

WORCESTER PLANNING BOARD
DECEMBER 11, 1991

4:00 P.M.
Room 310, City Hall

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 propoerty 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 chnage 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 boundary/buffer
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?

CITY OF WORCESTER, MASSACHUSETTS



WILLIAM J. MULFORD
City Manager

STEPHEN F. O'NEIL
Director

Telephone
799-1400

EXECUTIVE OFFICE OF THE CITY MANAGER OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

455 MAIN STREET, ROOM 309
WORCESTER, MASSACHUSETTS 01608-1885

December 12, 1991

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,

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.
9. Greenwood St. - Wonder Market Co.
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.



CITY OF WORCESTER
LAW DEPARTMENT
CITY HALL, ROOM 301
WORCESTER, MASSACHUSETTS 01608

GARY S. BRACKETT
CITY SOLICITOR

December 13, 1991

TELEPHONE
(508) 799-1161

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

AN ORDINANCE AMENDING SECTION 2 OF ARTICLE
III OF THE ZONING ORDINANCE DATED APRIL 2, 1991
AND DESIGNATED AS APPENDIX D OF THE REVISED
ORDINANCES OF 1986 RELATIVE TO THE ZONING
MAP FOR THE CITY OF WORCESTER

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."

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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

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Joseph Polito
Change the recommended BG-2.0 back to the existing MG-2.0 for the Polito property only.
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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.
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Re-zone ML-0.5 to RS-7 and create a 25 foot buffer between the existing ML-0.5.
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Attorney John Spillane
Expand A-1 zone along Goddard Memorial Drive
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Vincent and Doris Marcelonis
Change recommended BG-3.0 zone to RG-5.
6. Millbury Street - Angelo DeAngelis
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7. Shrewsbury St. - Phil Palmieri
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10. Lee St. School - Hammond Heights Neighborhood Association
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Reduce the size of the recommended BL-1.0 zone to exclude the property of Christ the King Church.

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