detail from that of the original submission thereby allowing the Zoning Board of Appeals to schedule a public hearing to consider the merits of the proposal in accordance with the variance/special permit requirements of the Zoning Ordinance.
4. **4 Linden Street (First Parking Corp.) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted unanimously to grant the petitioner's request for a continuance to October 8, 1997.

5. 28 Water Street (Murray Outdoor Sign) - Site Plan Approval: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted 4-1 (Samuel Rosario voted no) to approve the site plan with the following conditions:
- * Curb cut on Water Street be closed in accordance with DPW standards.
 - * Berm be placed along drive and area be grassed.
 - * Area be loamed and seeded.
 - * Petitioner meet with OPCD landscaping staff for technical assistance in landscaping for the area.
 - * Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
6. 2 Granite Street (Y.O.U., Inc.) - Parking Plan Approval: Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted to continue the item to the September 24, 1997 meeting.
7. Lots 22 & 23 Orient Street (15% slope) - Site Plan Approval: Upon a motion by Samuel Rosario and seconded by Joseph Sova, the Board voted to approve the site plan with the following conditions:
- * Land outside haybales remain untouched.
 - * Seven (7) inch berms be located on extremity driveways to control run off to abutting property.
 - * All comments in Department of Public Works letter dated September 4, 1997 be addressed to the satisfaction of said department.
 - * Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
 - * The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
 - * Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
8. 500 Salisbury Street (Assumption College) - Site Plan Approval: Upon a motion by Joe Boynton and seconded by Joseph Sova, the Board voted to approve the site plan with the following conditions:

- * Dumpster be shown on plan and screened with stockade fence.
 - * Three (3) additional trees be placed at the right front of the residence hall and be shown on plan.
 - * All comments in Department of Public Works letter dated September 4, 1997 be addressed to the satisfaction of said department.
 - * Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
9. **Landscape Design Standards:** Alan Gordon will meet with Joe Boynton to discuss and refine these standards prior to the September 24, 1997 meeting.
10. **Plans To Be Ratified:** None

Other Business:

Telecommunication Towers: Alan Gordon advised the Board that at its September 24, 1997 meeting a hearing is scheduled on the moratorium on construction of such towers. He further advised that the Zoning Ordinance amendment regarding these towers will be before the Board soon.

The Chairman adjourned the meeting at 7:15P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 10, 1997

At a meeting held on August 27, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Tatnuck Country Club, Owner.

The petition involves an eighty-four (84) space parking lot required as a result of proposed building addition on a parcel located at 1222 Pleasant Street, Worcester, Massachusetts.

Proper notice on August 13, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Plan be updated to show four (4) handicapped parking spaces close to entrance.
- * Dumpster be screened with stockade fence.
- * Modify and quantify the landscaping legend and identify the species on plan.
- * Lighting be shown on plan.
- * Entrance sign be installed with name of club and address visible on both sides to enable emergency vehicles to easily find the club, said sign subject to the approval of the Department of Public Health and Code Enforcement.
- * Three copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER

DATE:

10 Sept 1997

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 10, 1997

At a meeting held on August 27, 1997 the Worcester Planning Board voted unanimously to approve the Extension of Time for previously granted Parking Plan Approval application filed by Wolcott-Marshall Inc., Petitioner.

The petition involves a twelve month extension of time for commencement of construction of parking lot to accommodate existing Dunkin Donuts and a proposed building addition for a future food service use on a parcel located at 648 Chandler Street, Worcester, Massachusetts.

Proper notice on August 13, 1997 was given for the meeting by the Planning Board.

The Extension of Time was granted with the following conditions:

- * Extension be for a twelve month period.
- * Fence and landscaping conditioned in original approval put in place within one month with the tips of the shrubbery to be located at the back of the property to be no more than 1 foot apart.

