

Amendment 9199

**AN ORDINANCE AMENDING ARTICLES XIII AND III
OF THE WORCESTER ZONING ORDINANCE ADOPTED
APRIL 2, 1991 RELATIVE TO PARKING OVERLAY DISTRICTS**

Be it ordained by the City Council of the City of Worcester as follows:

SECTION 1. Article XIII of the Worcester Zoning Ordinance is hereby deleted in its entirety and the following new Article XIII is inserted in lieu thereof:

ARTICLE XIII

PARKING OVERLAY DISTRICTS

Section 1 – Purpose

- A. The purposes of the parking overlay districts are:
1. To promote the health, safety and general welfare of the community.
 2. To reduce the amount of land devoted to off-street parking areas in a manner that is compatible with abutting uses.
 3. To enhance the pedestrian environment and improve site layout of properties.
 4. To foster compact development through the reduction of land devoted to parking.

Section 2 – Shrewsbury Street Parking Overlay District (SPOD)

A. Establishment

The Shrewsbury Street Parking Overlay District (SPOD) is hereby established, and the boundaries of the district are shown on the Official Zoning Map.

B. Application and Jurisdiction

1. The provisions of this article apply to all restaurant uses within the SPOD.
2. The planning board, by special permit, shall have the authority to modify the number, dimensions, layout, and landscaping requirements for off-street parking, off-street loading requirements, and/or authorize shared parking arrangements with non-residential uses subject to the provisions of Section 2(C) of this Article.
 - a) The number of required off-street parking spaces may be reduced up to a maximum of seventy-five percent of the requirements otherwise required by Article IV, Table 4.4.
 - b) An application for a special permit to reduce the number of required parking spaces shall be accompanied by a parking analysis that demonstrates, to the satisfaction of the planning board, that a sufficient number of on-street parking spaces are available to support the applicant's requested reduction.

- c) All restaurants utilizing a significant number of on-street or remote off-site parking spaces may be required to provide valet parking during peak hours of operation.

C. Shared Off-Street Parking

- 1. Notwithstanding anything to the contrary in Article IV, Section 7(1)(E)(1), the planning board, by special permit, either in conjunction with a request for a reduction in the number of required off-street parking spaces hereunder or independent thereof, shall have the authority to allow a restaurant use within the SPOD to share the off-street parking facilities of a non-residential use within the SPOD subject to the following restrictions.

- a) On-site Shared Parking

Where multiple uses occupy the same lot, a restaurant use may utilize the off-street parking spaces otherwise require for the non-restaurant use(s) upon a finding by the Planning Board that the peak parking demand of the uses sharing parking spaces are sufficiently staggered to provide adequate off-street parking for each use.

- b) Off-site Shared Parking

A restaurant use may utilize the off-street parking spaces of a non-residential use located within one thousand feet of the restaurant use upon the following findings by the Planning Board:

- i) The restaurant use provides a minimum of twenty-five percent of its required off-street parking dedicated solely to the restaurant use (i.e., non-shared parking).
- ii) The hours of operation of the uses sharing the parking facility are staggered such that the shared parking arrangements provide adequate off-street parking for each use.
- iii) The restaurant use either owns or has, at a minimum, a five year lease agreement to use the lot for shared parking. Proof of ownership or lease shall be presented to the Planning Board.
- iv) Existing legally permitted restaurants, as of right, may utilize shared parking arrangements provided that they yield a net increase in the number of parking spaces, and that they are in accordance with Section 2(C)(1)(b)(i) and (ii) of this Article. Documentation of these arrangements must be filed with the Division of Planning & Regulatory Services.

D. Special Permit Duration

- 1. Where shared parking is provided on a separate lot owned by the restaurant use, the special permit shall be conditioned on the restaurant use's continued ownership of such lot.
- 2. Where shared parking is provided on a separate lot pursuant to a lease agreement, the special permit shall be conditioned subject to a time limit that is co-terminus with the lease term.

