

Planning Board
Worcester, Massachusetts
12:00 Noon, City Hall
Friday, April 14, 1972

Agenda

12:00 Noon - Regular Meeting - Room 209, City Hall

1. Call to order
2. Minutes of March 15, 1972
3. Grovewood subdivision - definitive plan
4. Date of next meeting
5. Plans to be ratified
6. Any other business
7. Adjournment

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The Planning Board met for a meeting on Friday, April 14, 1972 in Room 209, City Hall. Members present were: Mrs. Joan Bagley, Frederic R. Butler, Carlton B. Payson and Roger W. Bruce. Others present were: Francis Donahue, Gerard F. McNeil, Alexander Pridotkas and John Reney.

Call to order. Chairman Payson called the meeting to order at 12:30 P. M.

Minutes of March 15, 1972. Mr. Butler moved that the minutes of March 15, 1972 be approved *as corrected.* ~~with the following amendments: on page two under 'Lincoln Square Arterial Plan', initial cap 'Plan' and 'Square'. Also in last paragraph, cross out 'recommended' where it is followed by 'approval of Phase I' etc., and also where 'recommended' is followed by 'that it be approved by the City Council' etc. On page three, cross out under 'Other business', the last sentence in the first paragraph.~~

Mr. Bruce seconded the motion. It was carried 4-0.

Groveswood subdivision - definitive plan. Chairman Payson mentioned that the meeting was called to complete Groveswood subdivision definitive plan which was recessed at the April 5 meeting. One of the things that was going to be checked for this meeting was Dr. DeGirolami's complaints which he aired at the public hearing on March 15.

John Reney stated he had been out to Dr. DeGirolami's property to check out the situation re: the health problem. Mr. Reney discussed the situation with Mr. Hynes of the Department of Public Works, and he stated that the department builds sewers but does not make the connections and Dr. DeGirolami's argument does not prevail here. It seemed to be a personal problem with him.

Planning Director McNeil received a letter from John Reney, Chief Engineer, re: sewers and drains within the proposed subdivision that stated they do meet the standards of the City of Worcester.

In regard to the letter Mr. Hardy, Superintendent of the Bureau of Water, relative

to water pressure in the proposed subdivision, Mr. Hardy replied in a letter to Mr. McNeil which stated that the proposed development will not adversely affect the water service in the area and the water pressure is adequate in Brandon Woods.

He also checked on complaints of residents of Brandon Woods, and after his department checked with the residents, he satisfied their complaints by explaining what they should do to correct their problems. i.e., one resident didn't know that he had a pressure regulating valve on his water meter.

Mr. Payson read the letter written by Mr. McNeil to Robert Gallagher, Attorney, regarding access to the proposed subdivision through lots owned by his clients. Mr. Gallagher ^{has not} ~~never~~ replied. Margaret Power (one of the clients) has since sold her property to Cornelius F. Turner from Virginia. Mr. Gallagher represented both parties.

Louis Shear in a letter dated March 18, 1972, to the Board, requested that the proposed layout of the rear land (in Grovewood) should be made to line up with the Brandon Woods layout and that purchase from Mr. Shear at fair value of that area for access should be required. (The Board had required Mr. Shear to leave a 50' strip for possible future access to rear land, when he was seeking approval to build Brandon Woods).

Mr. McNeil stated he had told Mr. Shear to stop paying taxes and let the City take over.

Mr. Payson asked could the Board approve and let them get started on it, and Mr. McNeil replied they could.

In a letter received from Robert D. Johnson, Traffic Engineer, addressed to Mr. McNeil, Mr. Johnson stated "It is our conclusion that the area streets (in Brandon Woods) are capable of handling the existing plus the generated volumes without creating any

serious traffic problems. That consideration be given to the installation of a sidewalk on at least one side of Chester Street. That the developers be required to construct sidewalks on each subdivision street." (Sidewalks are required now on all new subdivisions).

The Board, along with Mr. McNeil, Mr. Donahue and Mr. Pridotkas, had recently been on a view of Brandon Woods and the proposed Grovewood areas and came to the conclusion the present residents' properties must be protected during construction of the new subdivision, and it was suggested that the contractor put in a drainage ditch to the rear of the properties fronting on Venus Drive.

John Roney, Chief Engineer, strongly advised the ditch.

Mr. Butler asked about off-street-parking. Mr. Payson said they are all going to be single family homes with garages. He also asked about a recreation area. Mr. Payson replied there is no requirement for one; it is the developer's right to put one in if he so desires.

Mr. Butler then asked what the developer built previously. Joseph Roney of Roney Bros., Inc., answered that the developer built many fine homes in many outlying towns.

Mr. Butler made a motion to approve the definitive plan for the proposed Grovewood subdivision with the following amendment: the contractor put in a trench to keep water from going into the Brandon Woods subdivision. Mrs. Bagley seconded it. The vote was 3-0. (Mr. Bruce had to abstain from voting, as he was not a member of the Board when Grovewood first was brought up).

A motion was made that the Planning Department proceed with plans to resolve the problem which exists in joining Devonshire Street and Sterling Street and the road connecting to Venus Drive, and report back to the Planning Board with a recommendation

on how to resolve the problem. All were in favor.

Date of next meeting. The date of the next meeting was set for April 26.

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

#1599 - plan of land on Moreland Street and Brook Hill Drive, owned by Worcester Jewish Federation, signed 4/14/72.

#1600 - plan of land on Clay, Caro and College Streets, owned by Trustees of College of the Holy Cross, signed 4/14/72.

#1601 - plan of land on West Street and N. Ashland Street, owned by Worcester Redevelopment Authority, signed 4/14/72.

#1602 - plan of land on Holden Street, owned by Warren R. and Cynthia J. Rickards, signed 4/14/72.

~~#1603 - plan of land on Elliott Street, owned by Astrid M. Johnson, signed 4/20/72.~~
withdrawn

Other business. Mr. Donahue stated we have a petition for 121A Corporation and we have to hold a public hearing and it is too late to advertise for the April 26 meeting. Therefore, it was decided to hold the meeting in regard to this, on Thursday, May 11.

Mr. Payson stated the Board should let it be known to the Manager and the Council that they are reluctant to take on this type of financing.

Mr. Payson then asked Mr. McNeil about how many units were financed by 121A and Mr. McNeil replied, Plumley Village East, 430, Colony Homes, 80, etc. Mr. Payson then suggested the Planning Department find out exactly how many units were financed by 121A so that the report would be available for the hearing on May 11.

Adjourn. Chairman Payson adjourned the meeting at 1:15 P. M.