

WORCESTER PLANNING BOARD
WORCESTER CITY COUNCIL
LAND USE COMMITTEE

December 2, 1991
4:00 P.M.
City Council Chambers
City Hall

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

City Councillors: John Anderson, Chairman
 Raymond Mariano
 Paul Clancy

Staff: Stephen O'Neil, Director
 Philip Hammond
 David Dunham

Jointly, the Chairmen opened the continued hearing to solicit public comment on the Zoning Map recommendations.

Following discussion, the hearing was continued until December 9, 1991 at 4:00 P.M.

JOINT LAND USE COMMITTEE &
PLANNING BOARD HEARING
MONDAY, DECEMBER 2, 1991
CITY COUNCIL CHAMBER
4:00 P.M.

1. ABBOTT STREET East Side 300 ft. from Chandler St.
Attorney Peter Dawson - 799-0541
2. CASCADE STREET Expand RS-10 to entirety of Cascade Park
Area
Jeffrey Glatt - 752-7922
3. DEWEY STREET Dewey/Austin/Mason - rezone to residential
instead of business
4. DIX STREET Dix/Wachusett - RO use
Jerry Gelineau - 756-5111
5. DOVER STREET 64 Dover St. (see Lee & Russell Sts. also)
John Bennett - 791-6549
6. GROVE STREET At corner of Forest St. - Change BL-1.0
to RS-7
7. JUNE STREET 95 June St.
Attorney Robert Donoghue - 755-5205
8. LEE STREET Keep residential zone, no business zone
wanted
Paula Murphy - 752-2340, 792-5954
Edward Simsarian - 756-1578
9. MOUNT AVENUE Change to RL-7 at terminus
Norman Biodgett - 853-2061
10. PARK AVENUE Lee St. to Institute Rd. RO zone to BL zone
Bill Kelleher, Harold Sadowsky, Mel Cutler
Kelleher and Sadowsky Real Estate - 755-366
11. PARK AVENUE Keep residential zone
Anna Marie Soulliere - 799-0274
16 Whitman Rd.
Nan Lyell - 756-1237
1 Montvale Rd.
Bruce Burke
3 Montvale Rd.
Ann McGovern - 753-1128
Montvale Rd.
12. PLEASANT STREET Between Russell & Winslow Sts., rezone to
BG-3.0
Tom Christo - 757-9709
13. PLEASANT STREET #1064, change RS-7 to BL-1.0
Mark Agerholm - 757-8900
14. PLEASANT STREET #1086, change RS-7 to BL-1.0
Forrest Jacobs, DMD - 832-3931
15. RUSSELL STREET Highland to Park Ave., change to BL-1.0
or RO-1.0
Dick Juneau - 756-3222
16. TROWBRIDGE ROAD Review of new Institutional Zone
Barbara Commons - 756-8657
17. VERNON STREET #47-49 Vernon
John Elloian - 422-7907

18. Botech -

PARK AVENUE

west side from May to Chandler Streets, proposed to be
BG-4.0. Concerned this will encroach on open space that
is Heaver Brook. Would prefer to see some R zone immediately
adjacent to park area as a buffer between that area and the
BG-4.0 on Park Avenue

Jim Izatt

799-1661
756-1923

ZONING MAP COMMENTS

District I - Quinsigamond Community College

1. Brian Nickerson: St. James Property on West Boylston St./ Gold Star Boulevard - favors re-zoning to BG-3.0.
2. * Evelyn Jamieson: Request her property along West Boylston St. be re-zoned BL-1.0 and expanded to include her exact boundaries.
3. * Lorraine Delong: Requests her property at 922 Grafton St. be re-zoned BL-1.0. She supports the recommended OPCD change.
4. * New England Development: Supports the new designation for the Greendale Mall area (MG-1.0 to BG-3.0) and asks that the lines be adjusted to adhere to I-190.
5. * East Mountain Street Realty Trust: Extend BL-1.0 zone line 50 feet southeast along East Mountain St.
6. Lincoln Street: Re-examine BL-1.0 zone between Catherine St. and Hahneman Hospital.
7. Gold Star Boulevard: Gary DeWolfe, Cosco, Inc., 859 West Boylston St.: Re-zone Webber Lumber area BG-3.0 instead of MG-1.0.

District II - Mount Carmel

1. Attorney Samuel DeSimone: Relevance of BG-2.0 designation for East Mountain St./St Pierre property? Why is the Notre Dame property zoned BG-2.0?
2. George Russell: Why is the Fallon Clinic zoned BO-2.0 rather than BO-1.0?
3. George Hayek, Jr.: Jolma Rd. - By changing it to BG-4.0 from MG-1.0, are we creating problems for the existing manufacturing space? Along Jolma Rd. the BG-4.0 line should follow Jolma Rd.
4. * Anthony D'Ascanio: Grafton St. - Would like his land on Enid St. re-zoned to allow for business uses. The current map shows a re-zoning to BL-1.0 and RL-7. He wants to whole parcel re-zoned (see attached map).
5. Jerry Gelineau: Requests that Wachusett St./Dix St. area be re-zoned to BO-1.0.
6. * There was also support from many residents regarding BL-1.0 along Grafton St.