E.

Review Standards

1. In addition to the special permit review criteria under **Article II** of this Ordinance, the Planning Board shall also review the special permit application for conformance with the following planning and design objectives.
 - a) Whether the proposed modifications furthers the objectives of the SPOD.
 - b) The relationship of the modifications to other planning considerations for the area and the city of Worcester as a whole, including the plans, programs and policies of the various departments and agencies of the city.
 - c) The impact of the required modifications on neighborhood properties.
 - d) Whether the restaurant use, with the requested modifications, will have adequate parking, through a combination of on-street and off-street parking.
 - e) Whether any shared off-street parking arrangements will effectively provide sufficient parking for the uses proposed.
2. An application for a special permit shall be accompanied by such plans and information as are otherwise required in connection with the parking plan approval process set forth in **Article IV, Section-7**. Any project which receives a special permit under this article shall be deemed to have also received, where applicable, its parking plan approval for purposes of **Article IV, Section-7**.

Section 3 – Parking Overlay Districts in Special Development Areas

A.

Establishment

A Parking Overlay District (POD) is hereby established in each of the following special development corridors, and the boundaries of each POD are shown on the Official Zoning Map.

1. Blackstone Canal Parking Overlay District (BCPOD).
2. Chandler Street Parking Overlay District (CPOD).

B.

Off-Street Accessory Parking and Loading Requirements

Within a POD, the reuse or rehabilitation of a building existing on the date such overlay district is created shall not require any new or additional off-street parking and loading facilities. However, the provisions of **Article IV, Section-7** shall apply, except for **Tables 4.4** and **4.5**, to any new or additional off-street parking and loading facilities voluntarily provided.

C.

Existing Off Street Accessory Parking and Loading Facilities

The provisions of **Article IV, Section-7** shall apply, except for **Tables 4.4** and **4.5**, to any modification of existing off-street accessory parking and loading facilities in a POD.

D.

Extension, Alteration or Change of Nonconforming Structure

Notwithstanding the provisions of **Article XVI, Section-4(D)** to the contrary, within a POD, a privileged nonconforming structure may be altered or changed without a special permit from the Zoning Board of Appeals provided there is no extension or expansion of the exterior of the structure. Provided, further, that the foregoing shall not apply to alterations made to conform to the building code for health and safety purposes, nor to an extension or expansion which conforms to the dimensional requirements of this Ordinance.

SECTION 2. The list of Overlay Districts in Article III, Section 1 of the Worcester Zoning Ordinance is hereby amended by deleting “FLP Flexible Parking” and inserting the following designations at the end of said list:

SPOD: Shrewsbury Street Parking Overlay District
BCPOD: Blackstone Canal Parking Overlay District
CPOD: Chandler Street Parking Overlay District

SECTION 3. Section 2 of Article III of the Worcester Zoning Ordinance is hereby amended to alter the official zoning map by designating the area within the boundaries hereinafter described as the Blackstone Canal Parking Overlay District.

