

Minutes  
Worcester Planning Board  
January 23, 1991

Planning Board Members Present:

John Reynolds, Vice Chairman  
George Russell  
Michael Lopardo

Staff Present:

Francis Donahue, BLUC  
Philip S. Hammond, OPCD  
David J. Dunham, OPCD  
James E. Fassler, OPCD  
Robert Moylan, Jr., DPW  
Michael Traynor, Law Dept.

1. Call to Order - Vice Chairman Reynolds called the meeting to order at 1:10 P.M.
2. Worcester City Council Land Use Committee Zoning Ordinance Report - George Russell lead the discussion of the ordinance report and staff clarified certain provisions. In particular, Mr. Russell asked for two (2) changes:
  1. Page 33 - Table of Uses 4.1: #23, in a BL-1.0 zone, a retail use with greater than 50% display space outdoors, would be changed from No (N) to Special Permit (SP).
  2. Page 55 - Off-street Parking Requirement - Table 4.4: Increased the parking space requirement for clubs, lodges and other non-profit/profit land uses to 2.50 spaces per 350 sq.ft. of gross floor area, up from 1.00 space per 350 sq.ft.

The Board felt comfortable with the intent and form of the report. They agreed unanimously to make the two (2) changes offered by Mr. Russell.

Next, the Board voted unanimously to transmit this report as an ordinance to the full City Council to begin the adoption process. They also recommended three (3) zoning changes to make the existing zoning map (March, 1983 as amended) consistent with the ordinance. The Board asked that the Council schedule a joint City Council/Planning Board public hearing to expedite the ordinance adoption process.

3. Worcester Subdivision Regulations - Upon receipt of model subdivision regulations on design standards from Robert Moylan, the Board deferred discussion of these items. They scheduled a meeting on February 14 to review the DPW submittal and how it relates to Worcester's subdivision regulations. Meanwhile, the OPCD will generate a discussion document to aid in the review.

4. Adjournment - With no other business the Board adjourned at  
2:45 P.M.

Next Meeting: February 14, 1991 - Subdivision Regulations  
February 20, 1991 - Regular Meeting

# CITY OF WORCESTER, MASSACHUSETTS



WILLIAM J. MULFORD  
City Manager

STEPHEN F. O'NEIL  
Director

Telephone  
799-1400

## EXECUTIVE OFFICE OF THE CITY MANAGER OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

455 MAIN STREET, ROOM 309  
WORCESTER, MASSACHUSETTS 01608-1885

### Public Meeting Notice

Worcester Planning Board

Wednesday, January 23, 1991  
1:00 P.M.

Bureau of Land Use Control  
25 Meade Street  
Worcester, Massachusetts

### Agenda

1. Call to Order
2. Worcester City Council Land Use Committee Zoning Ordinance Report
3. Worcester Subdivision Regulations
4. Any Other Business
5. Adjournment

All meetings of the Worcester Planning Board are accessible to handicapped persons.

# Memorandum

Executive Office of City Manager  
Office of Planning and Community Development

**Date:** January 10, 1991  
**To:** William J. Mulford, City Manager  
**From:** Stephen F. O'Neil, Director  
**Subject:** Zoning Ordinance Report

Attached please find twenty (20) copies of the Zoning Ordinance Report with the changes as recommended by the City Council Land Use Committee. In addition, all of the changes recommended by the committee have been listed on the attached summary sheet.

The City Clerk's Office has requested these copies for transmittal to the full City Council for their next meeting (Tuesday, January 15, 1991).

Please advise if you have any questions.

/jis  
Attachments

*Stephen O'Neil*

City Council Land Use Committee

Recommended Changes

Worcester Planning Board Zoning Ordinance Report

Article I - General Provisions

Changes to definitions - Article I, Section 2 - Definitions

Added definition for earth moving/earth alteration. - Page 6

Added definition for flea market. - Page 8

Article II - Administration and Procedure of Enforcement

Clarified language about the basis for an appeal - Article II, Section 7-4(A) - Page 21

Persons aggrieved: An appeal may be taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of MGL Chapter 40A, by the Central Mass Regional Planning Commission, or by any person including an officer or board of the City, or of an abutting City or town aggrieved by an order or decision of the Code Commissioner, or an order or decision of the Planning Board under site plan approval, or other administrative official in violation of MGL Chapter 40A or of this Ordinance.