District III - Quinsigamond Village Neighborhood Center

1. Anthony Ustinouch: Requested a re-zoning of ML-1.0 to BL-1.0 along Route 20 at the intersection of Wales St.
2. Angelo DeAngeles: Requests the existing zone remain and the boundary line go to the end of his property.
3. * Lorraine Laurie: Supports the OPCD recommendations for Green Island with minor adjustments.
4. Holy Cross Institutional Zone: Why is it so large. It may need to be reduced along McKeon Road.
5. * 47 Vernon Street: Re-zone RG-5 to BL-1.0.
6. * Ann Raskett: Re-zone 1257 Grafton Street from residential to business.
7. James Law: 2 Standish Street - re-zone residential to business.

District IV

1. Creation of open space zones. Why is Coes Pond RS-7?
2. Size of Institutional Zones. They are too large.
3. Re-zoning the Washburn St./Colton St./Clapp St. area to residential to protect neighborhood.
4. Re-zone the Dewey St./Austin St./Mason St. area to residential rather than business or manufacturing.
5. What are the impacts of the new zoning map on property values? If a property changes its zoning, what happens to the value and assessment?
6. Tom Christio: Re-zone Pleasant Street BG-3.0 between Russell St. and Winslow St.

District V

1. Expand BL-1.0 zone on Main St. deeper along Gates Lane near Bennett Field.
2. Airport: Goddard Memorial Drive - Norman Marois - Extend A-1 zone southerly.
3. * Forrest Jacobs, DMD: 1086 Pleasant Street - RS-7 to BL-1.0.

Saxe Room

1. Lynwood Erskin - 23 Trowbridge Rd.: The size of Institutional Zones - WPI is too large and should be re-traced to Institute Rd.
2. Steve Herbert: WPI - Agrees with the size of the recommended OPCD IN-S zone for WPI.
3. Jonathan Finkelstein: 30 Beckman St. - Target Worcester recommendation for the CBD - Reduce the size of OPCD recommendations.
4. Bob Brill - Assumption College: Expand their IN-S zone to include college boundaries.
5. Jeffrey Glatt: Open Space Zone - where is it? Expand RS-10 to Cascade Park area. Review zoning designation of top ten open space parcels.
6. Ted Conner: Open Space Zones. Designation of City parks.
7. Carlene Marquis: Re-zone Hurtle Ave. from RS-7 to RL-7.
8. Tony Russell: Southwest Cutoff/Rte. 20 - reduce the size of the expansion of the RS-7 zone.
9. * Todd Rodman: Big D Supermarkets - Expand BL-1.0 zone on Greenwood St. to Weden Lane, extend BL-1.0 on Mill St. to include property line.
10. * Virginia Babigian: 78 Park Avenue - RS-10 to BO-1.0.
11. * Richard McNamara: 82 Park Avenue - RS-10 to BO-1.0.

Miscellaneous Comments

1. Nancy Castle: Re-zone Mill St./Buffum Street area RL-7 to business zone.
2. City Council Referral: Grove Street and Forest Street to be re-zoned BL-1.0 to RS-7.
3. * Christos Kapetanios: 538-574 Franklin Street to be re-zoned BG-2.0 from RG-5.
4. * Linda Rucci: Extension of BL-1.0 zone along Grafton Street to Blithewood Avenue.
5. WBDC - Plantation Street: Expansion of ML-1.0 zone into Notre Dame property currently recommended as BO-2.0.

6. City Council Referral: Park Avenue/Abbott Street - rezone RL-7 to BG-3.0.
7. Several Residents: Re-zone Russell Street behind supermarket BL-1.0 from RL-7.
8. Norman Blodgett: Re-zone Mount Avenue at the terminus from MG-2.0 to RL-7.
9. Peter Brandt, Jr.: Pine Hill Road - re-zone RL-7 to BL-1.0.
10. John Nicas, 95 June Street: Re-zone RL-7 to BL-1.0.
11. K.L.M. Associates, Chadwick Street: Re-zone RS-7 to BL-1.0.

* Included in Planning Board recommendations.

Barbara Goff Greenwald
Attorney at Law

108 Godman Road
Brookline, Mass 02146
Telephone 617 566-1122

November 25, 1991

Planning Board for City of Worcester
City Hall
455 Main Street
Worcester, MA 01608
Attn: John Reynolds, Chairman

Dear Mr. Reynolds:

The undersigned is the Trustee of 664 Realty Trust, which is the owner of property located at 662-674 Main Street.

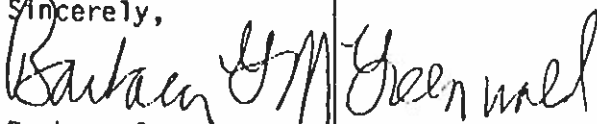
It has been brought to my attention that you are making certain recommendations to the Planning Board for the City of Worcester in which you revise the 9G-6 zone.

I am requesting that the parcel at 662-674 Main Street be included in the revised 8G-6 zone. Potential developers would certainly be more inclined to consider this parcel if it enjoyed the benefits of the 8G-6 such as, more density, no parking requirements and less restrictions on use.

In today's market conditions developers will only consider already properly zoned sites and will probably not wait for variance applications to be filed. This is especially true because there are ample sites outside of Worcester with flexible zoning status. Developers do not want to wait for variances or pay for the expense in obtaining them.

Kindly advise me of your response and provide me with all necessary documentation which I shall require to pursue this request.

Sincerely,


Barbara Goff Greenwald