

Amendment 1498

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE BUSINESS, GENERAL - 6.0 (BG-6.0) ZONING DISTRICT AND THE COMMERCIAL CORRIDORS OVERLAY DISTRICT – DOWNTOWN SUBAREA(CCOD-D) IN THE VICINITY OF 108, 109 & 112 BEACON STREET.

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

Article III, Section 2 of the Worcester Zoning Ordinance is hereby amended to alter the official Zoning Map by changing the area within the boundaries hereinafter described to be included within the Business, General - 6.0 (BG-6.0) Zoning District and the Commercial Corridors Overlay District – Downtown Subarea (CCOD-D):

Beginning at the Northwesternmost corner of the property now or formerly owned by REGIONAL ENVIRONMENTAL COUNCIL INC. at the point of intersection with existing boundary lines for the property now or formerly owned by MARIA L FRANCESCHI, and the southerly sideline of the Beacon Street Right-of-Way;

Thence Northwesterly 22.4 feet, more or less, along a line perpendicular to the Beacon Street Right-of-Way to a point on centerline of the Beacon Street Right-of-Way;

Thence Northeasterly 79.5 feet, more or less, along the centerline of the Beacon Street Right-of-Way to the point of intersection with the existing boundary line separating the RG-5 and MG-2.0 zoning districts;

Thence Northwesterly 20 feet, more or less, along the existing boundary line separating RG-5 and MG-2.0 zoning districts to the point of intersection with existing boundary lines for the property now or formerly owned by 109 BEACON WORCESTER LLC, the property now or formerly owned by JOSE L MEDERO, and the northern sideline of the Beacon Street Right-of-Way;

Thence Northwesterly 74.8 feet, more or less, along the existing boundary line separating the property now or formerly owned by 109 BEACON WORCESTER LLC and the property now or formerly owned by JOSE L MEDERO to the point of intersection with existing boundary lines for the property now or formerly owned by 109 BEACON WORCESTER LLC, the property now or formerly owned by JOSE L MEDERO, and the property now or formerly owned by HERBIERTO LOPEZ;

Thence Northeasterly 51 feet, more or less, along the existing boundary line separating the the property now or formerly owned by 109 BEACON WORCESTER LLC from the property now or formerly owned by HERIBERTO LOPEZ, which is also the existing boundary line separating the RG-5 and MG-2.0 zoning districts, to the point of intersection with existing boundary lines for the property now or formerly owned by 109 BEACON WORCESTER LLC, the property now or formerly owned by THE 24-26 LAGRANGE ST

LTD PRTS, and the property now or formerly owned by HERBIERTO LOPEZ;

Thence Southeasterly 71.12 feet, more or less, along the existing boundary line separating the property now or formerly owned by 109 BEACON WORCESTER LLC from the property now or formerly owned by THE 24-26 LAGRANGE ST LTD PRTS, which is also the existing boundary line separating the RG-5 and MG-2.0 zoning districts, to the point of intersection with existing boundary lines for the property now or formerly owned by 109 BEACON WORCESTER LLC, the property now or formerly owned by THE 24-26 LAGRANGE ST LTD PRTS, and the northern sideline of the Beacon Street Right-of-Way;

Thence Southeasterly 19.3 feet, more or less, along the existing boundary line separating RG-5 and MG-2.0 zoning districts; to a point on centerline of the Beacon Street Right-of-Way;

Thence Northeasterly 60.4 feet, more or less, along the on centerline of the Beacon Street Right-of-Way, which is also the existing boundary line separating the RG-5 and MG-2.0 zoning districts, to the point of intersection with the existing boundary line separating the RG-5, BG-6.0 and MG-2.0 zoning districts;

Thence Southeasterly 119.4 feet, more or less, along the centerline of the Lagrange Street Right-of-Way, which is also the existing boundary line separating the MG-2.0 and BG-6.0 zoning districts to a point on the centerline of the Lagrange Street Right-of-Way;

