

Worcester Planning Board
Minutes of Meeting
May 9, 1990

Board Members Present: Frank DeFalco, Chairman
Joan Sadowsky
John Reynolds
George Russell
Michael Lopardo

Staff Present: Francis Donahue, BLUC
Philip Hammond, OPCD
Michael Traynor, Law Department
Frank Polanik, DPW

Regular Meeting

1. Call To Order

Chairman DeFalco called the meeting to order at 3:35 P.M.

2. Approval of Minutes

The minutes of the April 11, 1990 meeting were approved unanimously.

3. Saybrook Road - Private Street Opening

Engineer Fran Zarette reviewed various build out options for the Route 20 land to be served by a sewer line through Saybrook Road. Based on site analysis and zoning, the parcel on Route 20 could see office and warehousing uses as well as an industrial use. In discussions with Worcester DPW indications point to adequate capacity for this and future development related to this sewer extension.

After hearing the arguments, the Board gave conditional approval to the prior agreement based upon a Worcester DPW sign off regarding sewer capacity.

4. Brook Crossing - Status

Engineer Andrew Liston, Thomson-Liston Associates, briefed the Board on the recent MEPA review of this subdivision. The State has requested a re-evaluation of site access, thus prompting a reconfiguration of the site layout. He discussed the various options as well as how this project relates to the proposed High Meadow project, the 252 unit development that abutts the site.

Members requested that Mr. Liston query the Board in writing. No action was taken.

5. Bancroft Estates - Utility Status

A letter from the Worcester Law Department will be sent to the telephone and cable companies to stimulate action on the poles that need relocation. The Board authorized the Law Department to contact all parties.

6. Fox Hollow - Status Review

Attorney Traynor was authorized to discuss the sidewalk waiver with the parties. The item was tabled.

7. Oak Grove - Status Review

The item was filed.

8. Indian Hill - Status Review

The item was placed on hold.

9. Orton Street - Subdivision Status

The item was for informational purposes only.

10. Clover Street - Street Priority

#3

11. Perkins Terrace - Street Priority

#3

12. Site Plan Review - Communication

Phil Hammond will respond for the Board on this City Council request. The Board feels comfortable with the content of Article 5 of the proposed ordinance and fees it requires no changes or modifications.

13. Zoning On Grafton Street - Communication

Filed

14. Plans To Be Ratified

4231 - Plan of land on Jonathan Circle, owned by R.H. Gallo Inc., signed on 4/12/90.

4232 - Plan of land on Thenius Street, owned by Michael Moore, signed on 4/26/90.

4233 - Plan of land on Plantation Street, owned by Worcester Business Development Corp., signed on 4/26/90.

4234 - Plan of land on Rockrimmon Road, owned by Bank of New England, signed on 4/26/90.

4235 - Plan of land on Route 20/Southwest Cut-off, owned by Ken Perro, signed on 4/26/90.

4236 - Plan of land on Plantation Street, owned by Worcester Business Development Corp., signed on 4/26/90.

4238 - Plan of land on Ernest Avenue, owned by Joseph Zarenba, signed on 5/9/90.

4239 - Plan of land on Vincent Circle, owned by Javelin Trust, signed on 4/26/90.

4240 - Plan of land on Vincent Circle, owned by Javelin Trust, signed on 4/26/90.

4241 - Plan of land on Vincent Circle, owned by Javelin Trust, signed on 4/26/90.

4242 - Plan of land on Medfield Street, owned by Donna Shircliff, signed on 5/9/90.

4243 - Plan of land on Clay Street, owned by Walter Koza, signed on 4/26/90.

4244 - Plan of land on Lorenzo Street, owned by Charles Pace, signed on 4/26/90.

4245 - Plan of land on Boston Avenue, owned by Land Planning Engineering, signed on 4/26/90.

4246 - Plan of land on Goddard Memorial Drive, owned by Gerald Bozanoski, signed on 5/7/90.

4247 - Plan of land on Glezen Street, owned by Jim O'Neil, signed on 5/9/90.

4248 - Plan of land on Marcy Street, owned by McCue and Schmidt, signed on 5/7/90.

4249 - Plan of land on Granite Street, owned by Holy Name H.S., signed on 5/9/90.

4250 - Plan of land on Wildwood Avenue, owned by Dorothy Buxton, signed on 5/9/90.

4251 - Plan of land on Goddard Memorial Drive, owned by Comfred Bank, signed on 5/9/90.

15. Next Meeting Date

June 20, 1990

16. Any Other Business

Phil Hammond presented to the Board a draft zoning map that was requested by the City Council Land Use Committee. The Board acknowledged this transmittal and discussed the need to present a Planning Board Draft Zoning Map to use during the ordinance discussion. The Board supported the action of the OPCD to forward the map to the committee.

Recess

Public Hearing

1. Zoning Ordinance Amendment - Article X

The hearing was opened to discuss the elimination of the frontage calculation by the least setback. There were no comments in opposition or support. The Board recommended approval and transmittal to City Council for advertisement and adoption.

2. Burncoat Park - Definitive Subdivision

Attorney Richard Yurko, for the proponent, and Attorney Brian Buckley, for the neighborhood residents in opposition, presented arguments for each case. The legal explanations focused on whether the plan is a re-submittal or a new plan; whether the appeal process is correct; and whether the plan should or should not be approved.

With the two legal briefs before them the Board decided to review the facts and meet on June 20 to take action.

Regular Meeting

1. Zoning Ordinance Amendment

Approved and sent to City Council for advertisement and adoption.

2. Burncoat Park

Tabled until June 20, 1990.

3. Adjournment