Beginning at a point, at the intersection of the centerlines of Grafton and Plastics Streets;
Thence, Southerly 582 feet, more or less, along the centerline of Plastic Street to a point;
Thence, Westerly 262 feet, more or less, to a point;
Thence, Southerly 150 feet, more or less, along the boundary line separating properties now or formerly of Helen Barry and now or formerly of Grafton Partners, LLC., to a point;
Thence, Easterly 50 feet, more or less, continuing along the boundary line separating properties now or formerly of Helen Barry and now or formerly of Grafton Partners, LLC., to a point;
Thence, Southerly 65 feet, more or less, continuing along the boundary line separating properties now or formerly of Helen Barry and now or formerly of Grafton Partners, LLC., to a point;
Thence, Southwesterly 75 feet, more or less, along the boundary line separating properties now or formerly of Helen Barry and now or formerly of Ronald and Carol Gestone , to a point;
Thence, Southeasterly 144 feet, more or less, to a point on the centerline of Grafton Street;
Thence, Northwesterly 684 feet, more or less, along the centerline of Grafton Street to a point;
Thence, South-Southwesterly 1856 feet, more or less, along the boundary lines separating properties now or formerly of Mass Hwy, now or formerly of James Komenos, now or formerly of Jefferson Mararian, now or formerly of City of Worcester, now or formerly of Arthur Mooradian, Trustee, now or formerly of Widoffs Modern Bakery, now or formerly of Rafaela Martinez, now or formerly of Mark Ruffo, now or formerly of Vernon Theatre, now or formerly of Jeengnesh & Harshvina Patel, now or formerly of Arthur and Ann Orkin, Trustees, now or formerly of Antonios and Irene Drakakis, and now or formerly of Kelley Square Realty Inc., to a point on the centerline of Vernon Street;
Thence, Southeasterly, 93 feet more or less, along the centerline of Vernon Street, to a point;
Thence, Southwesterly 2383 feet, more or less, along the centerline of I-290 to a point on the centerline of Ashmont Avenue;
Thence, Westerly 255 feet, more or less, along the centerline of Ashmont Avenue to a point on the centerline of Harding Street;
Thence, Northeasterly 1419 feet, more or less, along the centerline of Harding Street to a point on the centerline of Washington Street;
Thence, Northerly 2416 feet, more or less, along the centerline of Washington Street to a point on the railroad rail;
Thence, Northeasterly 1683 feet, more or less, along the railroad rail to a point on the centerline of Grafton Street;
Thence, Southerly 152 feet, more or less, along the centerline of Grafton Street to the point;

Thence, Easterly 340 feet, more or less, along the boundary line separating properties now or formerly of Herbert L. Daitch, Trustee, and now or formerly of New York Central Lines, LLC;

Thence, Southerly 229 feet, more or less, continuing along the boundary line separating properties now or formerly of Herbert L. Daitch, Trustee, and now or formerly of New York Central Lines, LLC to a point on the centerline of Franklin Street;

Thence Easterly 403 feet, more or less, along the centerline of Franklin Street to the point of beginning.

SECTION 4. Section 2 of Article III of the Worcester Zoning Ordinance is hereby amended to alter the official zoning map by designating the area within the boundaries hereinafter described as the Chandler Street Parking Overlay District.

Beginning at a point, at the intersection of the centerlines of Beacon Street and Ionic Avenue;

Thence, Northwesterly 422 feet, more or less, along the centerline of Ionic Avenue to a point on the centerline of Main Street;

Thence Southwesterly 70 feet, more or less, along the centerline of Main Street to a point;

Thence, Northwesterly 316 feet, more or less, along the boundary line separating properties now or formerly of MGM Pena LLC and now or formerly of Worcester Lofts Limited Partnership to a point;

Thence, Northeasterly 40 feet, more or less, along the centerline of Murray Avenue, to a point;

Thence, Northwesterly 141 feet, more or less, along the boundary line separating properties now or formerly of Leemilt's Petroleum, Inc and now or formerly of Worcester Housing Authority to a point on the centerline of Irving Street;

Thence, Southwesterly 210 feet, more or less, along the centerline of Irving Street to a point;

Thence, Northerly 94 feet, more or less, along the boundary line separating properties now or formerly of Roland & Theresa Lizotte and now or formerly of The Wellington Company, to a point;

Thence, Westerly 90 feet, more or less, continuing along the boundary line separating properties now or formerly of Roland & Theresa Lizotte and now or formerly of The Wellington Company, to a point;

Thence North-Northwesterly 232 feet, more or less, along the boundary lines separating properties now or formerly of Roland & Theresa Lizotte, now or formerly of The Wellington Company, now or formerly of Luis Navarro, and now or formerly of Chestnut Street Renewal to a point;