Thence Southwesterly 21 feet, more or less, along a line perpendicular to the Lagrange Street Right-of-Way, which is also the existing boundary line separating the MG-2.0 and BG-6.0 zoning districts, to the point of intersection with existing boundary lines for the property now or formerly owned by REGIONAL ENVIRONMENTAL COUNCIL INC., the property now or formerly owned by WORCESTER LAGRANGE LLC, and the western sideline of the Lagrange Street Right-of-Way;

Thence Southwesterly 170.6 feet, more or less, along the existing boundary lines separating the properties now or formerly owned by REGIONAL ENVIRONMENTAL COUNCIL INC. and property now or formerly owned by WORCESTER LAGRANGE LLC, which is also the existing boundary line separating the MG-2.0 and BG-6.0 zoning districts to the point of intersection with the existing boundary line separating the property now or formerly owned by REGIONAL ENVIRONMENTAL COUNCIL INC., the property now or formerly owned by WORCESTER LAGRANGE LLC, and the property now or formerly owned by MARIA L FRANCESCHI;

Thence Northwesterly 100 feet, more or less, along the existing boundary line separating the property now or formerly owned by REGIONAL ENVIRONMENTAL COUNCIL INC. and property now or formerly owned by MARIA L FRANCESCHI to the point of beginning.

**In City Council February 3, 2026**

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

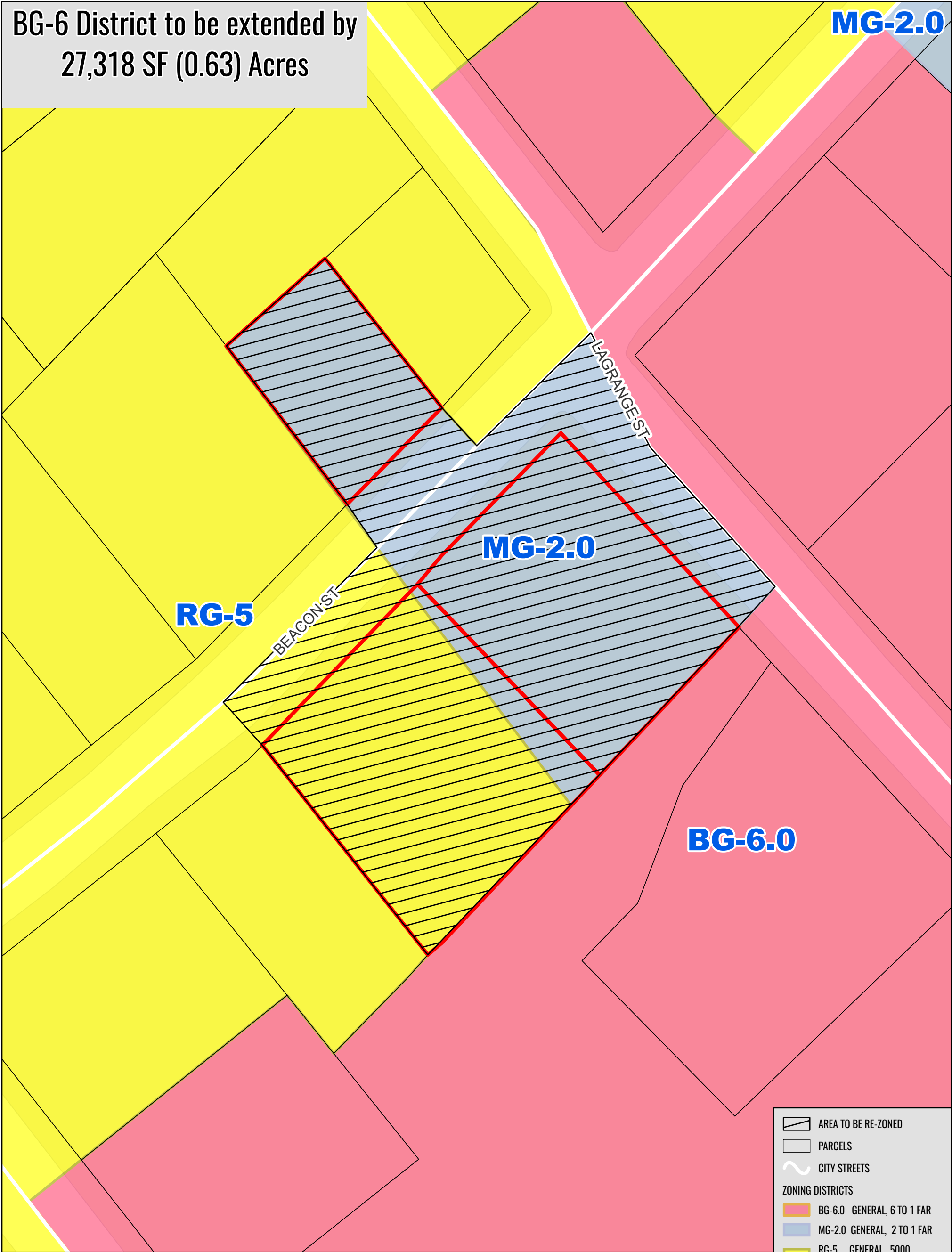
**A Copy. Attest: Nikolin Vangjeli, Clerk**

