

MINUTES
Worcester Planning Board
March 12, 1997

Planning Board Members Present: George Russell
 Joseph Sova
 Joan Bagley
 Joe Boynton
 Samuel Rosario

Staff Present: Paul Moosey, DPW Engineering
 Michael Caforio, DPW Engineering
 Joseph Mikielian, Code Enforcement
 Alan Gordon, OPCD
 Judith Stolberg, OPCD
 Diana Collins, OPCD
 Stephen Madaus, Law Department

Regular Meeting (5:30 P.M.) - Council Chambers, City Hall

1. **Call to Order:** Chairman George Russell called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted to approve the minutes of the February 26, 1997 meeting.
3. **193 Park Avenue - Zone Change (RL-7 to BL-1.0):** Notice of the hearing was read by the Clerk. Peter Lukes and Mark Parent spoke in favor of the petition. No one spoke in opposition. Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to close the hearing. Upon a motion by Joan Bagley and seconded by Joe Boynton, the Board voted unanimously to recommend the zone be changed to a BO-1.0 for the lot at 193 Park Avenue since the contiguous property is BO-1.0, a more restrictive zoning designation than BL-1.0.
4. **Railroad Site Near Greendale Mall (Whiteco Outdoor Advertising) - Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to approve the request of the proponent for leave to withdraw without prejudice.
5. **2 Pullman Street (D.R. Poulin Construction, Inc.) - Amendment To Site Plan Approval:** Upon a motion by Joseph Sova and seconded by Joan Bagley, the Board voted unanimously to approve the amendment to the site plan approval with the following conditions:
 - * All comments in the March 6, 1997 letter from the Department of Public Works be addressed to the satisfaction of said department.

- * Subject to Zoning Enforcement Officer's determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.
 - * The appropriate soil erosion and sediment control measures, including hay bales and silt fence, should be installed and maintained throughout construction to the satisfaction of the Director of Code Enforcement.
6. Dana Avenue - Sewer Petition: Upon a motion by Joseph Sova and seconded by Samuel Rosario, the Board voted to recommend a Priority 1 based upon the recommendation of OPCD and DPW.
 7. Delmont Avenue - Request To Make Public: Upon a motion by Joan Bagley and seconded by Samuel Rosario, the Board voted to recommend a Priority 1 based upon the recommendation of OPCD and DPW.
 8. Plans To Be Ratified: Upon a motion by Joan Bagley and seconded by Joseph Sova, the Board voted unanimously to ratify the following Approval Not Required plans:
 - #4813 - North Pond Road
 - #4814 - Hammond Street/Beacon Street

Other Business: None

The Chairman adjourned the meeting at 5:55 P.M.



CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: February 27, 1997

At a meeting held on February 26, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by CMS Partners, LLC.

The petition involves the construction of a seven single family homes on Lots 1,2,3,5, 51, 52 & 70 in the subdivision known as Scenic Heights on land with 15% or more slope on a parcel located at Foxmeadow Drive, Worcester, Massachusetts.

Proper notice on February 12, 1997 was given for the meeting by the Planning Board.

The 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.
- * 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:

3-12-97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: February 27, 1997

At a meeting held on February 26, 1997 the Worcester Planning Board voted unanimously to approve the request of the applicant for Leave to Withdraw Without Prejudice the Site Plan Approval application filed by Shaw's Realty Trust.

The petition involves the construction of a supermarket including a bank, dry cleaner and pharmacy with 328 parking spaces on a parcel located at 72 Pullman Street, Worcester, Massachusetts.

AUTHORIZED PLANNING BOARD MEMBER

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be the name of the authorized planning board member.

DATE: 3-12-97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: February 27, 1997

At a meeting held on February 26, 1997 the Worcester Planning Board voted unanimously to approve the Parking Plan Approval application filed by Brendan & Claire O'Connor.

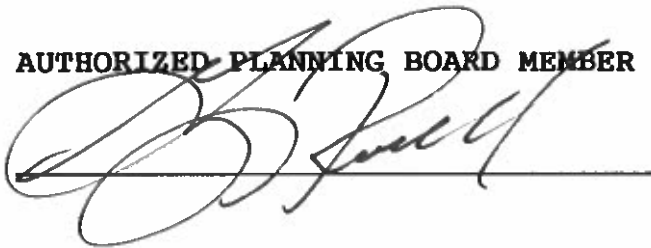
The petition involves a reconfiguration of the existing parking lot to maintain present capacity of 102 parking spaces by using forty-eight (48) compact spaces and fifty-four (54) full spaces in order to accommodate an extension of the kitchen to be constructed at the rear of the existing restaurant on a parcel located at 1160 West Boylston Street, Worcester, Massachusetts.

Proper notice on February 12, 1997 was given for the meeting by the Planning Board.

The Parking Plan Approval was granted with the following conditions:

- * Dumpster and lighting be labelled on plan.
- * Changes in striping be shown on plan.
- * Entrance sign be moved and shown on plan.
- * Revised plan be submitted to Office of Planning and Community Development prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER



DATE: 3-12-97

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: February 27, 1997

At a meeting held on February 26, 1997 the Worcester Planning Board voted unanimously to approve the Amendment to Definitive Site Plan Approval application filed by National Development of New England.

The petition involves the waiver of requirement to install the physical barrier circumscribing the Papa Gino's property which was a condition of the original site plan approval on a parcel located at 867-949 Grafton Street, Worcester, Massachusetts.

Proper notice on January 24, 1997 was given for the meeting by the Planning Board.

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

- * Implementation of Condition #3 of the original site plan approval granted January 10, 1996 be delayed for a twelve month period commencing from the date of the Certificate of Occupancy issued to Stop n Shop in order for Papa Gino's to implement its site plan approval conditions.

AUTHORIZED PLANNING BOARD MEMBER,

James H. Bagley

DATE:

Mar 12, 1997

CITY OF WORCESTER
PLANNING BOARD DECISION

PLEASE TAKE NOTICE

DATE: February 27, 1997

At a meeting held on February 26, 1997 the Worcester Planning Board voted unanimously to approve the Definitive Site Plan Approval application filed by Papa Gino's, Inc.

The petition involves the parking configuration, curb cut consolidation and traffic patterns on a parcel located at 915 Grafton Street, Worcester, Massachusetts.

Proper notice on February 19, 1997 was given for the meeting by the Planning Board.

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

- * Curb cut on Grafton Street be for entrance only with appropriate signage stating "Do Not Exit".
- * Two speed bumps be installed, one at the back entrance and one at the side entrance.
- * Approval be for a twelve month period commencing from the date of the Certificate of Occupancy issued to Stop n Shop since implementation of Condition #3 of Perkins Farm Marketplace site plan approval is contingent upon the implementation of this site plan approval during the same 12 month period.
- * Revised plan be submitted to Office of Planning and Community Development prior to release of written decision to proponent.

AUTHORIZED PLANNING BOARD MEMBER,

Jan H. Bagley

DATE: Mar. 12, 1997