

Planning Board
Worcester, Massachusetts

Wednesday, December 15, 1971
Room 209, City Hall

Agenda

- 3:00 P.M. - View
1. Tory Fort Lane - add portion to Official Map
 2. Grove St. - preliminary more than one building
- 4:00 P.M. - Regular Meeting - Room 209 - City Hall
1. Call to order
 2. Minutes of November 10, and December 1, 1971.
 3. Grove St. - more than one building - preliminary
 4. Plans to be ratified
 5. Date of next meeting
 6. Any other business
 7. Recess
- 5:30 P.M. - Dinner at Putnam & Thurston's Restaurant
- 7:30 P.M. - Public Hearings - Council Chamber, City Hall
1. Tory Fort Lane - add portion to Official Map
 2. Henry Terrace - more than one building
- 8:30 P.M. - Regular Meeting - Room 209 - City Hall
1. Call to order
 2. items of public hearing
 3. adjournment

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The Planning Board met for its regular meeting on December 15, 1971 in Room 209, City Hall. Members present were: Carlton B. Payson, Frederic R. Butler, Lloyd Anderson and Carl H. Koontz.

Others present were: Gerard F. McNeil, Francis J. Donahue, Alexander A. Pridotkas, John J. Reney and Charles A. Abdella.

The Board viewed the following areas:

1. Tory Fort Lane - add portion to Official Map
2. Grove St. - preliminary more than one building

Mr. Payson called the meeting to order at 4:00 P.M.

Minutes of November 10 and December 1, 1971. Mr. Anderson moved that the minutes of November 10, and December 1, 1971 be approved as corrected. Mr. Butler seconded the motion. The motion was carried by a 3-0 vote.

Grove St. - more than one building - preliminary. Mr. Austin Keane presented the plan to the Board. He said that the apartments were one and two-bedroom apartments and that the parking ratio was 1.5. He said that the apartments would be ideal for the elderly or young married people. He said that there were no tax concessions and that they had to go before the Board of Appeals for a Variance.

Mr. McNeil asked Mr. Keane for the total amount of units and the acreage.

Mr. Keane said that there was a total of 72 units, 43 two-bedroom units and 29 one-bedroom units with 108 parking spaces and 4 acres.

Mr. McNeil asked what the size of the units were.

Mr. Keane said that the size of the two-bedroom units were 1030 sq. ft. and the one-bedroom apartments were 600 sq. ft.

Plans to be ratified. Mr. Butler moved that the following plans be ratified:

#1531 - plan of land on Walter St., owned by Roy A. Anderson
signed 11/18/71.

#1532 - plan of land on Aroostook St., owned by Mathew L. Latino,
signed 11/22/71.

- #1533 - plan of land on Highland St., owned by Ruth M. Lauf., signed 11/24/71.
- #1534 - plan of land at Franklin & Norflok Sts., owned by Douglas Haddad, signed 12/7/71.
- #1535 - plan of land on Randolph Rd., owned by John Woodman Higgins Armory, Inc., signed 12/9/71.
- #1536 - plan of land on Scandinavia Ave., owned by Arthur R. Elbthal, signed 12/9/71.
- #1537 - plan of land on Forkey Ave., owned by Lorrained J. Dixon signed 12/10/71.
- #1538 - plan of land on Higgins St., owned by Federal-Mogul Corp., signed 12/13/71.
- #1539 - plan of land near Mountain St. West & Brooks St., owned by Summit Realty of Worcester, Inc., signed 12/14/71.
- #1540 - plan of land on Main St., owned by Worcester County National Bank, signed 12/14/71.

Mr. Anderson seconded the motion. The motion was carried by a 3-0 vote.

Date of next meeting. The date of the next meeting was set for January 19, 1972.

Any other business. Mr. Joseph Reney presented a subdivision plan to the Board. He said that it was located on Chester Street and he explained that there were 33- $\frac{1}{2}$ acres with 127 lots and that it was to be single family housing.

