

Planning Board
Worcester, Massachusetts
2:00 P. M., City Hall
Wednesday, May 17, 1972

Agenda

2:00 P. M. View

1. Lancaster, John and Dix Streets - application for 121A Corp.
2. Russell, William Streets - petition to change zone from RL-7 to RS-7
3. Scenic Drive - preliminary - more than one building and subdivision
4. Mill Street - preliminary - more than one building
5. Whipple Street - preliminary - more than one building
6. Upland Gardens - re: fences
7. Goldthwaite Road - filing of subdivision plan

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

1. Call to order
2. Minutes of April 26, 1972
3. Discussion re: sanitary refuse pick-up
4. Items of view
5. Protest re: Main South Parking Garage
6. Creston Street - petition to separate sewers
7. Stoneleigh Road - street maintenance
8. Plans to be ratified
9. Date of next meeting
10. Any other business
11. Recess

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

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

1. Russell, William Streets - petition to change zone
2. Lancaster, John and Dix Streets - application for 121A Corp.

8:00 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 Wednesday, May 17, 1972 in Room 209, City Hall.

Members present were: Mrs. Joan Bagley, Roger W. Bruce, Frederic R. Butler and Chairman Carlton B. Payson. Others present were: ^{Atty Chas. Abdallah,} Francis Donahue, Gerard F. McNeil, William J. Mulford and John J. Reney.

Call to order. Chairman Payson called the meeting to order at 4:22 P. M.

Minutes of April 26, 1972. Mr. Butler moved that the minutes of April 26, 1972 be approved. Mrs. Bagley seconded the motion. The motion was carried by a 4-0 vote.

Discussion re: sanitary refuse pick-up. Mr. McNeil read a letter he wrote to Mr. John Donahue, Superintendent of Streets, in which he stated the City Council had referred to the Planning Board an order filed by Councillor Deedy requesting a report regarding the suggested use of census tracts as possible routes for sanitary refuse pick-up. The City Manager suggested that a conference with Mr. Donahue would be in order prior to reporting back to the Council.

Mr. Donahue said that Ernst and Ernst in their report of 1968, gave 25 recommendations for refuse pick-up, ~~and~~ Mr. Donahue was in agreement with 8, partially in agreement with 4, ~~5 did not apply and 9~~ in full disagreement ~~of~~, ^{with 9, and 5 did not apply}

Mr. Donahue said they want to cut down areas for collecting refuse, from 16 to 10. He has ordered five 25 ^{but} cubic trucks, and wants to have everything (including garbage) picked up at the curb. All this would contribute to a more efficient operation. The department is now in the process of cutting down areas etc., and in a relatively short time, that will be completed. Mr. Donahue said he would send Mr. McNeil a copy of the recommendations Ernst and Ernst made and a complete study will be ready for the next Planning Board meeting. The department has been using census tracts all along in making collections.

Scenic Drive - preliminary - more than one building and subdivision. Joel L. Schechter, owner of the property at Bailey Street and Scenic Drive, site of the proposed complex, introduced Philip H. Loheed, architect for the complex who showed a model of the complex. The townhouses will be built on slopes, with a 9 story high rise building nearer the top of the hill. Mr. Loheed pointed out that the location is a well oriented site. The ^Aaprtments will have a remarkable view for long distances, and the site is well suited for this type of use. Each group of buildings will relate to each other. They will be in clusters on the hillside. The townhouses will have three bedrooms and will be two stories. There will also be two story apartments in 4 unit segments that accomodate themselves to the slopes. A nine story masonry building will be toward the top of the hill and will have one bedroom studio apartments.

Mr. Schechter said the original plan called for 264 units but now they have 224 units. The two bedroom units have a sunken livingroom, fireplace, diningroom, kitchen off the terrace, the rooms are large and the main living area has a good view.

The townhouses are actually on four floors. You would go down a few steps to the master bedroom, up a few steps to the main living area. The apartments have large closets.

The apartment houses will be made of brick, wood and glass; yet each building will have a variety of exterior appearances. Rents would be approximately \$250-\$300 for the townhouses, \$250 for a two bedroom, \$200 for a one bedroom, and studio apartments would be approximately \$160. (The completion is two years hence, so this should be kept in mind). The winding road up the hillside will be a 40' wide public street with a 6' sidewalk and a grass plot on the left side. All interior roads will be private.

Mr. Douglas Liston is the Engineer of the project.