Thence, Southwesterly 90 feet, more or less, along the boundary line separating properties now or formerly of The Wellington Company and now or formerly of Catherine Smalley, Trustee, to a point on the centerline of Wellington Street;

Thence, Northwesterly 120 feet, more or less, along the centerline of Wellington Street, to a point;

Thence, Westerly 254 feet, more or less, along the boundary lines separating properties now or formerly of The Wellington Company, now or formerly of Edward Collins, now or formerly of VO Development, LLC and now or formerly of Bethel ME Church, to a point;

Thence, Southerly 90 feet, more or less, along the boundary line separating properties now or formerly of The Wellington Company, and now or formerly of the City of Worcester School Department to a point;

Thence, Westerly 283 feet, more or less, along the property line, now or formerly of the City of Worcester School Department to a point;

Thence, Northerly 123 feet, more or less, along the boundary line separating properties now or formerly of the City of Worcester School Department and now or formerly of the Bank of New York, to a point;

Thence, Westerly 144 feet, more or less, along the boundary lines separating properties now or formerly of Bank of New York, now or formerly of Obinna Agbo, now or formerly of Abel Alcocer & Ana Vilcapoma, now or formerly of Leon King and now or formerly of AMM Curtis Real Estate, LLC, to a point;

Thence, Southerly, 133 feet, more or less, along the boundary line separating properties now or formerly of Abel Alcocer & Ana Vilcapoma and now or formerly of Chandler 128 Associates LLC, to a point;

Thence, Westerly 93 feet, more or less, along the property line now or formerly of Chandler 128 Associates LLC, to a point on the centerline of Piedmont Street;

Thence, Northerly 208 feet, more or less, along the centerline of Piedmont Street to a point;

Thence, Westerly 84 feet, more or less, along the boundary line separating properties now or formerly of Chandler 128 Associates LLC and now or formerly of Hiep Pham to a point;

Thence, Southerly 71 feet, more or less, along the boundary line separating properties now or formerly of Chandler 128 Associates LLC and now or formerly of Steven Epstein, Trustee to a point;

Thence, Westerly 60 feet, more or less, along the boundary line separating properties now or formerly of Steven Epstein, Trustee and now or formerly of Patricia & Stephen Daniel to a point;

Thence, Northerly 51 feet, more or less, along the boundary line separating properties now or formerly of Joseph Cariglia and now or formerly of Patricia & Stephen Daniel to a point;

Thence, Westerly 55 feet, more or less, continuing along the boundary line separating properties now or formerly of Joseph Cariglia and now or formerly of Patricia & Stephen Daniel to a point;

Thence, Southerly 61 feet, more or less, along the boundary line separating properties now or formerly of Joseph Cariglia and now or formerly of Patricia & Halina Magerowski, Trustee to a point;

Thence, Westerly 164 feet, more or less, along the boundary line separating properties now or formerly of Juan Guevara and now or formerly of Patricia & Halina Magerowski, Trustee to a point on the centerline of Queen Street;

Thence, Northerly 84 feet, more or less, along the centerline of Queen Street to a point;

Thence, Westerly 349 feet, more or less, along the boundary line separating properties now or formerly of UMass Medical Center and now or formerly of Yarock Memorial Housing to a point;

Thence, Southerly 94 feet, more or less, along the boundary line separating properties now or formerly of UMass Medical Center and now or formerly of R&R Plumbing Supply to a point;

Thence, Westerly 326 feet, more or less, continuing along the boundary line separating properties now or formerly of UMass Medical Center and now or formerly of R&R Plumbing Supply to a point;

Thence, Southerly 43 feet, more or less, continuing along the boundary line separating properties now or formerly of UMass Medical Center and now or formerly of R&R Plumbing Supply to a point;

Thence Westerly 84 feet, more or less, along the boundary line separating properties now or formerly of UMass Medical Center and now or formerly of Kusi Agyei, Jr. to a point on the centerline of King Street;

Thence, Northerly 125 feet, more or less, along the centerline of King Street to a point;

