

MINUTES
Worcester Planning Board
November 2, 1994

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

Staff Present: Michael Caforio, DPW Engineering
 Alan Gordon, OPCD
 Diana Collins, OPCD
 David Holden, Code Enforcement
 Michael Traynor, Law Department

1. **Call to Order:** The meeting was called to order at 5:30 P.M.
2. **Approval of Minutes - October 19, 1994 and October 26, 1994:** Minutes were not available.
3. **Amendment to Subdivision Regulations:** Notice of the hearing was read by the Clerk. The changes were to Paragraph 25 of Section VI (G) and Paragraph 2 of Section VII (D). There was no opposition. Upon a motion by George Russell and seconded by Joan Bagley, the hearing was closed. Upon a motion by George Russell and seconded by Joan Bagley, the Board voted to amend the Subdivision Regulations (attached).
4. **Zoning Ordinance Amendment - Teen Centers:** Notice of the hearing was read by the Clerk. Councillor Wayne Griffin, Representative John Bienenda, Jack Roy, Patty Lynch, John Sullivan, Jeffrey Sullivan and Tom Malone spoke in favor. No one spoke in opposition. Upon a motion by George Russell and seconded by Joseph Sova, the hearing was closed. The Board requested that OPCD and the Law Department define the term "Teen Center" and report back to the Board. The item was tabled until the November 16, 1994 meeting.
5. **126 Bailey Street - Site Plan Approval:** Continued to the November 16, 1994 meeting.
6. **851-861 Grafton Street - Site Plan Approval:** Continued to the November 16, 1994 meeting.
7. **18 Bel Air Street - Site Plan Approval:** Upon a motion by Joseph McGinn and seconded by Joan Bagley, the Board voted to approve the Site Plan with the following conditions:
 - * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance, particularly whether the parcel's otherwise deficient frontage is exempt under MGL, Ch. 40A, s. 6.

* The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

8. Review of Subdivision Work Completion Time Extension Requests:

Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted time extensions with accompanying updates of the performance security with the Law Department as follows:

Villages of Moreland Green - Phases II, III & IV: November 1, 1995

Eustis Street Extension (Northgate): November 1, 1995

Wentworth Manor (Catalpa Circle): June 1, 1995

Orton Street Extension: May 31, 1995

9. Oak Grove Estates - Subdivision Topography Review: Continued to November 16, 1994 meeting.

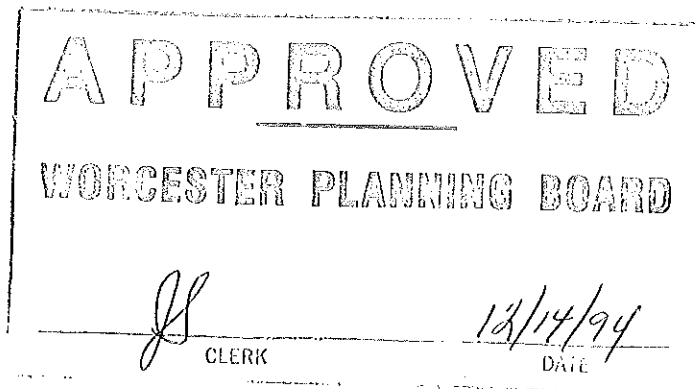
10. Plans To Be Ratified:

#4654 Prescott Street
#4655 Monticello Drive West

COMPREHENSIVE PLANNING DISCUSSION:

An informal discussion regarding Site Plan Approval Regulations, Parking Plan Approval Regulations and Subdivisions ensued. No formal actions were taken. Alan Gordon will report back to the Board in January regarding any substantive recommendations.

The Chairman adjourned the meeting at 7:30 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: November 9, 1994

At a meeting held on November 2, 1994 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Harold and Irene Rudnick, Owners.

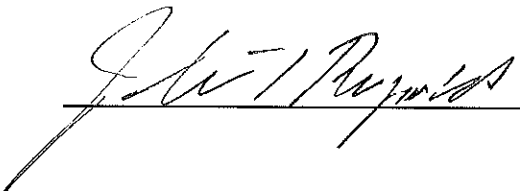
The petition involves the construction of a single family home on a lot which will be altered so as to create slopes of 15% or steeper on a parcel located at 18 Bel Air Street, Worcester, Massachusetts.

Proper notice on October 19, 1994 was given for the meeting by the Planning Board.

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

- * Subject to the Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance, particularly whether the parcel's otherwise deficient frontage is exempt under MGL, Ch. 40A, s. 6.
- * The appropriate soil erosion and sediment control measures should be installed and maintained throughout construction to the satisfaction of the Code Commissioner.

AUTHORIZED PLANNING BOARD MEMBER,



DATE: 11-16-94