A handwritten signature in black ink, appearing to read "Nikolin Vangjeli", is written over a rectangular area with a light green dotted background.

**City Clerk**

BG-6 District to be extended by  
27,318 SF (0.63) Acres

MG-2.0

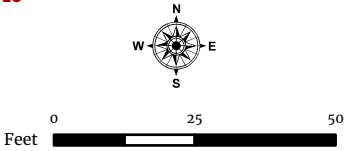


108, 109, & 112 BEACON STREET

Proposed Rezoning

OCTOBER 23, 2025

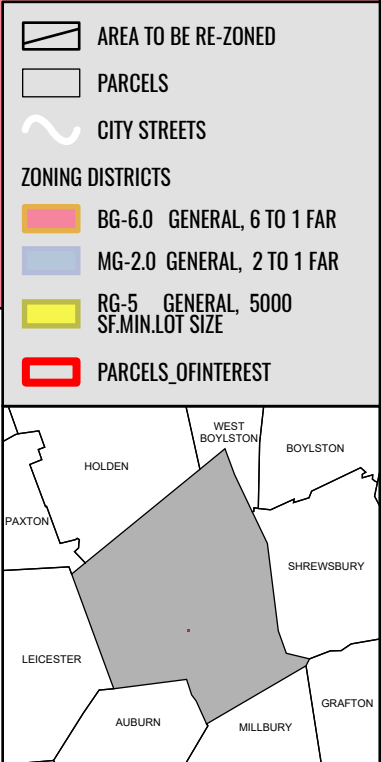
PRODUCED BY THE CITY OF WORCESTER  
DIVISION OF PLANNING & REGULATORY SERVICES  
WORCESTER, MASSACHUSETTS



