

**Minutes
Worcester Planning Board
April 27, 1994**

I. Regular Meeting - 5:30 p.m., City Hall - Training Room

Planning Board Members Present: John Reynolds
George Russell
Joan Bagley
Joe Sova
Joe McGinn

Staff Present: Karen L. Sherman, OPCD Principal Staff
Michael Traynor, Assistant City Solicitor
Mike Caforio, DPW Engineering
Judith Stolberg, OPCD
David Holden, Code Commissioner

1. **Call to Order.** Chairman Reynolds called the meeting to order at 5:30 p.m.
2. **Approval of Minutes - April 13, 1994** - Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the minutes of April 13, 1994 as written.
3. **83 Valmore Street - Definitive Site Plan Approval**
Trevor Hays, owner of the property, appeared before the Board. Neighbors who were present did not wish to speak. After discussion regarding the slope of the driveways, the motion was made by George Russell and seconded by Joan Bagley to approve the application with the conditions that the driveways be built to DPW standards (14% slope) and standard erosion control measures be in place. The vote was unanimous.
4. **35 Elbridge Street - Parking Plan Approval**
The Chairman read a letter from Suzanne Adams Titisuttibukul which expressed concerns about lighting, trash and traffic exiting on Elbridge Street. Rob Ahlquist, owner of the property, stated her concerns were easily addressed and he would be glad to address them. Discussion ensued as to whether this was an allowed use in the zoning district. The item was continued so the question could be researched. Mr. Ahlquist was asked to work with OPCD on some landscaping options to make the property more aesthetically appealing to the neighborhood.

5. Oak Grove Estates (Ann Road) - Definitive Subdivision Approval Amendment

The Chairman read a letter from the Fire Department which stated there were no objections to the amendment from a public safety perspective. Regarding easement rights of people who have already purchased property in the subdivision, Attorney Moschos stated that the title company will certify that every deed does not have easement rights. Joseph Sova made a motion that the amendment be approved. The motion was seconded by Joan Bagley. Under discussion of the motion, George Russell made a motion to amend the original motion to include the phrase "subject to submission of the title company insurance before the referenced lot is built upon." Joan Bagley seconded the motion to amend. The motion to amend was unanimously approved. The motion as amended was unanimously approved.

6. 4 Pineland Avenue - Definitive Subdivision Approval

Upon a motion by George Russell and seconded by Joan Bagley, the Board voted unanimously to allow the withdrawal of the application. Since it was proven to the Board's satisfaction that buildings were in existence in 1953, the plan was deemed not subject to the Subdivision Control Law. Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to endorse the plan as an Approval Not Required plan with a written notation as to why it is permitted. Upon a motion by Joan Bagley and seconded by Joseph McGinn, the Board voted to release the subdivision covenant.

Flint Pond Village (Phase III) - Release Covenant

Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted to accept the DPW recommendation to set a bond in the amount of \$20,000.00 with a work completion date of October 30, 1994 and a bond expiration date of December 3, 1994.

7. Plans To Be Ratified

Karen Sherman presented the Board with a list of ANR plans which have been signed by Board members and need to be ratified, which included only:

4625 Wildwood Avenue & Wescott Street (signed 4/27/94 by George Russell)

Upon a motion made and seconded, the plan was ratified as presented.

8. Request To Make Public - Monticello Drive West

Upon a motion by Joseph Sova and seconded by George Russell, the Board voted to release the covenant for subdivision lots in Monticello Drive West and to release the performance bond for Monticello Drive West (Section II, Phase One).

9. Request to Make Public - Waban Avenue (from Pine Hill Road to #8 Waban Avenue)

Upon a motion by George Russell and seconded by Joseph Sova, the Board voted to recommend approval of the petition and give it a #4 priority.

10. Review of Draft Open Space and Recreation Plan

Karen Sherman gave the Board the latest draft of the Community Goals Analysis of Needs, Goals and Objectives and Five Year Action Plan section of the plan for their review and comments. Joseph Sova and Joseph McGinn agreed to serve on a subcommittee to review the plan for the Board.

Other Business:

- * Cal Goldsmith appeared before the Board, at its request, to provide an update on Scenic Heights. Phase I is completed. He requested that the November, 1993 \$20,000.00 bond be reduced to \$10,000.00 if they put up an \$80,000.00 bond for perpetual care of the water booster station. The Board agreed that these actions would be done simultaneously with the Law Department preparing the necessary paperwork. The developer is presently working with DPW on phasing.
- * Stephen O'Neil, Director of OPCD, has offered to update the Board on the City's Strategic Planning effort. It was decided that he be asked to attend the next meeting.

Adjournment : The Chairman adjourned the meeting at 7:20 p.m.

Next Meeting: May 11, 1994

APPROVED	
_____, 19____	
DATE OF ENDORSEMENT OF	
APPROVAL	<i>May 25</i> , 19 <i>94</i>
<i>VLS</i>	
WORCESTER PLANNING BOARD	

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED WORCESTER PLANNING BOARD	
DATE _____	

**CITY OF WORCESTER
WORCESTER PLANNING BOARD**

PLEASE TAKE NOTICE

DATE: April 29, 1994

At a meeting held on *April 27, 1994*, the Worcester Planning Board voted unanimously to approve the *Site Plan Approval* application filed by *Trevor K.C. Hays, owner*.

The petition involves the construction of a *two family residence* at a parcel located at *83 Valmore Street, Worcester, Massachusetts*.

Proper notice on *April 13, 1994*, was given for the meeting by the Planning Board.

The *Site Plan Approval* was granted with the following conditions:

- * *The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.*
- * *The site plan should be revised to incorporate DPW's standard of 14% for the two (2) driveway approaches. This revised plan to be submitted to and approved by the Code Commissioner prior to the issuance of building permits.*

Authorized Planning Board Member

Name

Date

Jack T. Reynolds

5-2-94