AUTHORIZED PLANNING BOARD MEMBER,



Samuel Bennett

DATE: 10 Sept 97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 10, 1997

At a meeting held on August 27, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Seven Hills Foundation.

The petition involves the rehabilitation of a 51,391 square foot building currently used for occupational/rehabilitation services and bingo and increasing parking spaces on a parcel located at 81 Hope Avenue, Worcester, Massachusetts.

Proper notice on August 13, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following condition:

- * All comments in Department of Public Works letter dated August 20, 1997 be addressed to the satisfaction of said department.
- * Quantity column be added to landscaping plan which should also include tree and shrub profiles and standard landscaping notes.
- * Lighting be shown on plan.
- * Consult with OPCD regarding island landscaping.
- * Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

10 Sept 97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 10, 1997

At a meeting held on August 27, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Worcester Country Club.

The petition involves the construction of approximately 75 additional parking spaces by rehabilitating and retrofitting the existing 158 space parking lots and adding a new 48 space parking lot with an entranceway to the new lot to have more than 15% slope on a parcel located at 2 Rice Street, Worcester, Massachusetts.

Proper notice on August 13, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following condition:

- * All comments in Department of Public Works letter dated August 18, 1997 be addressed to the satisfaction of said department.
- * Plan be updated to show existing spaces not shown on present plan.
- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- * Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 10 Sept 1997

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 10, 1997

At a meeting held on August 27, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Assumption College, Owner.

The petition involves the construction of a forty-two (42) space parking lot and an access road on a parcel located at 500 Salisbury Street, Worcester, Massachusetts.

Proper notice on August 13, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Two (2) spaces on plan be labeled as handicapped parking spaces.
- * Snow storage area be labeled on plan.
- * All comments in Department of Public Works letter dated August 18, 1997 be addressed to the satisfaction of said department.
- * Three copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE:

10 Sept 1997

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: September 10, 1997

At a meeting held on August 27, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Pep Boys.

The petition involves the renovation of interior of existing 21,521 square foot building for the siting of a Pep Boys Supercenter which will sell automotive parts and accessories and provide automotive maintenance, service and installation of parts and computerized diagnostics on a parcel located at 55 Mill Street, Worcester, Massachusetts.

Proper notice on August 13, 1997 was given for the meeting by the Planning Board.

The Definitive Site Plan Approval was granted with the following condition:

- * All comments in Department of Public Works letter dated August 12, 1997 be addressed to the satisfaction of said department.
- * Snow storage area be labeled on plan.
- * Eight (8) handicapped spaces be shown on plan.
- * Four (4) trees be planted at bay lanes.
- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.
- * Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

10 Sept 1997

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: September 10, 1997

At a meeting held on August 27, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Chandler Wonder Trust, Owner.

The petition involves the construction of a 3,900 square foot post office building in an existing parking lot on a parcel located at 395 Chandler Street, Worcester, Massachusetts.

Proper notice on June 11, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * A ten foot high wood stockade fence be installed along the entire length of the back of the property.
- * Three copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE:

10 SEPT 1997

**CITY OF WORCESTER
PLANNING BOARD DECISION**

PLEASE TAKE NOTICE

DATE: September 10, 1997

At a meeting held on August 27, 1997 the Worcester Planning Board voted unanimously to approve the Amendment to Definitive Site Plan Approval application filed by Brooks Street Realty Corporation.

The petition involves the modification of existing site plan by adding four screens and 450 seats to existing Showcase Cinema - Worcester North on a parcel located at 135 Brooks Street, Worcester, Massachusetts.

Proper notice on August 13, 1997 was given for the meeting by the Planning Board.

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

- * All comments in Department of Public Works letter dated August 21, 1997 be addressed to the satisfaction of said department.
- * All comments in letter from Director of Traffic Engineering dated August 27, 1997 be addressed to the satisfaction of said department.
- * Conditions of prior approval remain in effect unless modified by this amendment.
- * Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,



DATE:

10 SEPT 1997