

Planning Board  
Worcester, Massachusetts

Wednesday, January 6, 1971  
3:00 P. M., City Hall

Agenda

3:00 P. M. - Room 209 - City Hall

1. call to order
2. minutes of October 14, November 4
3. Tacoma Street, make public
4. Glennie Street "
5. Distributor Road "
6. Arthur Street - abandon a strip - report of Law Department
7. Salisbury Farms, Sec. III - reduction of bond
8. Goddard Industrial Park - reduction of bond
9. Henry Terrace - remove from Official map
10. discussion with Consultant re off-street parking requirements
11. recess

5:30 P. M. - Dinner - Putnam & Thurston's Restaurant

7:30 P. M. - Room 209 - City Hall

1. call to order
2. continuation of discussion with Consultant
3. any other business
4. date of next meeting
5. adjournment.

The meeting of the Worcester Planning Board came to order at 3:00 P.M., Wednesday, January 6, 1971, in Room 209, City Hall.

Members present were Lloyd Anderson, Frederick R. Butler, Carl H. Koontz, Carlton B. Payson, and Philip A. Segel.

Others present were Charles A. Abdella, John J. Reney, Gerard F. McNeil, Francis J. Donahue, Alexander A. Pridotkas, and Jeffrey Mulford. John Brown of John Brown Associates was present as consultant.

Minutes of October 14 and November 4. Mr. Butler made a motion that the minutes be accepted. Mr. Segel seconded the motion. The motion was carried by a 4-0 vote.

Tacoma Street - make public. Mr. Donahue reported that the bond had been released.

Mr. Butler moved that the Board recommend to the Council that the street be made public. Mr. Anderson seconded the motion. The motion was carried by a 4-0 vote.

Glennie Street - make public. Mr. McNeil reported that it was Commissioner Hynes' recommendation that the street be made public. He said that the bond had been released in 1969.

Mr. Butler moved that the street be made public. Mr. Segel seconded the motion. The motion was carried by a 4-0 vote.

Distributor Road - make public. Mr. Donahue explained that this was part of the same subdivision.

Mr. Segel commented that it was his recollection that there was never supposed to be an entrance from the subdivision to Gold Star Boulevard.

Mr. McNeil explained that the Council had voted that such access be provided.

Mr. Butler moved that Distributor Road be made public. Mr. Koontz seconded the motion. The motion was carried by a 4-0 vote.

Arthur Street - abandon a strip. Attorney Abdella reported that the city owned an easement over the property in question, but that it did not hold title to it. He said that once the easement was abandoned, it could not be retaken.

Mr. Segel asked about liability.

Attorney Abdella replied that the city was only liable in cases of negligence associated with the purpose of the easement.

Mr. Reney recommended that the strip in question be abandoned. He pointed out, however, that there was a question about the bearings, that the bearings did not close.

Mr. McNeil suggested that the Board recommend abandonment of the strip subject to a check on the bearings.

Mr. Segel so moved. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Salisbury Farms, Section III - reduction of bond. Mr. Donahue explained that the area in question was Mr. Ciociolo's section of street which had not been completed. He reported that Mr. Hynes recommended that the bond be reduced from \$16,000 to \$4,000 for this section of Lynnwood Lane.

Mr. Segel moved that the bond be so reduced. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Salisbury Farms, Section IV - reduction of bond. Mr. Donahue reported that the bond could be reduced to \$15,000.

Mr. Butler so moved. Mr. Segel seconded the motion. The motion was carried by a 4-0 vote.

Goddard Industrial Park - reduction of bond. Mr. Donahue reported that the existing \$50,000 bond could be reduced to \$25,000.

Mr. McNeil explained that the major problem remaining was that of the retaining wall.

Mr. Butler moved that the bond be reduced from \$50,000 to \$25,000. Mr. Koontz seconded the motion. The motion was carried by a 5-0 vote.

Henry Terrace - remove a portion. Mr. Donahue reported that the License Board was investigating the situation. He said that Mr. Israel had verbally withdrawn his petition, but that no official request had been received.

Mr. McNeil recommended that the item be tabled until the next meeting.

