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

Staff: Stephen O'Neil, Director, OPCD
Philip Hammond, OPCD
Michael Traynor, Law Department
Michael Caforio, Public Works
David Holden, Health/Code

After reviewing the comments presented at the public hearing, as continued, the Board voted to recommend changes to the Zoning Map as previously forwarded to the Worcester City Council.
Zoning map hearing issues:

**General issues**

1. Airport environs
   - defined after study, including the recent flight pattern study

2. Aquifer protection/ water resources
   - defined by hydrological study boundary with the biotech park property

3. Institutional zones
   - H- no issues
   - S contiguous owned property accurate boundaries [?]
   - Joe Boynton/ Clark Becker zone [?]
   - City View St.
   - Trowbridge Rd.

4. Open Space zone
   - Mass. Audubon--parks and conservation land allowable w/o supporting text

**SPECIFIC ISSUES**

1. Abbott Street
   - Peter Dawson for David Fahlstrom extend business zone abutters?

2. Albany Street/ Fantasia Drive
   - Joseph Polito
   - M use to continue current types of business

3. Cascade Street
   - Jeffrey Glatt
   - RS-10 Zone on city property
   - Obj. re pvt owned property/ J. Spillane

4. City View St.
   - cf. above--IN-S
5. Dewey St.
   residential instead of business
   no one spoke--held

6. Dix Street
   Jerry Gelineau
   one property to business (law office)

7. Dover Street
   cf. Russell Street

8. Goddard Drive
   extend airport ind. zone John Spillane
   related to land swap Mass. Audubon

9. Grafton/Brandt/Pin Hill
   RL7 to BL Brandt family
   Donna Dickey
   G. Russell suggest. BO

10. Grove/Forest/Barnstable
    change BL to RS
    existing business

11. Greenwood Street
    Todd Rodman for Big D
    include all Big D property in Business Zone

12. Harvard Street
    Janet Slovin
    BO 1 to BO 2 No show

13. Hawthorne Street
    cf. IN-S [Joe Boynton]

14. Jolma Road
    George Hayek wishes manuf. use
    East side of Jolma 250'

15. June Street
    Atty. R. Donoghue for 95
    changed orig. req. to RG-5
16. Lamartine/ Grosvernor/ Lodi

BG 3 to RG 5
Marcelonis property

17. Lee Street/ Park Ave

1. BL1 to RS 7 prop. facing Lee Street
2. No change prop. fronting Highland, Park to Westland
3. No change prop. fronting Park, Highland to Lee
4. No change prop. fronting Institute, Lee to Russell
5. BL 1 to BO 1 property fronting Park, Lee to Institute, fronting Russell, Park to Institute

Greater Hammond Heights Assn.
Bill Kelleher, Harold Sadowsky, Mel Cutler

18. Lincoln Street

State Mutual campus 2.0 instead of 1.0
Beverly Road letters to come

19. Main St. 664

BG 6.0

20. Main St./ Gates Lane

extend BL zone to include existing business prop.

21. Mill St.

Buffum to Coes to business

22. Millbury Street

DeAngelis Land to MG

23. Mount Ave.

RL-7 at terminus Norman Blodgett

24. Oriol Drive

Sam Baghdady for Oriol fam.
seeks business use

25. Park Avenue

Salisbury to Pratt
Residential rather than business
A.M. Soulliere et al.
26. Park Avenue
   west side, May to Chandler
   BG 4-- seeks buffer to res. zones to west

27. Plantation Street
   Biotech boundaries

28. Pleasant Street
   Russell to Winslow
   BG 3. [already rec.]

29. Pleasant Street
   1064-1086
   lines for business use

30. Russell Street
   Highland to Park
   Dick Juneau business use
   full hearing

31. Shrewsbury Street
   Palmieri BG3

32. Southwest Cutoff
   Manufacturing use
   Residential boundarybuffer

33. Trowbridge Road
   IN-S cf. above

34. Vernon St
   47-49
   business use/zone

35. Washburn/ Colton Streets
   create residential zone

36. Welden Ave.
   business use odd no. side to #7
   Danl. Ruth Faulkner

37. Whipporwill Dr.
Dorothy Miller RL-7

38. Wigwam Hill Dr

Hayek/ zone line?
Robert J. O'Keefe  
City Clerk  
City Hall  
Worcester, Massachusetts 01608

Dear Mr. O'Keefe:

The Planning Board of the City of Worcester, acting pursuant to the provisions of Chapter 40A, Section 5 of the Massachusetts General Laws, offers the following report on the proposed zoning amendment which was referred to the Planning Board by vote of the City Council on October 29, 1991.

