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Planning Board
Worcester, Massachusetts
3:00 P.M., City Hall
Wednesday, March 15, 1972

Agenda

3:00 P.M. - View

1. Spring Road - add to Official Map
2. Brooks St. - petition to change zone

3:30 P.M. - Regular Meeting - Room 209, City Hall

1. Call to order
2. Minutes of March 1, 1972
3. Brown St. - discussion re: official map
4. Tacoma St. - zone change petition
5. Lincoln Square arterial plan
6. Date of next meeting
7. Plans to be ratified
8. Any other business
9. Recess

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

7:30 P.M. - Public Hearings - Council Chamber - City Hall

1. Grovewood - definitive subdivision
2. Brooks St. - zone change from RL-7 to MG 0.5
3. Spring Road - add a portion to Official Map

8:30 P.M. - Regular Meeting - Room 209, City Hall

1. Call to order
2. Items of public hearing
3. Adjournment

The Planning Board met for its regular meeting on Wednesday, March 15, 1972 in Room 209, City Hall. ✓

Members present were: Mrs. Joan Bagley, Frederic R. Butler, Carlton B. Payson and Philip A. Segel. Others present were: Francis Donahue, Gerard F. McNeil, Alexander Pridotkas and John Reney.

Call to order. Mr. Payson called the meeting to order at 3:30 P. M.

Minutes of March 1, 1972. Mr. Butler moved that the minutes of March 1, 1972 be approved with the following amendment: Add 'if the zone was not changed' after the word 'variance' in the third line under the title 'Tacoma Street'. Mrs. Bagley seconded the motion. It was carried 4-0.

Brown Street - discussion re: official map. Samuel Weissman, owner of Niman Paper Supply, Inc. at 18-24 Brown Street, asked via a petition to the City Council, that Brown Street be put on the official map in order to obtain a street sign at the corner of Harding and Brown Streets. In the past few years he felt they have lost a considerable amount of business, due to the fact that customers are not able to find Brown Street. Mr. McNeil said it is now on the official map and Mr. Robert Johnson of the Bureau of Traffic was asked to replace the Brown Street sign. A motion was made to report such findings back to the City Council, and Mr. Butler seconded it. All were in favor.

Tacoma Street - zone change petition. Chairman Payson stated that in the letter received from the Law Department, the Tacoma Street area proposed for a zone change from IP to BG is not considered spot zoning. The Law Department also stated in their letter that deed restrictions could not be passed on to a new owner.

Chairman Payson stated that he was against the zone change because there was no way of restricting the permitted uses, although he is not against the skating rink Interdevelopment, Inc. wanted to build if a zone change was granted. It

is the remaining 5 acres he was concerned about. He did hope the developer could get a variance. Mr. Butler moved that the Board recommend that the zone change from IP to BG be denied. Mrs. Bagley seconded the motion. It was voted 4-0.

Lincoln Square Arterial Plan. Neil Murphy of Fay, Spofford and Thorndyke, engineering consultants, discussed the Lincoln Square Arterial Plan. He asked that Phase I of the ^{Plan} ~~plans~~ be adopted. Mr. Segel requested that the Police and Fire Departments look over the ^{Plan} ~~plans~~ and thought perhaps they might offer suggestions. Mr. Murphy said they received copies a year ago. Mr. Segel wanted to know if there were any reports regarding traffic accidents as it exists today. Neil Murphy said no, but the way the ~~S~~ square is set up now it is hazardous and has inherent dangers.

Mr. Murphy said there was a corporate agreement between the City, federal government and the WRA regarding the square, and funding was approved. ^{TP} Mr. Butler *moved* ~~recommended~~ approval of Phase I of the proposed Lincoln Square Arterial Plan as recommended by the Worcester Redevelopment Authority and also ~~recommended~~ that it be approved by the City Council and implementation be started as soon as possible. It was seconded by Mrs. Bagley. It was unanimously voted.

Date of next meeting. The date of the next meeting was set for April 5, 1972.

Plans to be ratified. Chairman Payson made a motion to ratify the following plans that were signed. Mr. Segel seconded it. It was voted 4-0.

