

**MINUTES**  
**Worcester Planning Board**  
**October 5, 1994**

Planning Board Members Present:     John Reynolds, Chairman  
  George Russell  
  Joan Bagley  
  Joseph Sova  
  Joseph McGinn

Staff Present: Michael Traynor, Law Department  
                  Michael Caforio, DPW Engineering  
                  Alan Gordon, OPCD  
                  Diana Collins, OPCD  
                  Judith Stolberg, OPCD

1.   **Call to Order:** The meeting was called to order at 5:30 P.M.
2.   **Approval of Minutes - September 21, 1994:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted unanimously to approve the minutes.
3.   **Zoning Ordinance Amendment - Limited Residential Hospice House:** Notice of the hearing was read by the Clerk and the Chairman asked if anyone wished to speak in favor or against the petition. Demetrious Moschos, Dr. Allen Ward and Gloria Powaza spoke in favor of the petition. Letters of support were given to the Board to be kept in the file. There was no opposition. Upon a motion by George Russell and seconded by Joseph McGinn, the Board voted to close the hearing. Upon a motion by Joan Bagley and seconded by George Russell, the Board voted to recommend approval of the petition with the following changes:
  - a.   Definition of term "hospice" be added.
  - b.   Special Permit be required in all residential zones.
4.   **Worcester Common Fashion Outlet - Site Plan Approval Amendment:** Upon a motion by Joseph McGinn and seconded by Joseph Sova, the Board voted unanimously to approve the Site Plan Approval amendment.
5.   **126 Bailey Street - Site Plan Approval:** The item was continued to October 19, 1994.
6.   **77 Gold Star Boulevard - Parking Plan Approval:** Upon a motion by Joseph McGinn and seconded Joseph Sova, the Board voted to approve the Parking Plan based on the revised plan dated September 29, 1994 with the following condition:
  - a.   Caution sign be installed and stop line be painted at exit to Gold Star Boulevard.

7. 438 and 444-446 Pleasant Street - Parking Plan Approval: Upon a motion by George Russell and seconded by Joseph McGinn, the Board voted to approve the Parking Plan with the following condition:
  - a. Add landscaping on periphery of lot and provide plan showing greenbelt to the Office of Planning and Community Development by October 19, 1994.
8. Bond Release - Whittier Heights: The item was withdrawn.
9. Plans To Be Ratified: None
10. Other Business:

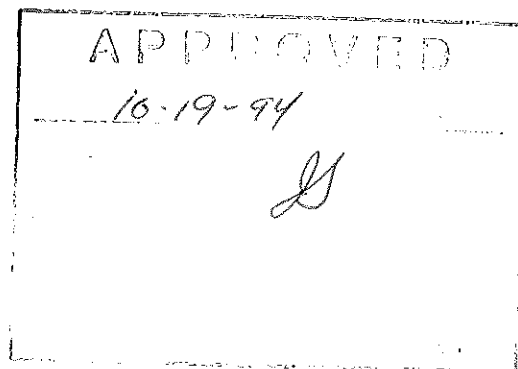
**Zone Change - West & Elbridge Streets:** Upon a motion by George Russell and seconded by Joan Bagley, the Board authorized the Chairman to attend the City Council meeting on this issue to represent the Board.

**Subdivision Regulations:** Upon a motion by Joseph Sova and seconded by Joseph McGinn, the Board voted to authorize advertisement of an amendment to the Subdivision Regulations as it applies to signatures required.

**Zoning Ordinance Amendments:** The Board briefly discussed beginning the process to review the Zoning Ordinance. The Board would like to meet in the afternoon regarding this item.

**Work Completion Dates For Subdivisions:** DPW has requested that the Board contact developers regarding work completion date status of subdivisions delineated in letter from Edward Carrigan dated September 23, 1994 letter.

The Chairman adjourned the meeting at 7:20 P.M.



CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 6, 1994

At a meeting held on October 5, 1994 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Flagship Bank, Owner.

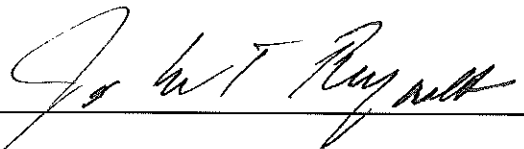
The petition involves the addition to existing building and reconfiguration of parking area (34 spaces) on a parcel located at 77 Gold Star Boulevard, Worcester, Massachusetts.

Proper notice on September 21, 1994 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* A caution sign be installed and a stop line be painted at the exit to Gold Star Boulevard.
- \* The approval is granted subject to the revisions as detailed on the revised Parking Plan dated September 29, 1994.

AUTHORIZED PLANNING BOARD MEMBER,

  
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DATE: 10-11-94

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 6, 1994

At a meeting held on October 5, 1994 the Worcester Planning Board voted unanimously to approve the Amendment to Definitive Site Plan Approval application filed by Worcester Center Realty Trust, Owner.

The petition involves the installation of banners and signs as part of the renovations on a parcel located at 148 Commercial Street, 200 Front Street, 60 Front Street, 100 Front Street, 120 Front Street and 110 Front Street, Worcester, Massachusetts.

Proper notice on September 21, 1994 was given for the meeting by the Planning Board.

The Amendment to Definitive Site Plan Approval was granted with the following conditions:

- \* To the extent that the design of the banners and/or signs are changed from the design shown on the plans, the applicant shall provide written notice thereof to the Board which shall reserve the right to review and approve such changes in accordance with the conditions set forth in the Site Plan Approval and Amendments.
- \* Except to the extent that the Site Plan Approval and previous amendments are amended by this instrument, the Site Plan Approval and previous amendments remain in full force and effect.

AUTHORIZED PLANNING BOARD MEMBER,

  
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DATE: 10-11-94

CITY OF WORCESTER  
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: October 6, 1994

At a meeting held on October 5, 1994 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by John and Olga Baltas, Owners.

The petition involves the conversion of existing shops into a restaurant with a twelve space parking lot on a parcel located at 438 and 444-446 Pleasant Street, Worcester, Massachusetts.

Proper notice on September 21, 1994 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- \* The approval is granted subject to the addition of landscaping on the periphery and the submission of a revised plan showing such greenbelt to the Office of Planning and Community Development by October 19, 1994.

AUTHORIZED PLANNING BOARD MEMBER,

  
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DATE: 10-11-94