

WORCESTER PLANNING BOARD  
WORCESTER CITY COUNCIL  
LAND USE COMMITTEE

November 25, 1991  
7:00 P.M.  
City Council Chambers  
City Hall

Members Present:           John Reynolds, Chairman  
                              George Russell  
                              Joan Bagley  
                              Thomas O'Connor

City Councillors:         John Anderson, Chairman  
                              Raymond Mariano  
                              Paul Clancy

Staff:                     Stephen O'Neil, Director  
                              Philip Hammond  
                              David Dunham

Jointly, the Chairmen called the hearing to order and solicited comment on the Worcester Planning Board Zoning Map recommendations (attached).

Following extensive comment and review, which focused on institutional zones, the Board and the Committee voted to continue the hearing until December 2, 1991 at 4:00 P.M. at the City Council Chambers.

Attachment



WORCESTER PLANNING BOARD ZONING MAP AMENDMENTS

<u>LOSS</u>			<u>Before</u>	<u>After</u>
-2	AC	West Boylston St./Cumberland Rd./Apthorp St. Re-zone RL-7 to BL-1.0	3 AC	5 AC
		<b>The Summit</b>		
-35.3	AC	Re-zone RL-7 and RS-7 to BL-1.0	23.6 AC	59.6 AC
- 6.1	AC	Re-zone ML-0.5 to BL-1.0	23.6 AC	59.6 AC
- 2.0	AC	Re-zone RS-7 to BL-1.0	23.6 AC	59.6 AC
		<b>West Mountain Street</b>		
-		Adjust ML-0.5 zone line to I-190 roadway centerline		
- 2.2	AC	Re-zone RL-3.0 to RS-7	2.1 SM	2.65 SM
-23.3	SM	Re-zone ML-0.5 and MG-0.5 to RS-7 (3 locations)	23.3 SM	2.65 SM
-		Re-zone ML-0.5 to MG-0.5	.32 SM	.28 SM
-		Re-zone BL-1.0 and ML-0.5 to MG-0.5	.32 SM	.28 SM
		<b>Toronita Ave./Phoebe Way</b>		
- .20	SM	Re-zone RL-7 to RS-7	2.1 SM	2.65 SM
- .21	SM	Re-zone RS-10 to IN-S (Assumption College)	0	.21 SM
- 5.4	AC	Re-zone RS-10 to RS-7		2.65 AC
		<b>Shore Drive</b>		
-14.5	AC	Re-zone ML-0.5 to RS-7	2.1 SM	2.65 SM
		<b>Salisbury Street</b>		
- .21	SM	Re-zone RS-10/RS-7 to IN-S (Assumption College)	0	.21 SM
		<b>West Boylston Street</b>		
-9.3	AC	Re-zone RG-3.0 to BL-1.0	23.6 AC	59.6 AC
-48.6	AC	Re-zone RS-7 to IN-S (Quinsigamond Community College)	0	48.6 AC
-4.3	AC	Re-zone RG-3.0 to BL-1.0	24.1 AC	28.4 AC
		<b>I-190</b>		
-14.6	AC	Re-zone ML-0.5 and MG-0.5 to RS-7 (3 locations)	2.1 SM	2.65 SM
- .01	SM	Re-zone ML-0.5 and MG-0.5 to MG-1.0	.29 SM	.30 SM
-1.5	AC	Re-zone MG-1.0 to RG-5 (2 locations)	48.9 AC	46.6 AC
2.1	AC	Re-zone RG-5 to MG-1.0	.29 SM	.30 SM
		<b>Greenville Mall</b>		
-45.7	AC	Re-zone MG-2.0 to RG-3.0	0	.16 SM
		<b>East Mountain Street</b>		
-57.4	AC	Re-zone RS-7 and RL-7 to RG-5	0	57.4 AC
-4.5	AC	Re-zone RL-7 to RS-7	2.28 SM	2.65 SM
- .17	SM	Re-zone RL-7, ML-0.5 and IP-0.33 to RG-2.0	0	.17 SM
		<b>Lincoln Village</b>		
- .11	SM	Re-zone RL-7 to RG-5	0	.11 SM
- .14	SM	Re-zone RL-1.0 to RG-4.0	0	.14 SM
- .20	SM	Re-zone RS-7 to RL-7	.17 SM	.20 SM