Article III - Zoning Districts

Article III, Section 1

Accepted the concept of institutional zoning districts. - Page 27  
IN-S - Colleges and Universities  
IN-H - Hospitals

Agreed with the elimination of outdated ML-4.0 and MG-4.0 districts. Recommended that these districts be re-zoned. - Page 27

Approved the recommendation for three (3) new overlay zones: Mixed Use Development, Airport Environs and Water Resource Protection Overlay. - Page 27

Article IV - Use Regulations

Article IV, Section 2 - Permitted Uses

Changes to Use Table 4.1 - Pages 30-35

\* Single family uses excluded in a BG-6.0 zone (downtown).

Changes to Use Table 4.1 (Continued)

- \* Low-rise dwelling requires Special Permit in IN-S and IN-H zones.
- \* Radio/television transmission towers allowed by right in BG-6.0 zone rather than by Special Permit.
- \* Adult book store requires Special Permit in BG-6.0 zone.
- \* New category created for bank and/or credit union drive-in/drive thru which will require a Special Permit in BG-6.0 zone.
- \* Clarified distinction between motor vehicle sales versus motor vehicle service. Motor vehicle service and repair now requires Special Permit in BG-6.0 zone. Auto rental agency is now allowed by right in BG-6.0 zone.
- \* Certain manufacturing uses allowed in IP-0.33 zones (industrial parks).
- \* Flea markets allowed by Special Permit in BG-6.0 zone.
- \* Residential uses allowed in IN-S and IN-H zones.

Article IV, Section 4 - Dimensional Controls

Changes to Table 4.2 - Pages 37-38

- \* In RG-5.0 zones a low-rise multi-family dwelling is limited to three plus (3+) stories or fifty (50) feet. High-rise multi-family uses are limited to eight plus (8+) stories or ninety (90) feet.
- \* In IN-S zones uses are required to be set back one hundred (100) feet from the nearest property line. Moreover, any structure between one hundred and one (101) feet and one hundred seventy five (175) feet cannot be any higher than the height limitation imposed by the most restrictive abutting zone.

Article IV, Section 7 - Off Street Parking Requirements

Changes to Table 4.4 - Page 55

- \* A separate measurement for lodging houses which requires .50 spaces per licensed bed.
- \* An increase in the requirement for dormitories, .66 spaces per bed up from .25 spaces per bed.
- \* Space requirements for college/university classrooms increased to ten (10) spaces per classroom from two (2) spaces per classroom.

Changes to Table 4.4 (Continued)

- \* To clarify parking space requirements, removed category on housing for the elderly. All non-subsidized elderly housing must comply with the standard parking requirement of two (2) spaces per unit.
- \* Space requirements for hospitals were increased to two (2) spaces per inpatient bed up from one (1) space and four (4) spaces for each outpatient treatment room up from three (3) spaces.

Recommended that:

- \* One (1) parking space per residential unit be required in BG-6.0. Normally no accessory parking is required in this district. - Page 56
- \* In Section 7(A) additions to existing buildings and land uses may apply excess parking. However, in Institutional Zones any new addition must create new spaces. A use in an Institutional Zone cannot apply excess parking to a new addition. - Page 52

Article V - Site Plan Approval

Recommended that:

- \* Site Plan Approval will be required for all uses meeting the thresholds (Table 5.1) not just new uses. Article V, Section 2 - Page 64
- \* Site Plan Approval is required for all structures and/or substantial improvements that lead to a structure being used and operated as a lodging house. Article V, Section 2-3 - Page 63
- \* Site Plan Approval thresholds (Table 5.1) for all residential uses were lowered to three (3) units from a Planning Board recommendation of four (4) units. Article V, Section 2 - Page 64
- \* The site plan slope calculation threshold was adjusted to include any area of earth moving or earth alteration per the Article I definition. Article V, Section 2 - Page 64
- \* A Site Plan Approval coordination function would be performed by a designee of the City Manager. Article V, Section 3-2 - Page 65
- \* The process for Site Plan Approval appeals was clarified. Appeals go before the Zoning Board of Appeals for action. To overturn an appeal or disapproval there must be four (4) votes of the ZBA. Article V, Section 5-3(B) - Page 71

Article V - Site Plan Approval (Continued)

Recommended that:

- \* There be stricter control of site and construction control/management under Site Plan Approval to eliminate public safety threat. Article V, Section 5-2(P) - Page 70

Article VI - Floodplain Overlay District

Committee agreement with Planning Board.