Thence, Westerly 120 feet, more or less, along the property line, now or formerly of Somdatt Prashad, Trustee to a point;

Thence, Southerly 38 feet, more or less, along the boundary line separating properties now or formerly of Somdatt Prashad, Trustee and now or formerly of Arthur Mooradian to a point;

Thence Westerly 115 feet, more or less, along the boundary line separating properties now or formerly of Arthur Mooradian and now or formerly of Robert Franzosa, Jr. to a point on the centerline of Bellevue Street;

Thence, Northerly 56 feet, more or less, along the centerline of Bellevue Street to a point;

Thence, Westerly 278 feet, more or less, along the boundary lines separating properties now or formerly of Quinsigamond Lodge #173, now or formerly of Chandler Street Realty, now or formerly of Jose & Debora Ramirez, now or formerly of Mesala LLC, now or formerly of Massachusetts Electric and now or formerly of Maria Trinidad-Gomes, to a point;

Thence, Southerly 69 feet, more or less, along the boundary line separating properties now or formerly of Maria Trinidad-Gomes and now or formerly of 210C Realty LLC to a point;

Thence, Westerly 41 feet, more or less, along the boundary line separating properties now or formerly of 210C Realty LLC and now or formerly of Thick & Thuy Thien Vu to a point;

Thence, Northerly 58 feet, more or less, along the boundary line separating properties now or formerly of 210C Realty LLC and now or formerly of Timothy T Q & Emily H Ngo, to a point;

Thence, Westerly 478 feet, more or less, along the boundary lines separating properties now or formerly of Paul Papapetros, now or formerly of Daniel Kachadoorian, Trustee, now or formerly of Carl & Claire Anderson, Trustees, now or formerly of Robert Norsigian, now or formerly of Edythe Babcock Trustee, now or formerly of Anthony DeSimone, Jr., now or formerly of Vinh Tran, now or formerly of Timothy TW & Emily H Ngo, now or formerly of Comfort Roberts, now or formerly of Indymac Bank FSB and now or formerly of Lois B. Logan (Life Estate) to a point on the centerline of Dewey Street;

Thence, Southerly 80 feet, more or less, along the centerline of Dewey Street to a point;

Thence Westerly 112 feet, more or less, along the property line, now or formerly of Albert Maykel, Jr. to a point,

Thence, Northerly 60 feet, more or less, along the boundary line separating properties now or formerly of Albert Maykel, Jr and now or formerly of Allen Rubin, to a point;

Thence, Westerly 108 feet, more or less, along the boundary line separating properties now or formerly of Allen Rubin and now or formerly of Sepcon, LLC to a point on the centerline of Park Avenue;

Thence Northerly 487 feet, more or less, along the centerline of Park Avenue to a point;

Thence, Easterly 115 feet, more or less, along the boundary line separating properties now or formerly of First Massachusetts Bank NA and now or formerly of Nicholas & Christine Anderson to a point;

Thence, Southerly 86 feet, more or less, continuing along the boundary line separating properties now or formerly of First Massachusetts Bank NA and now or formerly of Nicholas & Christine Anderson to a point;

Thence, Easterly 122 feet, more or less, along the boundary line separating properties now or formerly of First Massachusetts Bank NA and now or formerly of Martin Luther King Jr Business Empowerment Center to a point on the centerline of Dewey Street;

Thence Northerly 32 feet, more or less, along the centerline of Dewey Street to the intersection of the centerlines of Austin Street and Dewey Street;

Thence, Easterly 1049 feet, more or less, along the centerline of Austin Street to a point;

Thence, Southerly 151 feet, more or less, along the property line now or formerly of Arthur Mooradian, to a point;