- #1581 - plan of land on Clay, Caro and College Streets, owned by Trustees of the College of the Holy Cross, signed 3/8/72.
- #1582 - plan of land on Dix and Home Streets, owned by Worcester Redevelopment Authority, signed 3/8/72.
- #1583 - plan of land on Dix and N. Ashland Streets, owned by Harold C. and Henry C. Perch and Yolita Perch, signed 3/8/72.
- #1584 - plan of land on Lincoln Street, owned by Armand R. Casavant, signed 3/10/72.

#1585 - plan of land on Mill Street, owned by Fel-Bar Realty Trust, signed 3/16/72.

#1586 - plan of land on Mill Street, owned by Hometech Corp., signed 3/16/72.

#1587 - plan of land on Southwest Connection, owned by Dell Mfg. Corp. and Otreh, Inc., signed 3/17/72.

Other business. Mr. McNeil stated that Mr. Joseph F. Carabetta of Carabetta Enterprises sent in a new construction plan regarding the Lincoln Village complex in which the various streets would be completed before the buildings of that particular section were open to occupancy. Mr. McNeil recommended the following construction timetable be part of the approval.

~~The following construction timetable to be complied with.~~

- a. Country Club Boulevard (Lincoln Street to Pleasant Valley Drive) is to be completed on the easterly side of the median strip and the westerly side is to have the base coat of bituminous concrete in place and also all interior roadways serving Parcel 11 are to be completed prior to occupancy permits being issued for any unit in Parcel 11. The maximum time permitted to complete the roads in this section will be one year from the start of construction.
- b. Country Club Boulevard (Pleasant Valley Drive to Erie Avenue), all interior roadways serving Parcels 4, 5 and 6 and the Community Building are to be completed prior to occupancy permits being issued for any unit within Parcels 4, 5 and 6. The maximum time permitted to complete the roads in this section will be 2 years from the original start of construction of the project.
- c. Pleasant Valley Drive to be completed prior to occupancy permits being issued for any unit within Parcel 7 or 9. The maximum time permitted to complete the roads in this section will be 2½ years from the original start of construction of the project.

- d. All other interior roadways serving Parcels 2, 1, 3, 12, 10 and 8 are to be completed prior to occupancy permits being issued for any unit within these parcels. The maximum time permitted to complete the roads in these sections will be 2½ years from the original start of construction of the project.

He also stated a request for a weekly report will be made as people rent the apartments, stating their age, number of school children etc., and the list continued until the last apartment has been occupied. The list of school children, for example, would then be turned over to the school department for their purposes. He also stated that the developer would be informed that it is the intention of the Planning Board to have periodic inspections of the site made by both the Board and the Planning Department. Any deviation from the approved plan will be called to the attention of the Board of Appeals and the Superintendent of Buildings for their action.

The Board then ratified the conditions of approval for the Lincoln Village subdivision plan and the plan showing more than one building on a lot.

Payson Street - petition to make public. On the petition to make Payson Street public, Mr. Segel moved Payson Street be given a #2 priority and it was seconded by Mr. Butler. All were in favor.

Recess. Chairman Payson recessed the meeting at 5:10 P. M.

Public Hearings - Council Chamber - City Hall. A public hearing at 7:30 P. M. was held in the Council Chamber.

Groveswood - definitive subdivision. Mr. Payson read the notice of public hearing on the application of Richard G. Innis for approval of a subdivision entitled 'Groveswood' located on the easterly side of Chester Street South of Devonshire

Street.

Mr. McNeil read the rules which the Planning Board must abide by regarding the subdivision control law so that the residents in attendance would be aware of them.

Chairman Payson then asked for proponents of the subdivision.

Joseph Reney, Treasurer of Reney Engineering, speaking for the developers, asked that the definitive plan of the subdivision be approved as all requirements within the zoning and subdivision control laws have been met. He also stated that, 127 lots are proposed, and there would be 1 mile of streets within the subdivision, with 2 accesses to other public ways and they would like to also put in a third access. The homes would be in the \$35,000-\$40,000 range.

Mr. Payson then asked for those in opposition.

Edmund T. Bennett of 15 Mercury Drive was most concerned about the safety of the children. He stated the children play in the streets now because there is no park area and with the proposed subdivision going up in the future, he anticipated more traffic and therefore, more danger to the children. He also asked about surface drainage, stating the problem will increase, not decrease with building.

James W. McKenna of 38 Venus Drive was concerned with surface water and drainage. On Chester Street he said the ground is impenetrable, the sewers are of no avail, and the water runs 52 weeks a year. The people have gone to their own expense trying to get rid of the problem. If nothing is done, they can't use their yards.