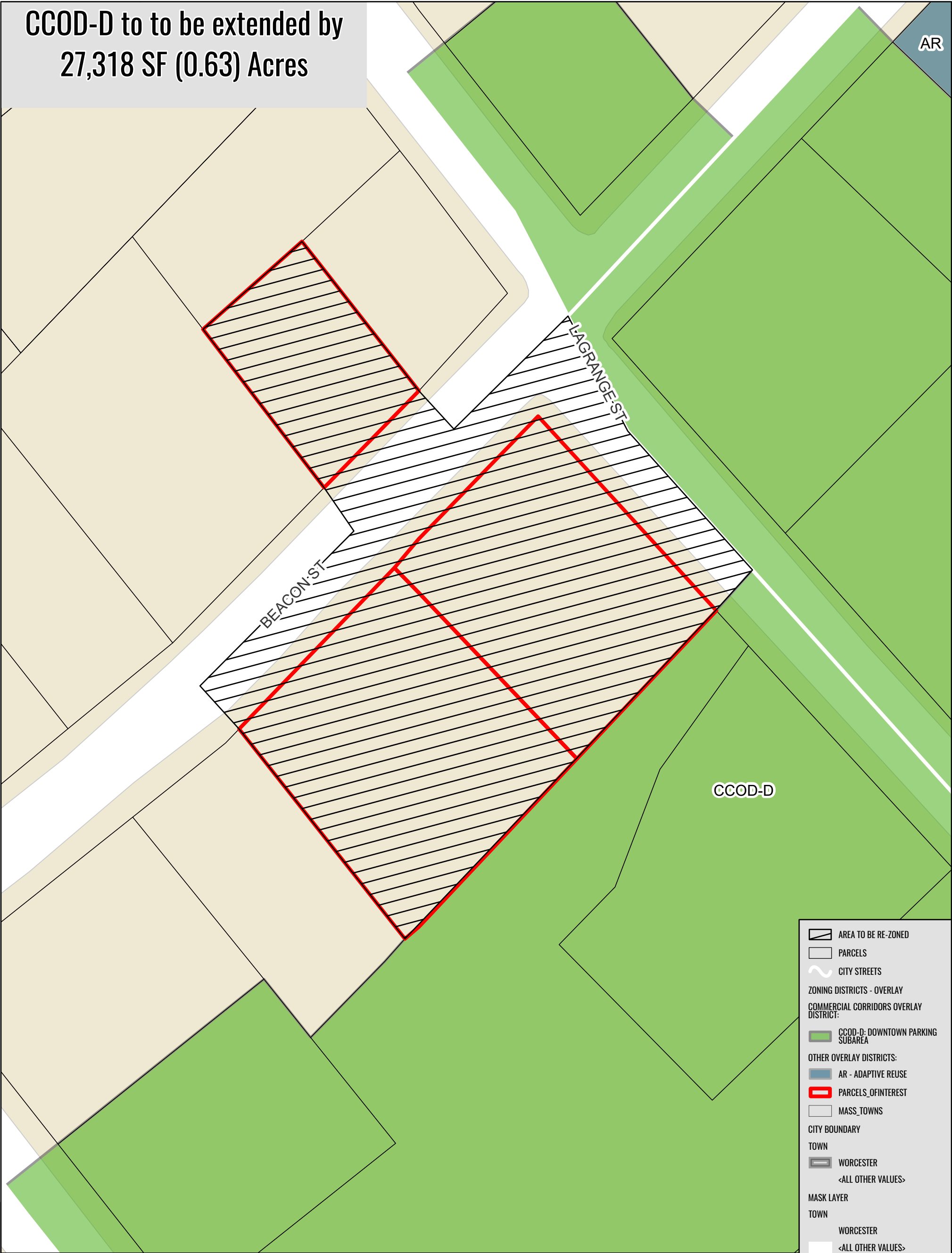
DATA SOURCES:  
All data: City of Worcester Geographic Information System  
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet).  
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet).  
Further Updates Using City of Worcester Information.

COORDINATE SYSTEM:  
All map data is in the Massachusetts State Plane Coordinate system,  
North American Datum of 1983, Massachusetts Mainland Zone (4151).  
Units are measured in Feet.

Considerable effort has been made to ensure the accuracy, correctness and timeliness of data presented; however, this information is only as accurate as its sources and may not reflect the most current information. The City of Worcester assumes no liability for any errors, omissions or inaccuracies and makes no warranty, representation or guaranty of any kind, express or implied, as to the content or for any decisions made or actions taken or not taken by the user based upon any information provided on this map.



CCOD-D to to be extended by  
27,318 SF (0.63) Acres



AREA TO BE RE-ZONED

PARCELS

CITY STREETS

ZONING DISTRICTS - OVERLAY

COMMERCIAL CORRIDORS OVERLAY DISTRICT:

CCOD-D: DOWNTOWN PARKING SUBAREA

OTHER OVERLAY DISTRICTS:

AR - ADAPTIVE REUSE

PARCELS\_OFINTEREST

MASS\_TOWNS

CITY BOUNDARY

TOWN

WORCESTER

<ALL OTHER VALUES>

MASK LAYER

TOWN

WORCESTER

<ALL OTHER VALUES>

TAN BACKGROUND

GRAY BACKGROUND

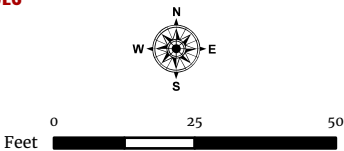
108, 109, & 112 BEACON STREET

Proposed Rezoning

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