Article VII - Inclusionary Zoning

Recommended that:

- \* The Ordinance remove the provision that allows a developer to make a cash payment in lieu of constructing affordable units. Article VII, Section 2-2 - Page 80
- \* The Ordinance limit the Special Permit density bonus allowed. In an RG-5.0 zone a bonus can be given up to a fifteen percent (15%) maximum to prevent overcrowding. In other zones a density bonus by Special Permit is allowed equal to the percent of affordable units plus five percent (5%) up to a maximum of twenty-five (25%). Article VII - Page 80

Article VIII - Cluster Zoning

Recommended that:

- \* The Ordinance eliminate the provision for a density bonus for affordable housing. Therefore, cluster zoning could not be combined with inclusionary zoning to get a double density bonus. Page 83

Article IX - Mixed Use Development Overlay Zone

Agreed with concept as proposed by Planning Board. To implement, the committee recommended designating the downtown CARD area as the overlay zone boundary. - Page 87

Article X - Continuing Care Retirement Community

Agreed with Planning Board recommendation. Again, to prevent overcrowding, the density bonus is limited to a maximum fifteen percent (15%) in RG-5.0 zones. Article X, Section 4 - Page 92

Article XI - Airport Environ

Agreed with Planning Board recommendation. - Page 95



Article XII - Water Resource Protection Overlay District

Agreed with Planning Board recommendation. - Page 98

Article XIII - General Application of Regulations

No recommended change to Planning Board Ordinance Report.  
Page 106

Article XIV - Legal Effect

No change to Ordinance Report. - Page 113



CITY OF WORCESTER

FROM CITY CLERK

IN CITY COUNCIL *January 15, 1991*

*returned*

# 7 ~~TO~~ TO Planning Board  
*with amendments as enclosed, and further they consider holding a joint hearing with the City Council on the Zoning Depto as amended as enclosed*

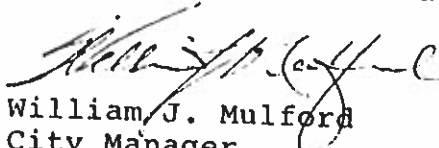
January 30, 1990

TO THE HONORABLE, THE CITY COUNCIL  
OF THE CITY OF WORCESTER

COUNCILORS:

The attached Zoning Ordinance Report Compiled  
By The Special Zoning Ordinance Review Committee,  
received from the Chairman, Carl H. Koontz, is forwarded  
for the information of your Honorable Body.

Respectfully submitted,

  
William J. Mulford  
City Manager

# City of Worcester

In Committee January 7, 1991

The Committee on Land Use to whom was referred January 30, 1990 the Communication of the City Manager transmitting Zoning Ordinance Report Compiled by the Special Zoning Ordinance Review Committee, received from the Chairman, Carl H. Koontz, having considered the same, most respectfully reports recommending the Communication and Report be returned to the Planning Board with amendments as enclosed, and further recommending they consider holding a joint hearing with the City Council on the Zoning Report as amended as enclosed.

For the Committee,



Clerk

## City of Worcester

Pursuant to a vote of the Committee on Land Use, Be It

**Ordered:** *That* upon receipt of communications of the Planning Board, Zoning Board of Appeals, Code Inspection Department and the Office of Planning and Community Development, the City Council shall conduct a review of the Zoning Ordinance as ordained in City Council in 1991, one year from the date of ordination, to review any problems which may have arisen from implementation of same.

In City Council

Order Adopted

A Copy. Attest:

January 15, 1991

Robert J. O'Keefe, Clerk

*Robert J. O'Keefe*  
City Clerk

**City of Worcester**

FROM CITY CLERK

IN CITY COUNCIL January 15, 1991

REFERRED TO Planning Board

Ordered: That the City Council be and they are hereby requested to consider the establishment of a special zone to restrict the pond area of all ponds and lakes in Worcester for conservation or passive recreation only. The line of said water bodies to be determined by the contour line of the dam controlling the pond.

