



December 27, 2023

To All Bidders:

Subject: **BID #: 8123-W4, Property Sale & Development – 33 Ripley Street / E.D.**

**ADDENDUM NO. 1**

To Whom It May Concern:

With reference to our proposal request relative to the above subject, please refer to the changes/modifications/clarifications to the original proposal request.

• **PLEASE SEE BELOW QUESTIONS RECEIVED AND RESPONSES FROM CITY**

Both parcels are zoned RG-5 and it states that the redevelopment must be consistent with the permitted by right uses and special permit uses within the zoning districts and in conformance with all restrictions under Section I: Declaration of Restrictions.

Section I: Declaration of Restrictions item 2, says the Development must be for **single-family home** subject to the following restrictions:

c) The single-family home **shall be owner occupied** for not less than a period of thirty years.

My questions are as follows:

1. Does the definition of a single-family home include single-family attached dwelling, single-family detached dwelling, and single-family semi-detached dwelling according to the Worcester Zoning Bylaw definitions which are allowed per the RG-5 zone.

The definition of a single-family home only includes a single-family detached dwelling due to lot size requirements per the May 9, 2023 Zoning Ordinance.

33 Ripley Street is a 5,765 square foot lot and is located in an RG-5 Zone, requiring a 5,000 square foot lot size for a single-family detached dwelling. A single-family semi-detached would require a 6,000 square foot lot size. A single-family attached would require a minimum 6,600 square foot lot size.



9 Davis Street is a 4,017 square foot lot, also located in an RG-5 Zone. A single family development is permitted on this lot due to the 2019 Permitted Dimensions by District, Note 15, stating *“in an RG-5 District, for any undeveloped lot in existence by recorded deed or plan as of September 18, 2013, the minimum lot area shall be 4,000 square feet for the construction of single-family detached, single-family attached, single-family semi-detached, two-family and three-family dwellings. All other dimensional requirements pertaining to RG-5 Districts remain unaltered by this provision.”* Please note, 9 Davis Street possesses 51.50 square feet of frontage, restricting development to a single-family detached dwelling. Additional information regarding Note 15 can be found on the page 47 of the May 9, 2023 Zoning Ordinances.

2. Are other residential types allowed per the City Zoning Bylaw definitions including multifamily dwelling: low & high, Three-family detached dwelling, and Two-family detached dwelling.  
Other residential types are not allowed per the May 9, 2023 Zoning Ordinance due to lot size (area and frontage) requirements.
3. Please confirm the RFB does not allow the development to be a rental property. The development must be sold to an income eligible and first-time homebuyer after the completion of the development.  
The development cannot be a rental property. The property must be sold to an owner-occupied, income-eligible first-time homebuyer after the completion of the development.

Bidders are requested to acknowledge and/or include this addendum with submission. All other terms, conditions and specifications remain unchanged.

Very truly yours,

Christopher J. Gagliastro  
Purchasing Director