Mrs. Margaret Donovan said she was opposed to all multiple units of any kind being built because some complexes weren't all rented, i.e., Plumley Village East.

Mill Street - preliminary - more than one building. Attorney Austin Keane presented the plan for a development ^{prepared} ~~owned~~ by Sydney & Winn Development Associates. The area is off Mill Street via Richard Healey Road. Roger Cassin is the architect.

The area is on a 47 acre site. There will be two sections. A high rise and a low rise.

<u>Low Rise</u>	<u>High Rise</u>
157 - 2 bedroom	37 - 1 bedroom
147 - 3 bedroom	164 - 2 bedroom
304 units	201 units

The area will have tennis courts and a basketball court which will be converted in the wintertime to a hockey rink.

The high rise will be in a heavily wooded area on a slope. It will be 10 stories (9 above grade). The low rise - $2\frac{1}{2}$ stories. They will be built in clusters, 30-40 units per cluster. Each cluster will have its own facilities (laundry, etc.) Also they will be around an interior courtyard. The courtyard will have pedestrian ways, benches, tot lots, and be heavily landscaped. They won't touch the wooded areas around the buildings.

They have FAA approval now and preliminary approval from the Commonwealth of Massachusetts re: the Hatch Act.

Financing is through 236 FHA.

It is over a 7 million dollar project and will mean a tax income of \$200,000 per year to the city.

After the presentation, Mr. Payson stated the Board felt an additional full access way connecting to Brookline Street was badly needed in case of emergencies; tree down, ice storm, etc. It was needed for the protection of the people in the development.

Mr. Douglas Liston, the engineer for the project, stated all streets will be private, but asked if they built a 50' way to Brookline Street, could they put a chain across it to be used only in emergencies.

Whipple Street - preliminary - more than one building. Attorney Austin Keane represented Arthur Luz and Joseph A. Luz, Trustees of Lowell Construction Company. Mr. Joseph Reney is the engineer for the proposed project. The Luz' have an option to purchase the land.

Breakdown of Units

	<u>Bedrooms</u>	<u>Number</u>	<u>Amount</u>
	3	8	\$285
luxury	2	40	250
ordinary	2's	48	235
	1	24	195

There would be a pool, park benches and picnic tables.

Mr. Joseph Reney stated the area could be sewerred into Whipple Street, and he hoped to get a leeching basin for surface drainage at the lower level.

The area is vacant land which is now non-taxable, but if the proposed development is built, there would be approximately \$60,000 paid to the city in taxes. Mrs. Bagley asked if it was a subsidized development and Mr. Keane said it was not.

Upland Gardens re: fences:- The Planning Board looked over maps of the Upland Gardens area and Mr. Payson explained that if the Planning Board said 'no' to chain link fences because they didn't think it necessary, then HUD will say no, but otherwise the people will have to put up the fences. The fences are a HUD recommendation.

Goldthwaite Road - filing of subdivision plan. Mr. Nicholas A. Papale, developer of the subdivision 'Hillsboro Village', showed the definitive plan prepared by Thompson Liston Associates which will extend Goldthwaite Road from its present terminus to

Longmeadow Avenue. If approved, the temporary cul-de-sac will be eliminated at the end of Section V Hillsboro Village.

Mrs. Bagley told Mr. Papale when the Board went on the view, she noticed the sidewalks were eroding. John Reney told Mr. Papale the road surface wasn't as smooth as it should be. He also said he should have notified the city inspector to inspect the work already done. Mr. Papale said Mr. Franchi of the Department of Public Works was there, and Mr. Reney said Mr. Franchi said he wasn't.

Francis Donahue said a public hearing is needed and also a report from Commissioner Vincent Hynes, Department of Public Works.

Attorney Charles Abdella said the Law Department is in the process of recovering the surety bond amounting to \$11,400 covering Hillsboro Village Section V, ~~consisting of Goldthwaite Road.~~ The action is necessary because Nicholas Papale failed to fulfill his obligations to the City of Worcester. The money will be deposited to the City of Worcester's general account and appropriated to the Department of Public Works in order that Commissioner Hynes may properly schedule the completion of the necessary construction.

Mr. Papale said he understood he should not do anymore work. That was verified by Mr. Abdella.

Protest re: Main South Parking Garage. Chairman Payson entertained a motion that the protest letter sent to the Planning Board, dated May 7, 1972 from Mr. James T. Walsh, regarding Main South Parking Garage, be sent to the Off-Street-Parking Board, and copies sent to people mentioned in the letter - Mr. Maher, etc. All were in favor. Also send letter to Mr. Walsh, stating all parties mentioned in his letters were sent copies.