Thence, Easterly 434 feet, more or less, along the boundary lines separating properties now or formerly of Arthur Mooradian, now or formerly of Church/Our Lord JC/Apstlc Faith, now or formerly of Robert D & Teresa A Lindgren, now or formerly of Peter Howard, now or formerly of Joseph F & Mary B Smith, now or formerly of Maralynn F Hernandez, now or formerly of Anthony Afriyie, now or formerly of Deutsche Bank National Trust, now or formerly of Cecilia Wleh, now or formerly of Judith Basil, now or formerly of Vinh Huu Tran, now or formerly of Francis & Daphne A Spear, Trustees, now or formerly of Tracy Sidney, now or formerly of Clyde & Carmen Van Horne, now or formerly of Wilson & Carmen Veras, now or formerly of Regina Asamoah and now or formerly of Thach Van Nguyen, to a point;

Thence, Southerly 16 feet more or less, along the boundary line separating properties now or formerly of Regina Asamoah and now or formerly of Thach Van Nguyen, to a point;

Thence, Easterly 57 feet, more or less, along the boundary lines separating properties now or formerly of Regina Asamoah, now or formerly of Iglesia De Dio Pentecostal MI and now or formerly of Thach Van Nguyen, to a point;

Thence, Southerly 27 feet, more or less, along the property line now or formerly of Iglesia De Dio Pentecostal MI, to a point;

Thence, Easterly 164 feet, more or less, along the boundary lines separating properties now or formerly of Iglesia De Dio Pentecostal MI, now or formerly of Joseph R. Smalley, Trustee and now or formerly of Exit Enterprises, Inc. to a point;

Thence, Northerly 43 feet, more or less, along the boundary line separating properties now or formerly of Joseph R. Smalley, Trustee and now or formerly of Exit Enterprises, Inc. to a point;

Thence, Easterly 99 feet, more or less, continuing along the boundary line separating properties now or formerly of Joseph R. Smalley, Trustee and now or formerly of Exit Enterprises, Inc. to a point;

Thence, Northerly 30 feet, more or less, continuing along the boundary line separating properties now or formerly of Joseph R. Smalley, Trustee and now or formerly of Exit Enterprises, Inc. to a point;

Thence, Easterly 61 feet, more or less, along the boundary line separating properties now or formerly of Worcester Common Ground, Inc, and now or formerly of Exit Enterprises, Inc. to a point;

Thence, Southerly 32 feet, more or less, along the boundary line separating properties now or formerly of Exit Enterprises, Inc. and now or formerly of Margarita Arce to a point;

Thence, Easterly 215 feet, more or less, along the boundary lines separating properties now or formerly of Worcester Common Ground, Inc, now or formerly of Margarita Arce and now or formerly of Thomas R. Savasta to a point;

Thence, Northerly 54 feet, more or less, along the boundary line separating properties now or formerly of Worcester Common Ground, Inc, and now or formerly of Thomas R. Savasta, to a point;

Thence, Easterly 118 feet, more or less, along the boundary lines separating properties now or formerly of A&A Realty, LLC, now or formerly of George S. Clough (Heirs Of), now or formerly of National City Bank, and now or formerly of Thomas R. Savasta to a point;

Thence, Southerly 44 feet, more or less, along the boundary line separating properties now or formerly of Thomas R. Savasta and now or formerly of Emmanuel Ejiafor to a point;

Thence, Easterly 187 feet, more or less, along the boundary lines separating properties now or formerly of Thomas R. Savasta, now or formerly of Luis Santiago and now or formerly of Emmanuel Ejiafor to a point;

Thence, Northerly 108 feet, more or less, along the boundary line separating properties now or formerly of Luis Santiago, and now or formerly of Thomas R. Savasta, to a point;

Thence, Easterly 41 feet, more or less, along the property line now or formerly of Thomas R. Savasta, to a point;

Thence, Southerly 108 feet, more or less, continuing along the property line now or formerly of Thomas R. Savasta, to a point;

Thence, Easterly 150 feet, more or less, along the boundary line separating properties now or formerly of Thomas R. Savasta, now or formerly of George & Salma, Inc., now or formerly of Jorge & Sonia Alvarez and now or formerly of Triantafillos Alexiadis, to a point;

