

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER  
March 24, 2011**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Thomas Constantine, Chair  
Timothy McCann, Vice-Chair  
Peter Schneider  
Janet Merrill  
Kevin Provencher

**Staff Present:** Edgar Luna, Division of Planning & Regulatory Services  
Paul Morano, Division of Economic Development  
Kristen Garza, Division of Economic Development

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER:**

Chair Constantine called the meeting to order at 5:30 P.M.

**MINUTES:**

Mr. Luna informed the Commission that the pending minutes from previous meetings will be submitted at a later date.

**UNFINISHED BUSINESS:**

- 1. 75 Quinsigamond Avenue (HC-2011-005) – Building Demolition Delay Waiver:** Jon Weaver and Roberta Brian from Worcester Business Development Corporation (WBDC), and Taya Dixon from Epsilon Associates, representatives for New Garden Park Inc., petitioner, presented the petition. Ms. Dixon stated that the petitioner was seeking Building Demolition Delay Waiver approval to demolish all structures located on site, which was formerly known as the Commonwealth Bakery building. She also indicated that it had been determined that the buildings on site must be demolished in order to remediate hazardous contamination on the parcel. Jon Weaver informed the Commission that the approximately 46,800 square-foot building complex included several buildings constructed in stages from 1919 to 1978 and indicated that the buildings had been vacant for approximately 15 years. In addition, he stated that the petitioner had considered incorporating some of the existing buildings into the redevelopment of the site; however, an environmental assessment conducted on site identified soil and groundwater contamination with hazardous materials such as lead and chromium, as well as approximately 6-10 underground storage tanks whose contents had not yet been fully determined. Mr. Weaver informed the Commission that WBDC had worked closely with the City to secure \$400,000.00 of EPA grants for the project, that are part of the Federal

**Exhibit A: Application submitted by New Garden Park Inc. dated February 22, 2011 and received February 24, 2011.**

**Exhibit B: Memo from Joel Fontane to the Historical Commission regarding the Building Demolition Delay Waiver petition for 75 Quinsigamond Avenue, dated March 23, 2011.**

- 2. 53 May Street (HC-2011-006) – Building Demolition Delay Waiver:** Sandra Katz, Rental Agent for the petitioner and Ilan Karmi, owner and representative for Stockton Realty, LLC, petitioner, presented the petition. Mr. Karmi indicated that he was seeking



**Exhibit A: Application submitted by Stockton Realty, LLC dated April 4, 2010 and received April 4, 2011.**

**OTHER BUSINESS:**

- 3. 93 Grand Street – Presentation by Douglas Kelleher, Epsilon Associates:** Michael Pagano from Lamoureux and Pagano Architects and Douglas Kelleher from Epsilon Associates presented the petition of a proposed redevelopment plan for 93 Grand Street, formerly an integral part of the Crompton and Knowles Loom Works Factory. Mr. Kelleher stated that Epsilon Associates was working with Main South Community Development Corporation and The Community Builders in their pursuit of historic rehabilitation tax credits to redevelop the site. He indicated that in order to qualify for such funding, the site would need to be eligible for listing in the National Register of

**Exhibit A: Letter from Douglas Kelleher from Epsilon Associates to the Historical Commission dated March 21, 2011 and received March 21, 2011**

**MEETING ADJOURNMENT:**

Meeting adjourned at 6:40 PM.