Thomas Frascolla of 30 Venus Drive was concerned about the water. Mr. Payson said the roads will take the drainage. When the plans are approved, the drains have to be there.

Christy A. Pano - 42 Venus Drive stated the city installed sewers next to his house and they said the residents wouldn't have to be concerned about drainage,

but it did not alleviate the problem, it only disturbed it. He then had to put drainage under the house. They have low water pressure now and he was concerned whether the pressure was going to be eased. He wants to be protected re: drainage. He said the average homeowner in his vicinity pays \$1300 a year in taxes and they want adequate water pressure and he wanted to know what the city was going to do about it. Mr. McNeil answered by saying Mr. Hardy, Superintendent of the Water Department was asked if the subdivision is built and was fed from the Chester Street side, would there be any problems, and Mr. Hardy assured him there would not be any. Mr. Payson said the Planning Board looks into every phase before they approve a definitive plan to be sure everything will be as it should be. i.e., water, drainage, etc.

Mr. Robert E. Black - 146 Chester Street wanted to know why the residents were not notified of the preliminary hearing. Mr. Payson replied any plan submitted is available for the public to see. The preliminary plan is looked over by the Board after being checked by interested parties in regard to water, drainage, etc., and if approved, the next step is the definitive plan and a public hearing, and that is why we are here tonight.

Robert J. Maher - 9 Venus Drive said he would appreciate the Board taking under consideration a proposal for a recreation area. Director McNeil replied the Board must act within 60 days of filing date of the plan to approve or deny the plan. The Board cannot require that a recreation area be put in, but they can recommend it. Mr. Maher was also concerned about the serious traffic hazard the area would have with a subdivision going in. There would be more cars, and there are no sidewalks for about a mile between Chester Street and Venus Drive.

John H. Szlyk, Jr. - 9 Leslie Road said the land in back of his house slopes upward. His neighbor in back has a culvert built to handle the water coming down. If it wasn't for the cautiousness of the neighbors, he claims his house would be flooded

into the street. In the spring he cleans out the drains. He also mentioned from 9-11-15 Leslie Road, the drain is connected to the water main under the property.

William Tattan - formerly of 81 Chester Street and also owner of a considerable amount of property around the area and whose mother lives at 71 Chester Street, said the safety of the children is his main concern. The street is not wide and there are no sidewalks, therefore, the children must walk in the street. If a subdivision goes in, there will be more traffic, and therefore, still more concern. If in the Planning Board's decision, it would be unsafe with the proposed subdivision in, then he requested the Planning Board deny the plan.

Alan K. Hildick - 18 Venus Drive spoke on the traffic problem that would be created if a road is put through Chester Street to Venus Drive. Large numbers of people would be using this as a throughway.

Dr. Ettore DeGirolami - 11 Leslie Road stated that when he moved into his home in May of 1970, a man came and put dye in the toilet. He said the water from same was going into Indian Lake. This he understands has been going on for seven years. He said there is a 'river' in back of his house and wondered who should clean it - the City of Worcester? He also wanted to know if the sewer is going to be connected to Leslie Road. He is not in favor nor opposed to the subdivision, but he is very concerned regarding the health problem. He said city employees have come out to see about the problems but they have not been alleviated.

Mr. Payson advised Dr. DeGirolami that John Reney, Chief Engineer, will check with the Commissioner of Public Works and then go out and check out the problem. Councillor Koontz who is present will check into the problem also.

Jean B. Letendre - 44 Venus Drive asked if the Planning Board has the right to require the builder to correct any water problem he may create in this development. Mr. Payson replied they did.

John Reney said it was his job to correct water problems, and Mr. Payson said any water problems are referred to Mr. Reney and he in turn takes care of them.

Joseph N. Daigneault - 110 Chester Street said the land in back of his house is designated as a playground area. Wanted to know if the builder could change this designation and build a house. He was asked who owned the land, and he replied the developer does. Mr. Payson then stated the developer can do what he wants to with the land.

Thomas Frascolla of 32 Stratton Street asked about how the bond for the subdivision is figured. Director McNeil answered it is 100 percent of the construction estimate cost.

Mrs. Nils F. Swanson - 17 Mercury Drive said her problem was inadequate water pressure. She's concerned that if the proposed subdivision goes in, the problem is going to be worse.