Thence, Northerly 32 feet, more or less, along the boundary line separating properties now or formerly of Jorge & Sonia Alvarez, now or formerly of Triantafillos Alexiadis, to a point;

Thence, Easterly 41 feet, more or less, along the boundary line separating properties now or formerly of Robert L. & Ola Evans and now or formerly of Triantafillos Alexiadis, to a point;

Thence, Northerly 77 feet, more or less, along the boundary line separating properties now or formerly of Robert L. & Ola Evans and now or formerly of Triantafillos Alexiadis, to a point;

Thence, Easterly 62 feet, more or less, along the property line now or formerly of Triantafillos Alexiadis, to a point;

Thence, Southerly 108 feet, more or less, along the boundary line separating properties now or formerly of Stacey Clews and now or formerly of Triantafillos Alexiadis, to a point;

Thence, Easterly 342 feet, more or less, along the boundary lines separating properties now or formerly of Triantafillos Alexiadis, now or formerly of Stacey Clews, now or formerly of Gerald Epstein, now or formerly of Pedro Toro & Gloria Pujols-Toro, now or formerly of Ken Jones, Inc., now or formerly of Iglesia Cristiana de la Comunidad, now or formerly of Manuel Figueroa, now or formerly of Whittier Crown Hill and now or formerly of Worcester Common Ground, to a point;

Thence Northerly 109 feet, more or less, along the boundary line separating properties now or formerly of Iglesia Cristiana de la Comunidad and now or formerly of Ken Jones, Inc., to a point;

Thence, Easterly 185 feet, more or less along the property line now or formerly of Ken Jones, Inc., to a point on the centerline of Oxford Street;

Thence, Southerly 93 feet, more or less along the centerline of Oxford Street, to a point;

Thence, Easterly 123 feet, more or less, along the boundary line separating properties now or formerly of Michael Downing Trustee and now or formerly of Yaghoob & Morad Golshrazian, to a point;

Thence, Northerly 58 feet, more or less, along the boundary line separating properties now or formerly of Michael Downing Trustee and now or formerly of Lisa Photokis & Stephan Gordon, to a point;

Thence, Easterly 118 feet, more or less, along the boundary line separating properties now or formerly of Lisa Photokis & Stephan Gordon and now or formerly of Duct Chau to a point;

Thence, Southerly 90 feet, more or less, along the boundary line separating properties now or formerly of Duct Chau and now or formerly of Alaro Realty & Development Co., to a point;

Thence East-Southeasterly 182 feet, more or less, along the boundary lines separating properties now or formerly of Duct Chau, now or formerly of Edward A. Dickie & Sons, Inc., and now or formerly of Alaro Realty & Development Co., to a point;

Thence, Northerly 20 feet, more or less, along the property line now or formerly of Edward A. Dickie & Sons, Inc.,

Thence, Easterly 478 feet, more or less, along the boundary lines separating properties now or formerly of Feng-Yu & Wei, now or formerly of Edward A. Dickie & Sons, Inc., now or formerly of Russell Block Associates, now or formerly of Salvation Army of Mass., Inc., and now or formerly of 600 Main Street, LLC, to a point on the centerline of Main Street;

Thence, Southwesterly 64 feet, more or less, along the centerline of Main Street to a point;

Thence, Easterly 325 feet, more or less, along the boundary line separating properties now or formerly of Comm of Mass, and now or formerly of Six Twenty Seven Development, to a point;

Thence, Southeasterly 485 feet, more or less, along the boundary line separating properties now or formerly of Comm of Mass, now or formerly of Six Twenty Seven Development and the centerline of Beacon Street to the point of beginning.

In City Council August 12, 2008

Passed to be ordained by a yea and nay vote of Eleven Yeas and No Nays.

A Copy. Attest:

David J. Rushford, Clerk
David J. Rushford
City Clerk