Joint ref.

notice

1) City Clerk  
matter

14

P/B 65 days. heavy  
matter per.

21 days.

Jan 15 - #35 - Comit Calendar

~~#17~~ Report Land Use

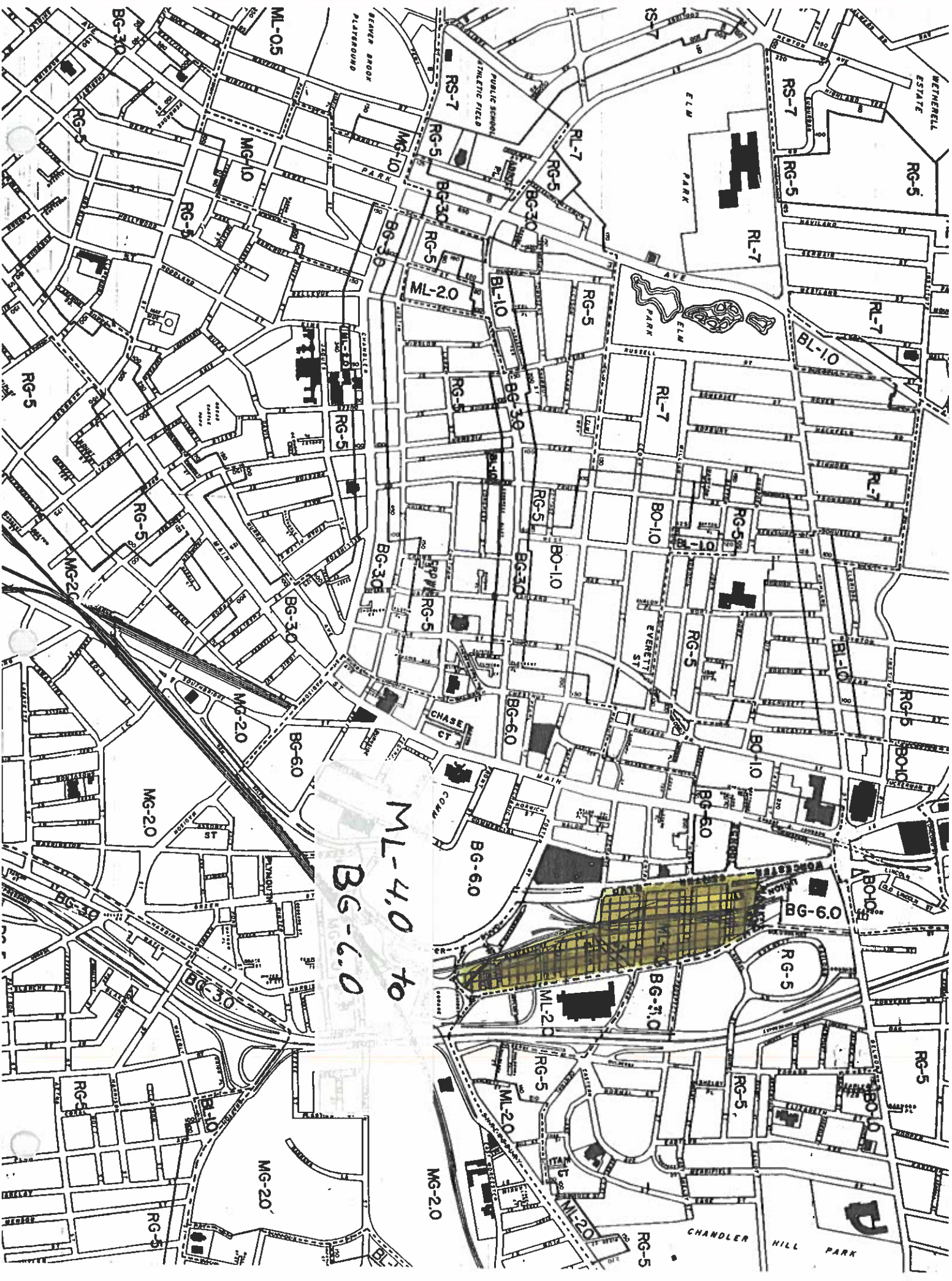
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55 copies

