

**MINUTES**  
**Worcester Planning Board**  
**October 22, 1997**

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

Staff Present: Paul Moosey, DPW Engineering  
                  Michael Caforio, DPW Engineering  
                  Joseph Mikielian, Code Enforcement  
                  Alan Gordon, OPCD  
                  Judith Stolberg, OPCD  
                  Diana Collins, OPCD  
                  Stephen Madaus, Law Department  
                  Michael Traynor, 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. **Approval of Minutes - October 8, 1997:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to approve the minutes as amended.
3. **345 Greenwood Street (R.D.G. Realty Trust) - Parking Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joan Bagley, the Board voted to approve the Parking Plan with the following conditions:
  - \* Stockade fencing be installed around all dumpsters on site.
  - \* Handicapped parking spaces near existing buildings be shown on plan.
  - \* Drainage standards of the Department of Public Works be met.
  - \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
4. **Southwest Cutoff (Chabot Motors) - Site Plan Approval:** Upon a motion by Samuel Rosario and seconded by Joe Boynton, the Board voted to extend the deadline to November 13, 1997 (Joan Bagley did not vote on this item). The item was continued to November 12, 1997.

5. **625 Franklin Street (Move Sign) - Site Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario (Joan Bagley did not vote on this item), the Board voted to approve the site plan with the following condition:
  - \* Proponent contact OPCD landscape architect regarding the approved list of shrubbery species.
6. **671 Franklin Street (Jehovah's Witness Church) - Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Samuel Rosario, the Board voted to approve the parking plan with the following conditions:
  - \* Arbor vitae be planted in a continuous row between maple trees four foot off center from each other and mulched.
  - \* Fifth maple tree be added to plan.
  - \* All comments in Department of Public Works letter dated October 22, 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.
7. **143 Southwest Cutoff (Frank Carrier & Son, Inc.) - Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted to approve the parking plan with the following conditions:
  - \* Four (4) shade trees be added to plan in parking area to the left of the building.
  - \* Three (3) copies of revised plan be submitted to the Office of Planning and Community Development before release of written decision to proponent.
8. **Railroad Property Near Greendale Mall (Whiteco Sign) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted 3-1 (Samuel Rosario voted no) to approve the site plan with the following condition:
  - \* Comment in Department of Public Works letter dated October 16, 1997 regarding sewer easement be addressed to the satisfaction of said department.
9. **Corner Imperial Road and Shrewsbury Street (WCCC) - Site Plan Approval:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to approve the site plan with the following conditions:

- \* Comment in Department of Public Works letter dated October 16, 1997 be addressed to the satisfaction of said department.
  - \* Three more trees be added to plan.
  - \* Lighting be installed on the 2 islands, said lighting to be pointed downward.
10. **Devonshire Street - Opening of Private Way:** Upon a motion by Joe Boynton and seconded by Joan Bagley, the Board voted to approve the opening of Devonshire Street as required under Chapter 12, Section 12, s. 12 of the Revised Ordinance and MGL, Chapter 41, Section 81G.
  11. **Personal Wireless Service Facilities - Zoning Discussion:** Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted to forward the Zoning Ordinance revision to the City Manager for transmittal to the City Council.
  12. **Brook Crossing Subdivision - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set a work completion date of June 1, 1998 and a bond expiration date of August 1, 1998.
  13. **Scenic Heights Subdivision (Phases I & II) - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set a work completion date of June 30, 1998 and a bond expiration date of August 30, 1998.
  14. **Flint Pond Village Subdivision (Phases II & III) - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set a work completion date of November 1, 1998 and a bond expiration date of January 1, 1999.
  15. **Scenic Heights Subdivision (Phases III & IV) - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set a work completion date of May 1, 1998 and a bond expiration date of July 1, 1998.
  16. **Massasoit Village Subdivision (Phase II) - Extension of Work Completion Date and Bond Expiration Date:** Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set a work completion date of March 1, 1998 and a bond expiration date of May 1, 1998.