LOGSBeforeAfter

		<u>Before</u>	<u>After</u>
	Plantation Street/Poor Fann Brook Area		
- .25 SM	Re-zone RI-7 to DO-2.0	0	.25 SM
- .17 SM	Re-zone RS-7 to DO-2.0	0	.17 SM
	Plantation Street/UMASS Area		
-18.3 AC	Re-zone RS-7 to RG-5	0	18.3 AC
- .14 SM	Re-zone RS-7 to RG-2.0 (Belmont Home, Worcester State Hospital)	0	.14 SM
- .13 SM	Re-zone RL-7 and ML-1.0 to IN-H (UMASS Medical Center)	0	.13 SM
- .08 SM	Re-zone RS-7 to ML-0.5	.24 SM	.32 SM
-19.4 AC	Re-zone ML-1.0/MG-2.0 to DG-3.0	0	19.4 AC
	Mill Street		
-6.2 AC	Re-zone ML-1.0 to RS-7	4.25 SM	4.23 SM
	Chandler Street/May Street		
-55.8	Re-zone RS-7 to IN-S (Worcester State College)	0	55.8 AC
	May Street/June Street/Lovell Street Area		
-27.2 AC	Re-zone RS-7 to IN-H (Fallon/Fairlawn)	0	27.2 AC
-1.4 AC	Re-zone RL-7 to BL-1.0 (2 locations)	24.5 AC	33.2 AC
	Elm Park		
-3.7 AC	Re-zone RS-7 and RL-7 to DO-1.0 (2 locations)	0	3.7 AC
- .14 SM	Re-zone RL-7 and RG-5 to IN-S (WPI)	0	.14 SM
	Park Avenue/Chandler Street		
-9.8 AC	Re-zone ML-0.5 to BL-1.0	25.9 AC	33.2 AC
-41.6 AC	Re-zone ML-0.5 and MG-1.0 to FG-4.0	0	41.6 AC
-12.3 AC	Re-zone MG-1.0 to BG-3.0	0	.20 SM
-42 AC	Re-zone RG-5, ML-2.0 and RL-1.0 to FG-3.0	17.6 AC	.20 SM
-1.1 AC	Re-zone ML-0.5 to RL-7	.36 SM	.36 SM
	Park Avenue/Maywood Street		
-18.7 AC	Re-zone BG-3.0 to BL-1.0	0	18.7 AC
	Coes Square		
-18.8 AC	Re-zone BG-3.0 to BG-2.0	0	.13 SM
	City Hospital		
-14.5 AC	Re-zone RG-5 to IN-H (Worcester City Hospital)	0	14.5 AC
	Newbury Street/Congress Alley		
- .4 AC	Re-zone BL-1.0 to RG-5	.11 SM	54.5 AC
	Downtown/Central Business District		
-	Re-zone BG-3.0 and RG-5 to FG-6.0	.29 SM	.51 SM
-	Re-zone DO-1.0 to FG-6.0 (3 locations)	.29 SM	.51 SM
-	Re-zone BG-3.0 to FG-6.0	.29 SM	.51 SM
-	Re-zone ML-2.0 to FG-6.0	.29 SM	.51 SM
-	Re-zone FG-3.0 to FG-6.0	.29 SM	.51 SM
-	Re-zone MG-2.0 to FG-6.0 (2 locations)	.29 SM	.51 SM

LOSS

Before      After

-8	AC	State Mutual Re-zone RS-7 to BO-1.0	42 AC	53 AC
-3.3	AC	Lincoln Street/Cozy Corner Re-zone RG-5 and RS-7 to BL-1.0	9.5 AC	47.4 AC
-1.22	SM	Worcester Airport Re-zone RI-7, BL-1.0 and IP-0.33 to A-1	0	1.22 SM
-4.23	AC	Tatnuck Square Re-zone RS-7 to BL-1.0	20.27 AC	24.5 AC
-26.7	AC	West Boylston Street/Gold Star Boulevard Re-zone MG-2.0 and MG-1.0 to RG-3.0	27.6 AC	.16 SM
-5.3		Re-zone RG-5 and RI-7 to BL-1.0	0	5.6 AC
-8	AC	Park Ave./Sagamore Road Re-zone RI-7 to BO-1.0	0	5.8 AC
-5.0	AC	Re-zone RS-10 to BO-1.0	0	5.8 AC
-3	AC	Institute Park Re-zone RS-10 to RS-7	.27 SM	.27 SM
-1.14	SM	Re-zone RS-10, RI-7 and RG-5 to IN-S (WPT)	0	.14 SM
-14.5	AC	Grove Street/Northworks Re-zone BO-1.0, RI-7, MG-2.0 and RG-3.0 to DG-2.0	0	14.5 AC
-2.21	SM	Lincoln Square Re-zone BO-1.0 to DG-6.0	.29 SM	.51 SM
-7.6	AC	Lincoln Street/Catherine Street Re-zone BL-1.0 and BL-1.0 to BO-1.0	0	22.9 AC
-		Lincoln Street/Green Hill Parkway Re-zone RG-5 to BL-1.0 (2 locations)	-	17.7 AC
-17.2	AC	Brittan Square Re-zone RG-5 to IN-H (Medical Center of Central Mass - Hahnemann)	0	17.2 AC
-47.2	AC	Re-zone RG-5 to RI-7	-	47.2 AC
-3.4	AC	Pleasant Street/Richmond Avenue Re-zone RI-7 and RS-7 to BL-1.0	1.2 AC	4.6 AC
-14	SM	Lincoln Plaza Re-zone BL-1.0 to DG-4.0	0	.14 SM
-6	AC	Re-zone BL-1.0 to RS-7	-	2.28 SM
-25.7	AC	Re-zone RS-7 and RG-5 to BL-1.0	-	47.4 AC