Creston Street - petition to separate sewers. Mr. Francis Donahue said the petition for Creston Street was sent to the Council and they thought it was a petition for

sewers, when in fact, it was a petition to separate sewers. Actually, the petition should have been sent to the Department of Public Works. Mr. Payson then made a motion to send the petition to the Department of Public Works and it was seconded by Mr. Butler. It was unanimously voted.

Stoneleigh Road - street maintenance. Francis Donahue read the petition to the Planning Board re: Stoneleigh Road - street maintenance stating the petitioners request that the subdivision bond for Hingham Hill include as one of the conditions thereof a provision that the developer will maintain the surface of Stoneleigh Road from Brattle Street to Hingham Road free of potholes until the construction of Hingham Road and said thirteen houses has been completed. After discussion it was decided the Law Department will take this under advisement. It was also mentioned that a petition was filed to make Stoneleigh Road public and it would get a #1 priority.

Plans to be ratified. Mrs. Bagley made a motion that was seconded by Mr. Bruce to ratify the following plans that were signed. All were in favor.

#1609 - plan of land on Wall Street, owned by Ellendy Realty, signed 5/1/72.

#1610 - plan of land on Scenic Drive, owned by Albert J. and Irene H. Sluckis, signed 5/1/72.

#1611 - plan of land on Millbrook Street, owned by John Ostrow, signed 5/3/72.

#1612 - plan of land on Gates Lane, owned by Roger H. Suter, signed 5/15/72.

Date of next meeting. Date of the next meeting is scheduled for June 14.

Any other business. Mr. McNeil stated a report on housing in the city would be ready for the next meeting.

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

Lancaster, John and Dix Streets - application for 121A Corp. Chairman Payson read the notice from the Planning Board dated April 28, 1972 regarding a public hearing to be held May 17, 1972 in the Council Chamber on the petition of Worcester Episcopal

Housing Corporation for the formation of an Urban Renewal Corporation as to:

1. Whether the proposed project meets the legal qualifications.
2. Whether it conflicts with the Master Plan of the city.
3. Whether the proposed project would be detrimental to public safety, etc.

The area under consideration is located on Lancaster Street at John Street and Dix Street in the Elm Park Urban Renewal Area.

Mr. Payson called for proponents of the project.

Attorney Alfred Whiting of 370 Main Street, representing Worcester Episcopal Housing Corporation, said the 14 floor high rise apartments for the elderly would have 156 units and parking for 39 cars. There would be 49 - 1 bedroom and 107 'zero' bedrooms. The corporation would pay \$30,000 a year in excise taxes.

The corporation acquired a two family dwelling at 9 Dix Street, and have found it would not be any hardship for the two families living there to find other apartments. The rest of the land the project would be built on is vacant.

The area the proposed high rise will be built in is a decadent, blighted area, and the proposed units will be for public use and benefit.

Mr. Whiting introduced Rev. George W. Smith, who explained further about the high rise. He said it was for persons over 62 years of age with incomes ^{below} ~~of~~ \$6700 per year. It would be safe, secure and adequate housing. It would be electrically heated. Also close to shopping, an asset to the city, the corporation is non-profit, will cost under \$3,000,000, financed for 40 years through the Massachusetts Housing Finance Agency. Blair Norton of the WRA is in favor, and no one is in opposition.

Mrs. Bagley asked what the rents will be and Father Smith said they are established by HUD. At today's prices, for an efficiency - \$123. For a one bedroom, \$132.

The hearing closed at 8:07 P. M.

8:10 P. M. - Regular Meeting - Room 209 - City Hall. Chairman Payson called the meeting to order at 8:10 P. M.

Russell, William Streets - petition to change zone from RL-7 to RS-7. Mr. Payson read a letter from Nicholas A. Cotsidas, President, Board of Directors of St. Spyridon Greek Orthodox Community dated May 11, 1972 in which he stated that a petition had been submitted for a zoning change from RL-7 to RS-7 for the area bounded by Russell, William, Sever, and Elm Streets. He requested that the petition be given leave to withdraw for the following reasons:

1. About 75% of the parcels of land in the specified area are non-conforming to RS-7.
2. There is a lack of support by the neighborhood for the proposed change.

A motion was made to recommend to the City Council that leave be given to withdraw the petition. Mrs. Bagley seconded it. All were in favor.