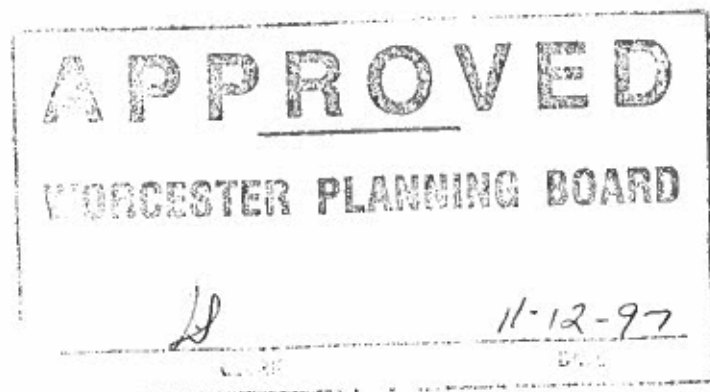
17. Plans To Be Ratified:

#4862 Ellsmere Street  
#4863 Stafford Street  
#4864 Stafford Street  
#4865 Darrow Street  
#4866 Inverness Avenue  
#4867 Saxon Road

Other Business:

Flint Pond Village Subdivision (Phase IV) - Set Bond: Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to set bond in the amount of \$57,000.00 with a work completion date of November 1, 1998 and a bond expiration date of January 1, 1999.

The Chairman adjourned the meeting at 6:45 P.M.



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 30, 1997

At a meeting held on October 22, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Central Congregation of Jehovah's Witnesses.

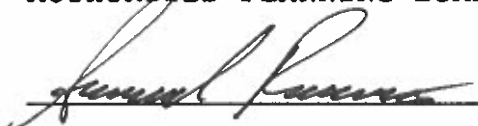
The petition involves the construction of a 5,151 square foot house of worship with a 56 space parking lot on a parcel located at 671 Franklin Street, Worcester, Massachusetts.

Proper notice on October 1, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following condition:

- \* Arbor vitae be planted in a continuous row between maple trees four foot off center from each other and mulched.
- \* Fifth maple tree be added to plan.
- \* All comments in Department of Public Works letter dated October 22, 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.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 11/5/97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 30, 1997

At a meeting held on October 22, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Frank Carrier & Son, Inc.

The petition involves the construction of a proposed 10,000 square foot expansion to an existing 3,650 square foot manufacturing building with a 22 space parking lot on a parcel located at 143 Southwest Cutoff, Worcester, Massachusetts.

Proper notice on October 1, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following condition:

- \* Four shade trees be added to plan in parking area to the left of the building.
- \* 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:

11/5/97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 30, 1997

At a meeting held on October 22, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by RDG Realty Trust.

The petition involves the construction of a 27 space parking lot to accommodate a proposed 14,976 square foot warehouse on a parcel located at 345 Greenwood Street, Worcester, Massachusetts.

Proper notice on September 10, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following condition:

- \* Stockade fencing be installed around all dumpsters on site.
- \* Handicapped parking spaces near existing buildings be shown on plan.
- \* Drainage standards of the Department of Public Works be met.
- \* 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:

11/5/97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 30, 1997

At a meeting held on October 22, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Worcester City Campus Corporation.


The petition involves a forty space off site accessory parking lot for a medical educational institution on a parcel located at the corner of Shrewsbury Street and Imperial Road, Worcester, Massachusetts.

Proper notice on October 8, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following condition:

- \* Lighting be installed on the two islands, said lighting to be pointed downward.
- \* Three more trees be added to plan.
- \* Comment in Department of Public Works letter dated October 16, 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.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE: 11/5/97



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 30, 1997

At a meeting held on October 22, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by AK Media/MA.


The petition involves moving present sign 40 feet to accommodate the expansion of the autobody shop on the premises on a property located 625 Franklin Street, Worcester, Massachusetts.

Proper notice on September 24, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- \* Proponent contact OPCD landscape architect regarding the approved list of shrubbery species.

AUTHORIZED PLANNING BOARD MEMBER,

  
\_\_\_\_\_

DATE:

11/5/97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 30, 1997

At a meeting held on October 22, 1997 the Worcester Planning Board voted 3-1 to approve the Definitive Site Plan Approval application filed by Whiteco Outdoor Advertising.

The petition involves erection of a single post billboard sign within a railroad bed right of way owned by the Providence & Worcester Railroad on a property located easterly of the Greendale Mall, Worcester, Massachusetts.

Proper notice on October 8, 1997 was given for the meeting by the Planning Board.

The Site Plan Approval was granted with the following conditions:

- \* Comment in Department of Public Works letter dated October 16, 1997 regarding sewer easement be addressed to the satisfaction of said department.

AUTHORIZED PLANNING BOARD MEMBER,



A handwritten signature in black ink, appearing to read "Richard [unclear]", is written over a horizontal line.