Mr. McNeil said he will call attention to this matter to Mr. Hardy of the Bureau of Water.

Leon C. Burdick - 180 Chester Street said he had a 120' 'monstrosity' in his front yard to carry water. He stated there was no seepage whatsoever. He said he wouldn't want the people who would be living in the proposed subdivision to go through what they went through with water problems.

Chairman Payson said the Board would look into this matter before they make a decision on the subdivision.

Frederic J. Freeland of 7 Mercury Drive said the catch basin takes the water from all the houses on Leslie Drive and the residents clean it constantly. He said the residents in his subdivision pay an average tax of \$1300 per year. He said surroundings have a big influence on surrounding properties and the proposed subdivision could help them increase their properties, but he can't see putting

a \$35,000-\$40,000 home on 7,000 square feet as he understood would be the case in the proposed subdivision.

Joseph Reney said it is possible to put a house on 7,000 square feet but most likely the proposed homes will be put on larger lots. 7,000 square feet meets the requirements of the law.

Philip A. Olson - 123 Chester Street said there are no sidewalks on their street and his 5 year old child has to walk in the street going to school and with a proposed subdivision going in, there would be added traffic and, therefore, more hazardous walking.

Mr. Edmund Bennett asked if the residents could talk to Councillor Koontz after the meeting and Mr. Payson said they could.

Mr. Payson then declared the hearing closed.

Brooks Street - zone change from RL-7 to MG 0.5. Mr. Payson read the notice from Norton Company to change the zone from RL-7 to MG 0.5 on a parcel of land located on the westerly side of Brooks Street approximately 800' north of Ararat Street in Worcester. Said parcel contains 4.32 acres of land. The petition was submitted on behalf of Norton Company, present owner in fee of said parcel and Norton Company's successor in title to the said parcel.

Armand Beaupre represented Norton Company and showed the plan to the Board. The parcel was changed to 4 acres. Mrs. Bagley asked if they had any plans to build and he said they didn't. He also said Norton's wants clear title.

As there wasn't anyone in opposition to change the zone, Mr. Payson declared the hearing closed.

Spring Road - add a portion to official map. Mr. Payson then read the petition to

restore the portion of Spring Road that was removed from the official map back to the official map. The entire road from the junction of Spring Road and Wildwood Avenue to the junction of Spring Road and Sherer Trail had more than three owners in 1953.

Alvin Goldsmith of 44 Alsada Drive showed the map. He wants the street back on the map so access could be gained to Spring Lane.

Mr. McNeil said the map should be checked because Mr. Goldsmith said there were discrepancies in the map.

Mr. Payson said the hearing would be continued until the map is checked out and then declared the hearing closed at 10:10 P. M.

Regular Meeting - Room 209.

Call to order. The meeting was called to order at 10:15 P. M. by Chairman Payson.

Groveswood - definitive subdivision. Mr. Segel moved to table the Groveswood - definitive subdivision plan until the next meeting so that all comments from the residents (and their names and addresses) at the public hearing could be passed along to the various departments (water, sewer, etc.) for their consideration to see if it is possible to improve their situations.

John Reney said he had two complaints in the time the subdivision has been up and those were taken care of. He was very surprised at the public hearing to hear of so many complaints.

Mr. Payson then suggested the department heads write a letter of report on each case so that the Board could have them for the next meeting on April 5.

Mr. Segel requested the Board get copies of letters that go out to the department heads.

Mrs. Bagley asked about the safety factor brought up in the public hearing.

Mr. Payson said new subdivisions require sidewalks.

Mr. Payson made a motion to table the item until the next meeting, and in the meantime, the Board should receive a letter from Mr. Hardy and Mr. John Roney regarding the water and sewage.

Mr. Butler seconded it. All were in favor.

Brooks Street - zone change from RL-7 to MG 0.5. Mr. Segel moved that the zone change from RL-7 to MG 0.5 on Brooks Street be granted. Mr. Butler seconded it. It was voted 4-0.

Spring Road - add a portion to official map. It was moved that adding a portion of Spring Road to the official map be recessed until Mr. Goldsmith comes back with proof that more than two people use the access. It was seconded by Mrs. Bagley. It was unanimously voted.

Adjourn. The meeting was adjourned at 10:30 P. M. by Chairman Payson.