The Planning Board, after holding a public hearing together with the City Council's Land Use Committee on November 25, 1991, December 2, 1991 and December 9, 1991 and its own meeting on December 11, 1991, respectfully recommends that the City Council adopt the proposed amendment to the Zoning Ordinance for Article III, Section 2.

Respectfully submitted for the Planning Board,

[Signature]

STEPHEN F. O'NEIL  
Director, OPCD

/jis
Land Use Committee
Recommended Zoning Map Changes

1. Institutional Zone - IN-H and IN-S
With minor adjustments, recommended that IN-S and IN-H zones include contiguous property owned by the institutions.

2. Albany St./Fantasia Drive - Joseph Polito
Recommended that the property recommended BG-2.0 be changed back to the existing MG-2.0 for Polito property only.

3. City View St.
Remove non-institutional property from IN-S zone and keep RS-7.

4. Greenwood St.
Recommend that the proposed BL-1.0 zone be reduced and the properties along Weden Lane remain RS-7. In addition, the ML-0.5 buffer zone behind the BL-1.0 be reinstated.

5. Lamartine/Grosvenor/Lodi
Recommended that the proposed BG-3.0 zone be reduced in size and that the property be zoned RG-5.

6. Park Ave./Lee St. School
The recommended BO-1.0 zone be changed back to the existing RS-7 zone.

7. Park Ave./Lee St./Highland
The recommended BO-1.0 zone be changed back to the existing RS-7.

8. Park Ave. Commercial Area
The existing BL-1.0 zone be rezoned to BO-1.0.

9. Gates Lane
A parcel abutting the BL-1.0 zone be included in that zone.

10. Millbury St.
The existing ML-0.5 zone be changed to MG-1.0 and expanded 500 feet up to Granite St. In addition, the proposed change would exclude residential properties on Cliff St.

11. Mount Ave.
The existing RL-7 zone be expanded.

12. Biotech Park
The recommended ML-0.5 be expanded to include recommended RG-5 and BO-2.0 zones but excluding the old Coal Mine site.

13. Pleasant St./Tatnuck Sq.
The recommended BL-1.0 be reduced in size to exclude the property of Christ the King Church. In addition, the recommended BL-1.0 zone between Copperfield and Pomona Rd. be rezoned BO-1.0.
14. Southwest Cutoff - Al Etre
   Recommended that ML-0.5 be zoned RS-7 and a 25 foot ML-0.5
   buffer zone be created along the zone line.

15. Southwest Cutoff - Tony Russell
   Recommended the existing ML-0.5 zone be rezoned ML-2.0.

16. Washburn/Colton St.
   Recommend that MG-2.0 zone be designated RG-5.

17. Open Space Zones
   Recommended their creation.
Worcester Planning Board
Report On Zoning Map Changes

1. Albany St. - #15-19 Fantasia Drive
   Joseph Polito
   Change the recommended BG-2.0 back to the existing MG-2.0 for
   the Polito property only.

2. City View St. - Holy Cross IN-S
   Councillor Nadeau
   Change the recommended IN-S along City View St. back to the
   existing RS-7 zone for all property not owned by Holy Cross.

3. Flint Pond Rd. - Area off of Westborough St.
   Al Etre
   Re-zone ML-0.5 to RS-7 and create a 25 foot buffer between the
   existing ML-0.5.

4. Goddard Memorial Drive - A-1
   Attorney John Spillane
   Expand A-1 zone along Goddard Memorial Drive

5. Lamartine/Grosvenor/Lodi St.
   Vincent and Doris Marcelonis
   Change recommended BG-3.0 zone to RG-5.

6. Millbury Street - Angelo DeAngelis
   Change recommended BL-1.0 back to existing MG-0.5 and expand 500
   feet back toward Granite St. In addition, include business
   property at Millbury/Cliff St. in the MG-.05 zone.