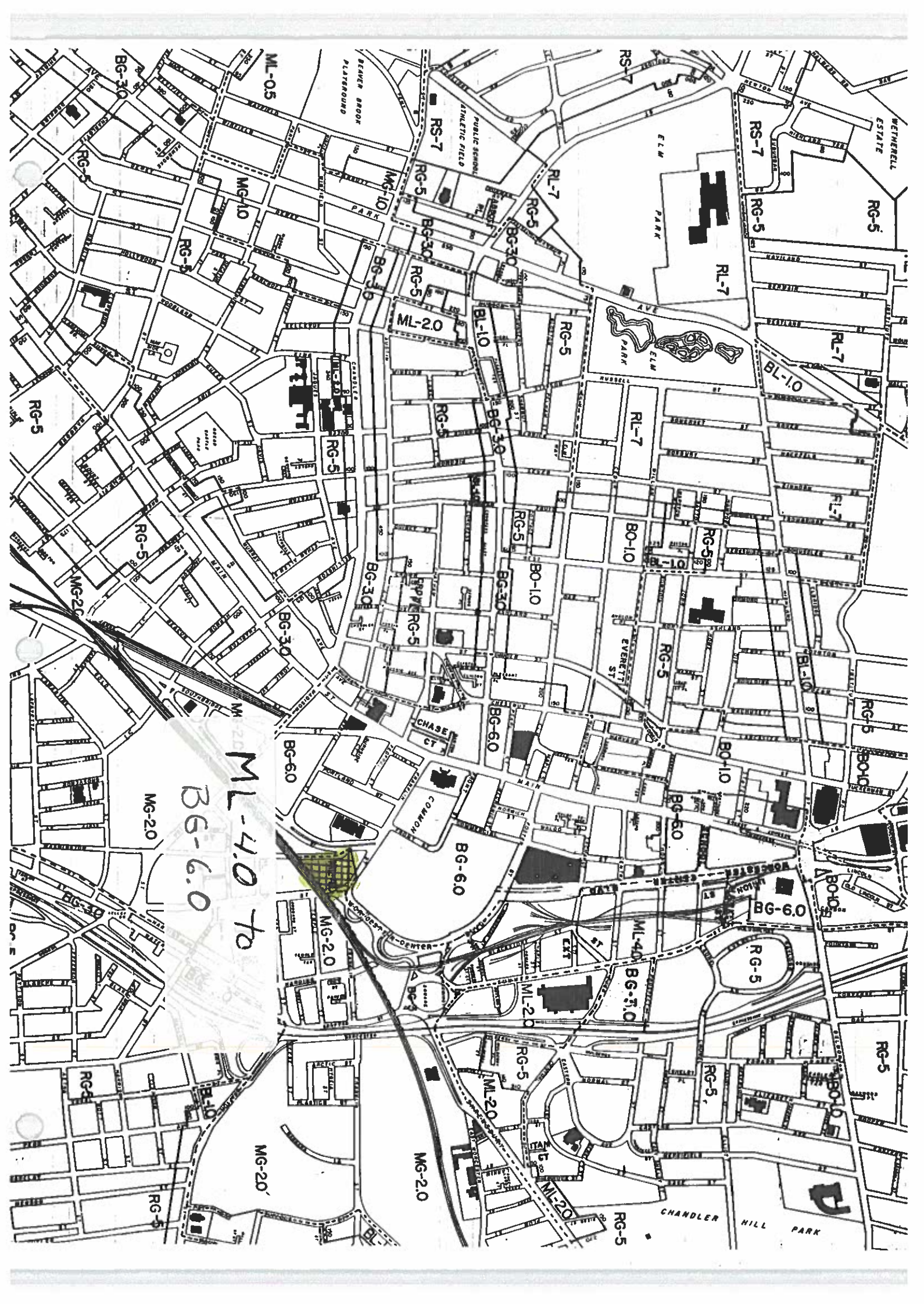












ML-4.0 to  
BG-6.0

MG-20

BG-60

BG-6.0

RG-5

MG-20

RG-5

CHANDLER HILL PARK