Mr. Butler so moved. Mr. Payson seconded the motion. The motion was carried by a 5-0 vote.

Other business - election of officers. Mr. McNeil explained that it was necessary to elect a chairman, a vice-chairman, a clerk, and a representative to the Regional Planning Commission.

Mr. Segel nominated Mr. Payson as chairman. Mr. Koontz seconded the nomination. Mr. Koontz moved that the nominations be closed. Mr. Butler seconded the motion. Mr. Payson was elected chairman by a 4-1 vote.

Mr. Payson opposed.

Mr. Koontz made a motion that the remaining offices be filled by those now holding them with the exception that Mr. Butler be designated clerk. Mr. Payson seconded the motion. The motion was carried by a 5-0 vote.

Mr. Butler moved that Mr. Segel be nominated to represent the Board at the Regional Planning Commission. Mr. Payson seconded the motion. The motion was carried by a 5-0 vote.

Other business: Petition from Council on zone change. Mr. McNeil explained that the petition concerned a change from ML-0.5 to RG-5 in the area of 342 Greenwood Street. He said that the area was not specifically delineated and that the petitioners lived nowhere near the area.

Mr. Segel moved that the petition be returned to the Council for further clarification.

Attorney Abdella agreed that the petition needed clarification.

Mr. Payson seconded Mr. Segel's motion. The motion was carried by a 5-0 vote.

Other business - Mill Street - zone change petition. Mr. McNeil reported that the original petition was dated in 1965, that the city now owned the property in question as park land, and that the department now recommended that the change be recommended to the Council.

Attorney Abdella suggested that because of the date of the original petition, and because of the change in circumstances, that entire proceedings be re-conducted, and that new hearings be held.

Mr. Koontz moved that the Board petition a zone change for the area.

Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

Other business - Lincoln Country Club - approval not required. Douglas Liston pointed out the proposed transfer of land in the Lincoln Country Club area, for the information of the Board.

Emile Street - petition to change position. Mr. McNeil explained that the Council had placed the street on the Official Map, and that it had now received a petition to change the alignment of it. He suggested that the Law Department be consulted on the question of changing a private street. Attorney Abdella said that the Law Department would give an opinion if so requested.

Mr. Butler moved that the matter be referred to the Law Department for a report. Mr. Koontz seconded the motion. The motion was carried by a 5-0 vote.

Lincoln Country Club - zone change. Mr. McNeil explained that the description of the zone change, as finally passed, was in error. He said that a new petition should be introduced to rectify the typographical error.

Mr. Payson moved that the Planning Board initiate a petition to correct the error.

Mr. McNeil said that the zone change description had been written by the Department.

Mr. Segel asked if an error like this couldn't cause problems.

Mr. Anderson replied that the developers might have problems getting financing without the correction.

Mr. Koontz seconded Mr. Payson's motion. The motion was carried by a 5-0 vote.

Discussion with John Brown Consultant. An informal discussion about the proposed off-street parking regulations was conducted. Mr. Brown explained the basis of the regulations and their application in terms of density and floor area ratio. The discussion was carried over to the evening meeting.

Mr. Brown agreed to take the comments of the Board into consideration for the preparation of the final draft of the regulations.

Authorization to Ratify Plans. Mr. Anderson moved that the clerk and vice-chairman be authorized to sign all plans. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Date of next meeting. The date of the next meeting was set for January 27th, 1971.

Plans to be Ratified. Mr. Anderson moved that the following plans be ratified.

Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

#1434 - plan of land on Lincoln Street, owned by Andrews Estate,  
signed 12/11/70

#1435 - plan of land on Eureka Street, owned by Estate of Ruby  
Henry, signed 12/11/70

#1436 - plan of land on Bethany Street, owned by J. S. Prunier & Son, Inc.  
signed 12/24/70

#1437 - plan of land on Redwing Lane, owned by Ralph B. & Sarah M.  
Morey, signed 12/24/70

#1438 - Withdrawn

#1439 - plan of land on Clapp Street, owned by Penn Central Co.,  
signed 1/4/71

The meeting adjourned at 8:30 P. M.