7. Shrewsbury St. - Phil Palmieri
   Change the recommended BG-2.0 zone to BG-3.0 from Christoforo
   Columbo Park to Hill St.

8. Washburn/Colton St. - Councillor Nadeau
   Change MG-2.0 zone to RG-5.

   Expand recommended BL-1.0 zone to property line and remove
   ML-0.5 buffer zone.

10. Lee St. School - Hammond Heights Neighborhood Association
    Change the recommended BO-1.0 zone back to existing RS-7 zone.

11. Mount Ave. - Norman Blodgett
    Expand the existing RL-7 zone.

12. Pleasant St. - Robert Hennigan
    Reduce the size of the recommended BL-1.0 zone to exclude the
    property of Christ the King Church.
William J. Mulford,
City Manager
City Hall
Worcester, MA 01608

Dear Mr. Mulford:

At the request of Mr. Stephen F. O'Neil, Director of the Office of Planning and Community Development, the Law Department has prepared the following narrative describing the procedural and substantive provisions which the City Council must follow should it wish to adopt the proposed new Zoning Map at its meeting on December 30, 1991.

At the City Council's December 17th meeting:

1. The City Council receives the reports of the Planning Board and the Land Use Committee relative to the public hearings held pursuant to M.G.L. c.40A, s.5.

2. The City Council votes to suspend its rules and refer the reports to the Ordinance Committee (Rule 39, 2/3rds vote required).

3. The Ordinance Committee votes to accept the reports and recommendations of the Planning Board and Land Use Committee (majority vote).

4. The Ordinance Committee votes to advertise the proposed ordinance pursuant to Section 2-9(c) of the Worcester Home Rule Charter, and refers the matter back to the full council (majority vote).

5. The City Council votes for reconsideration of the motion to advertise (Rule 19, 2/3rds vote required).

6. The advertisement is published in the local newspaper at least once, ten days before the proposed ordinance is adopted. Therefore, the advertisement should be published in the newspaper no later than Friday, December 20, 1991.
At the December 30, 1991 meeting:

1. The City Council, in accordance with M.G.L. c.40A, s. 5, votes to adopt, reject or amend and adopt the proposed ordinance (2/3rds vote required).

2. The City Council votes to advertise the adopted ordinance pursuant to Section 2-9(c) of the Worcester Home Rule Charter (majority vote).

3. The City Council votes for reconsideration of the motions to adopt the ordinance and to advertise it (Rule 19, 2/3rds vote required).

In addition, enclosed please find the proposed amendment as well as the form and text of the two (2) advertisements required by Section 2-9(c) of the Charter for transmittal to the newspaper at the appropriate time.

If you have any further questions or concerns relative to this process, please do not hesitate to contact me.

Very truly yours,

Gary S. Brackett,
City Solicitor

GSB/MET

cc: Stephen F. O'Neil
    Director, OPCD

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

Article III, Section 2 of the Zoning Ordinance of April 2, 1991 and designated as Appendix D of the Revised Ordinances of 1986 be and is hereby amended by deleting from the third line thereof, the words and numerals "April 29, 1963" and inserting in lieu thereof the words and numerals "December, 1991."

In City Council,
CITY OF WORCESTER
PUBLIC NOTICE
- FIRST PUBLICATION -

Please be advised that at its meeting on December 17, 1991 the Worcester City Council intends to take up for adoption a proposed amendment to the Worcester Zoning Ordinance which would establish a new Zoning Map for the City of Worcester.

The proposed amendment reads as follows:

Article III, Section 2 of the Zoning Ordinance of April 2, 1991 and designated as Appendix D of the Revised Ordinances of 1986 be and is hereby amended by deleting from the third line thereof, the words and numerals "April 29, 1963" and inserting in lieu thereof the words and numerals "December, 1991."