Lancaster, John and Dix Streets - application for 121A Corp. The following findings by the Board were made:

1. The project area is a substandard area and a decadent area.
2. The proposed project does not conflict with the Master Plan of the city.
3. The project would not be in any way detrimental to the best interests of the city or to the public safety and convenience, nor inconsistent with the most suitable development of the city.
4. The project will constitute a public use and benefit.
5. Relocation will be at a minimum since there is only one building, containing two dwelling units, on the site and there are, or are being provided, in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within

the financial means of the families displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of, and available to such, displaced families and reasonably accessible to their places of employment.

6. The project will not be in contravention of any Zoning Ordinance or Subdivision Regulation of the City of Worcester.

A motion was made by Mr. Butler, and seconded by Mrs. Bagley to recommend to the Manager, the above findings and the Board unanimously voted to recommend approval of the application of the Worcester Episcopal Housing Corporation.

Scenic Drive - preliminary - more than one building and subdivision. Mrs. Bagley made a motion to approve the preliminary plan located on Bailey Street and Scenic Drive prepared by Thompson-Liston Associates, Inc. The approval is conditioned upon Mr. Joel Schechter's meeting the requirements of the Chief Engineer of the City of Worcester and also the Commissioner of Public Health. Mr. Bruce seconded the motion and all were in favor.

The approval is conditional upon Mr. Schechter's compliance with the following requirements:

1. Any zoning approvals required and any litigation resulting from the granting of such approval must be in proper form prior to final approval being given by the Board.
2. Receipt of a letter of approval from the Federal Aviation Agency permitting such construction, particularly the high rise building, in such proximity to the Worcester Airport.
3. Receipt of a letter of approval from the Superintendent of the Bureau of Water, City of Worcester, regarding your plans and intentions to construct a pumping station capable of pumping water at the rate of 1,000 gallons per minute to serve the development.

4. Compliance with all requirements of the Chief Engineer of the City of Worcester regarding drainage and street construction.
5. Granting to the City of Worcester a 30 foot wide easement or direct ownership of property located in the northwest corner of the lot to the adjacent city owned land to be used for all municipal purposes.
6. All construction requirements and details of the Subdivision Control Regulations will apply to this development except that a 40 foot wide street layout will be permitted with 5 foot easements for grading and planting on each side of the layout to be granted to the City. It will also be required that only one six foot wide sidewalk adjacent to the street berm be constructed.
7. Submission of complete engineering and construction drawings prior to advertisement of the public hearing.

Mill Street - preliminary - more than one building. Mr. Bruce made a motion to place this on the table to await further study by the Police Department. Mrs. Bagley seconded the motion. All were in favor.

Whipple Street - preliminary - more than one building. A motion was entertained to approve the preliminary plan and to make a motion to recommend that in the definitive plan there should be more recreational areas. It is conditional also upon compliance with the following conditions:

1. Receipt of the necessary Variance or Special Permit from the Board of Appeals permitting this construction.
2. Meeting the requirements of the Chief Engineer of the City of Worcester regarding drainage and construction details.
3. Submission of complete engineering drawings and construction details prior to advertisement of the required public hearing.

Mr. Butler seconded the motion and all were in favor.

Upland Gardens - re: fences. Mr. Butler moved that fences be required only in the following areas:

1. On the easterly side of the development beginning at the intersection of the property lines having bearings of $524^{\circ} 23' 00''\text{E}$ and $559^{\circ} 28' 55''\text{W}$ and thence proceeding southwesterly and southeasterly along the property line and terminating at the northerly side of Spofford Road.
2. On the westerly side of the development beginning at the intersection of the Worcester-Auburn boundary lines having bearings of $\text{N}24^{\circ} 47' 05''\text{W}$ and $\text{N}13^{\circ} 31' 22''\text{W}$ and thence proceeding in a southeasterly direction along the boundary line and terminating at the point of intersection with the northerly side of Southold Road.

Mr. Bruce seconded the motion and it was unanimously voted.

Goldthwaite Road - filing of subdivision plan. It was decided to table action until the next meeting and let Vincent Hynes, Commissioner of Public Works, recommend what is to be done regarding Goldthwaite Road - filing of subdivision plan. Mr. McNeil suggested at the next public hearing re: the new subdivision - post a bond over the entire two sections, or a cash bond - one on one section and another on the second section. Attorney Abdella suggested demanding a cash bond.

Adjournment. The meeting was closed at 8:50 P. M. by Chairman Payson.