<u>LOGS</u>		<u>Before</u>	<u>After</u>
	<b>Stafford St./Turklow St./Main St.</b>		
-7.6 AC	Re-zone BL-1.0 to RL-7	1.48 SM	.19 SM
-.02 SM	Re-zone RL-7 to RS-7	.20 SM	.22 SM
	<b>Cambridge Street</b>		
-7.1 AC	Re-zone RG-5, BG-3.0 and ML-2.0 to BL-1.0	5.1 AC	12.3 AC
-2.9 AC	Re-zone ML-1.0 to RL-1.0	5.1 AC	7.3 AC
	<b>Hope Avenue</b>		
-6.4 AC	Re-zone ML-0.5 to RS-7	5.2 AC	11.8 AC
	<b>College Hill</b>		
-.28 SM	Re-zone RG-5 and RL-7 to TN-S (Holy Cross College)	0	.28 SM
-.01 SM	Re-zone RL-7 to RS-7	.12 SM	.13
	<b>Millbury Street/Route 146</b>		
-	Re-zone MG-1.0 to ML-2.0	.25 SM	51.7 AC
-2.9 AC	Re-zone ML-1.0 to RL-1.0	0	22.6 AC
-31.1 AC	Re-zone ML-0.5 to BG-2.0	0	31.1 AC
-.11 SM	Re-zone MG-1.0 to MG-2.0	.25 SM	.11 SM
-	Re-zone MG-1.0 to ML-2.0	-	51.7 AC
-43.3 AC	Re-zone ML-0.5 to BL-1.0	-	43.3 AC
-5.9 AC	Re-zone ML-0.5 to MG-0.5	-	.14 SM
-	Re-zone MG-0.5 to MG-2.0	.45 SM	.36 SM
-	Re-zone MG-1.0 to MG-2.0	-	.36 SM
	<b>Perkins Farm</b>		
-50.8 AC	Re-zone MG-1.0 to RS-7	0	.11 SM
-7.1 AC	Re-zone ML-0.5 to RL-7	-	2.29 SM
	<b>South Plaza/Grafton Street</b>		
-61 AC	Re-zone MG-1.0 and BL-1.0 to BG-2.0	0	61.7 AC
-16.7 AC	Re-zone RL-7 to BL-1.0	-	16.7 AC
38 AC	Re-zone RS-7 and RL-7 to BL-1.0	-	.11 SM
-	Re-zone MG-0.5 and ML-0.5 to BL-1.0	-	.11 SM
	<b>Southeast Cutoff/Route 20</b>		
-	Re-zone MG-0.5 to MG-2.0	.18 SM	.18 SM
-4.6 AC	Re-zone RL-7 to ML-0.5	.13 SM	.10 SM
-1.3 AC	Re-zone RS-7 to BL-1.0	0	1.3 AC
	<b>Broad Meadow Brook/Massasoit Road</b>		
-.81 SM	Re-zone MG-0.5, ML-0.5 and RL-7 to RS-7	1.05 SM	1.86 SM
-1 AC	Re-zone BL-1.0 to RS-7	1.05 SM	1.86 SM
	<b>Quinsigamond Village</b>		
-24.6 AC	Re-zone ML-0.5 to BG-2.0	0	24.6 AC
-6.8 AC	Re-zone ML-0.5 to RS-7	30.8 AC	36.8 AC
-.7 AC	Re-zone ML-0.5 to RG-5	3.2 AC	3.9 AC
-15.8 AC	Re-zone ML-0.5 to BL-1.0	0	15.8 AC
-.3 AC	Re-zone RS-7 to BL-1.0	0	15.8 AC
-10 AC	Re-zone MG-0.5 to ML-0.5	-	30.2 AC
-	Re-zone MG-0.5 to MG-2.0	.45 SM	.36 SM