The text of the amendment and the map to be incorporated therein are available for inspection at the following locations:

Office of Planning and Community Development, Room 308, City Hall, Worcester

Department of Public Health & Code Enforcement, 25 Meade Street, Worcester

Worcester Public Library, Salem Square, Worcester

Any claim of invalidity by reason of any defect in the procedure of adoption of this zoning ordinance may only be made within ninety (90) days after the posting of the second publication of the public notice.
CITY OF WORCESTER
PUBLIC NOTICE
- SECOND PUBLICATION -

Please be advised that on December 30, 1991 the Worcester City Council in conformance with M.G.L. c. 40A, section 5 and Section 2-9(c) of the Worcester Home Rule Charter adopted an amendment to the Worcester Zoning Ordinance which establishes a new Zoning Map for the City of Worcester. The adoption amendment reads as follows:

Article III, Section 2 of the Zoning Ordinance of April 2, 1991 and designated as Appendix D of the Revised Ordinances of 1986 be and is hereby amended by deleting from the third line thereof, the words and numerals "April 29, 1963" and inserting in lieu thereof the words and numerals "December, 1991."

The text of the amendment and the map incorporated therein are available for inspection at the following locations:

Office of Planning and Community Development, Room 308, City Hall, Worcester

Department of Public Health & Code Enforcement, 25 Meade Street, Worcester

Worcester Public Library, Salem Square, Worcester

Any claim of invalidity by reason of any defect in the procedure of adoption of this zoning ordinance may only be made within ninety (90) days after the posting of the second publication of the public notice.
13. Worcester Biotech Park - Ray Quinlan
   Expand the boundaries of the NL-0.5 zone to include land
   previously recommended as BO-2.0 and RG-5.

14. Open Space Zones - Mass Audubon
   Recommended that the following open space areas be designated on
   the Zoning Map:
   City parks and playgrounds
   City conservation land
   State parks
   Great ponds

15. Institutional Zones
   With minor adjustments, all recommended Institutional Zones
   shall include land/property owned by the various institutions.
Worcester Planning Board
Report To The Land Use Committee On Zoning Map Changes
December 11, 1991

1. Albany St. - #15-19 Fantasia Drive
Joseph Polito
Change the recommended BG-2.0 back to the existing MG-2.0 for
the Polito property only.

2. City View St. - Holy Cross IN-S
Councillor Nadeau
Change the recommended IN-S along City View St. back to the
existing RS-7 zone for all property not owned by Holy Cross.

3. Flint Pond Rd. - Area off of Westborough St.
Al Etore
Re-zone ML-0.5 to RS-7 and create a 25 foot buffer between the
existing ML-0.5.

4. Goddard Memorial Drive - A-1
Attorney John Spillane
Expand A-1 zone along Goddard Memorial Drive

5. Lamartine/Grosvenor/Lodi St.
Vincent and Doris Marcelonis
Change recommended BG-3.0 zone to RG-5.

6. Millbury Street - Angelo DeAngelis
Change recommended BL-1.0 back to existing MG-0.5 and expand 500
feet back toward Granite St. In addition, include business
property at Millbury/Cliff St. in the MG-.05 zone.

7. Shrewsbury St. - Phil Palmieri
Change the recommended BG-2.0 zone to BG-3.0 from Christoforo
Columbo Park to Hill St.

8. Washburn/Colton St. - Councillor Nadeau
Change MG-2.0 zone to RG-5.

Expand recommended BL-1.0 zone to property line and remove
ML-0.5 buffer zone.

10. Lee St. School - Hammond Heights Neighborhood Association
Change the recommended BO-1.0 zone back to existing RS-7 zone.

11. Mount Ave. - Norman Blodgett
Expand the existing RL-7 zone.

12. Pleasant St. - Robert Hennigan
Reduce the size of the recommended BL-1.0 zone to exclude the
property of Christ the King Church.
13. Worcester Biotech Park - Ray Quinlan
Expand the boundaries of the ML-0.5 zone to include land previously recommended as BO-2.0 and RG-5.

14. Open Space Zones - Mass Audubon
Recommended that the following open space areas be designated on the Zoning Map:
  - City parks and playgrounds
  - City conservation land
  - State parks
  - Great ponds

15. Institutional Zones
With minor adjustments, all recommended Institutional Zones shall include land/property owned by the various institutions.