After further discussion with the Board, Mr. Reney thanked the Board for recommendations.

Mr. Anderson moved that the plan be approved subject to the following:

1. Approval of the Chief Engineer of all drainage and engineering procedures.
2. Approval of the Commissioner of Public Health.

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

Grove St. - preliminary more than one building. Mr. McNeil asked the Board if they felt there were too many units, and if there were actually 4 acres.

Mr. Anderson moved that the plan be sent back for clarification of the 4 acres. Mr. Butler seconded the motion. The motion was carried by a 4-0 vote.

Any other business. Mr. McNeil reported that the City Council had recommitted the Grand Street petition to the Planning Board. He said that the Board's recommendation was to deny the petition. Mr. McNeil reported to the Board that a letter was received from the Police Department in regard to the vandalism in the area of the tunnel.

Mr. McNeil read the report from the Police Department which indicated that the rate of vandalism in this area was very low.

Mr. Payson suggested that the Board resubmit the recommendation to the City Council and explain to them the rate of vandalism in the area and that the Board has not changed its recommendation to deny the petition.

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

The Board recessed at 5:30 P.M. for dinner at Putnam & Thurston's Restaurant.

The Board reconvened at 7:30 P.M. for its Public Hearings in the Council Chambers. However, the Chamber was in use, and announcement was made that all hearings would be in Room 209.

Tory Fort Lane - add portion to Official Map. Mr. Payson read the notice of hearing. He then asked Mr. Donahue to explain to the petitioners what was required in order to add a portion to the Official Map.

Mr. Donahue explained that it would have to be proven to the Board that more than two abutters had used that portion of the street prior to 1953.

Mr. Joseph Sinnott explained to the Board that he planned to build a house on 55,000 sq. ft. of land. He asked if he could have more time to prove to the Board that the street was used by more than two abutters prior to 1953.

Mr. Sanborn stated that he was in favor of the petition.

Mr. Payson recessed the hearing until January 19, 1972.

Henry Terrace - more than one building - preliminary. Mr. Payson read the notice of hearing. He then asked for those in favor of the proposal.

Mr. Pridotkas reported to the Board that the License Board had approved the parking layout of the westerly side of Henry Terrace on December 2, 1971.

Mr. Reney stated that he was concerned with the grade of the existing catch basin in the parking lot on the easterly side of Henry Terrace. He stated that he also was concerned with the grade on the proposed parking lot on the same side of Henry Terrace.

Mr. Cotter explained that there was access water running on to his land due to the construction of this project.

Mr. Robert Ouellette explained to the Board that this happened prior to the asphalt topping.

Mr. Hanson stated that he was concerned with the cars running over the berm and down onto his property and his swimming pool.

Mr. Payson explained to Mr. Hanson that the developer was planning to build a guardrail.

Mr. Hanson stated that when the parking lot was plowed, the developer was plowing the snow over onto his land.

Mr. Pridotkas questioned the location of the catch basin.

Mr. Israel said that he had contacted the abutters and that Mr. Roy Harrison and Mr. King were in favor of the proposal.

Mr. Anderson asked Mr. Israel if this plan was identical to the plan that was previously before the Board for preliminary approval.

Mr. Israel stated that it was.

Mr. McNeil noted that the plan was not prepared by a registered professional engineer which was required. He then asked how many units and parking spaces there were.

Mr. Israel replied that there were 36 units and 36 parking spaces.

Mr. Payson then declared the hearing closed.

Regular meeting - Room 209 - City Hall.

Henry Terrace - more than one building. Mr. Koontz moved that approval be denied for the following reasons:

1. The submitted plan was not prepared by a Registered Professional Engineer as required.

2. The plan as submitted is inconsistent with the actual constructed development.
3. Detailed drawings have not been submitted, as previously requested, to insure adequate drainage of the development.
4. A lack of detailed construction information on the plan to insure the safety of those people using the parking lots.

Mr. Anderson seconded the motion. The motion was carried by a 4-0 vote.

The meeting adjourned at 9:00 P.M.