DATE: 11/5/97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 20, 1997

At a meeting held on October 8, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Great Brook Valley Health Center, Inc.

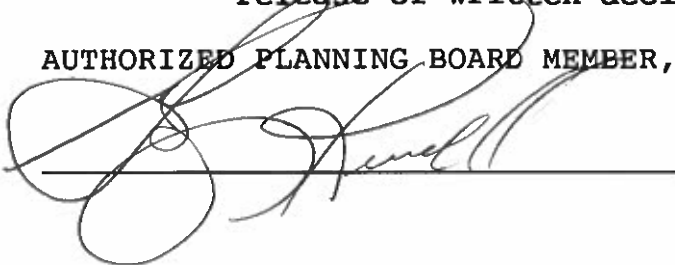
The petition involves the construction of an 8,000 +/- square foot addition to the existing clinic and ten additional parking spaces on a parcel located at 19 Tacoma Street, Worcester, Massachusetts.

Proper notice on September 24, 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 October 2, 1997 be addressed to the satisfaction of said department.
- \* Snow be removed.
- \* Eight (8) foot stockade fencing be installed at rear of new small parking area and six (6) foot stockade fencing installed at rear of existing parking area.
- \* Trees be added to accessory parking area.
- \* Proponent meet with OPCD landscape architect to quantify what is needed.
- \* Lighting be directed away from abutting properties.
- \* 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:

10-22-97

**CITY OF WORCESTER  
PLANNING BOARD DECISION**

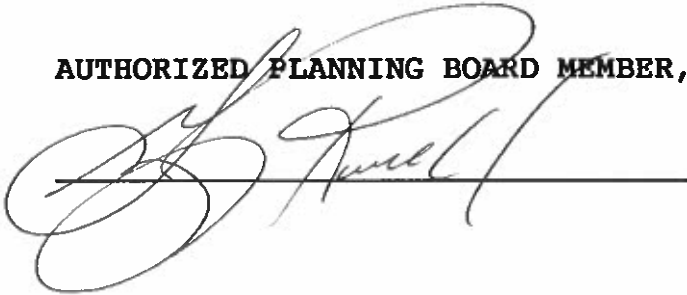
**PLEASE TAKE NOTICE**

**DATE: October 20, 1997**

At a meeting held on October 8, 1997 the Worcester Planning Board voted unanimously to approve the request of the applicant for Leave to Withdraw Without Prejudice the Definitive Site Plan Approval application filed by First Parking Corp.

The petition involves the addition of 47 new parking spaces to an existing 40 space parking lot abutting property listed on the National Register of Historic Places (Chestnut Street Church) on a parcel located at 4 Linden Street, Worcester, Massachusetts.

**AUTHORIZED PLANNING BOARD MEMBER,**



A handwritten signature in black ink, appearing to read 'S. K. ...', is written over a horizontal line. The signature is cursive and somewhat stylized.

**DATE:** 10-22-97

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 20, 1997

At a meeting held on October 8, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Lincoln Street Donuts, Inc.

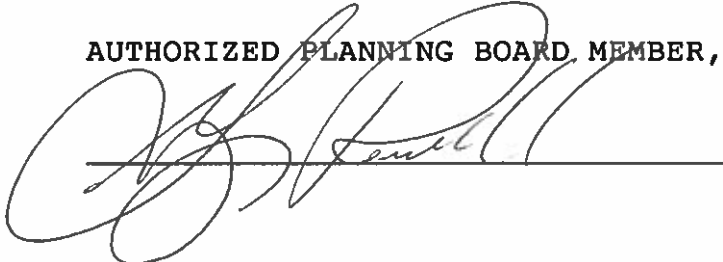
The petition involves the addition of a 73 square foot drive-thru window to an existing Dunkin' Donuts store on a parcel located at 490 Lincoln Street, Worcester, Massachusetts.

Proper notice on September 24, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following condition:

- \* 6' stockade fencing installed along westerly side of lot terminating to the north at the first parking space.
- \* Dumpster be screened.
- \* Speaker for ordering be installed no more than one car length from delivery window.
- \* Volume of speaker to be adjusted after installation so that it cannot be heard when standing near fence; decibal level to be determined by Code Enforcement.

AUTHORIZED PLANNING BOARD MEMBER,



A handwritten signature in black ink, appearing to be 'D. J. Smith', is written over a horizontal line. The signature is cursive and somewhat stylized.

DATE: 10-22-97