

Worcester Planning Board  
Minutes of Meeting  
September 18, 1991  
Room 310, City Hall

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

1. Chairman John Reynolds called the meeting to order at 3:35 P.M.
2. Upon a motion by Joan Bagley and seconded by Thomas O'Connor, the Board voted unanimously to approve the minutes of the August 14, 1991 and August 21, 1991 meetings.
3. Upon a motion made by Thomas O'Connor and seconded by Michael Lopardo, the Board voted unanimously to approve the Site Plan for Assumption College, 500 Salisbury Street, subject to DPW approval of hydraulic calculations.

Upon a motion made by Michael Lopardo and seconded by Thomas O'Connor, the Board voted unanimously to approve the Parking Plan (continued from September 4, 1991 meeting) for Assumption College, 500 Salisbury Street, subject to DPW approval of hydraulic calculations.

3. The Board continued the Site Plan Approval for 220 Brooks Street to October 1, 1991.
4. Upon a motion made by Joan Bagley and seconded by Michael Lopardo, the Board voted unanimously to approve the Site Plan for Fallon Clinic, Inc., 100 Central Street, with the condition that a copy of the lease agreement be submitted to the Board.
5. Upon a motion made by George Russell and seconded by Joan Bagley, the Board voted 3-2 to approve the Parking Plan for St. Vincent's Hospital, 6 Marion Avenue, with the condition that a stockade fence be installed on the right side with greenery on the abutter's side.
6. Upon a motion made by Thomas O'Connor and seconded by Michael Lopardo, the Board voted unanimously to approve the Site Plan for Norton Company, 1 New Bond Street, with the condition that the project meet all DPW and Conservation Commission requirements.
7. Upon a motion by Michael Lopardo and seconded by Thomas O'Connor, the Board voted unanimously to pull the bond for Rosewood West.

WORCESTER PLANNING BOARD ZONING MAP AMENDMENTS

<u>LOSS</u>			<u>Before</u>	<u>After</u>
		West Boylston St./Cumberland Rd./Apthorp St.		
-2	AC	Re-zone RL-7 to BL-1.0	3 AC	5 AC
		The Summit		
-35.3	AC	Re-zone RL-7 and RS-7 to BL-1.0	23.6 AC	59.6 AC
- 6.1	AC	Re-zone ML-0.5 to BL-1.0	23.6 AC	59.6 AC
- 2.0	AC	Re-zone RS-7 to BL-1.0	23.6 AC	59.6 AC
		West Mountain Street		
		Adjust ML-0.5 zone line to I-190 roadway centerline		
- 2.2	AC	Re-zone BL-3.0 to RS-7	2.1 SM	2.65 SM
-23.3	SM	Re-zone ML-0.5 and MG-0.5 to RS-7 (3 locations)	23.3 SM	2.65 SM
		Re-zone ML-0.5 to MG-0.5	.32 SM	.28 SM
		Re-zone BL-1.0 and ML-0.5 to MG-0.5	.32 SM	.28 SM
		Toronita Ave./Phoebe Way		
- .20	SM	Re-zone RL-7 to RS-7	2.1 SM	2.65 SM
- .21	SM	Re-zone RS-10 to IN-S (Assumption College)	0	.21 SM
- 5.4	AC	Re-zone RS-10 to RS-7		2.65 AC
		Shore Drive		
-14.5	AC	Re-zone ML-0.5 to RS-7	2.1 SM	2.65 SM
		Salisbury Street		
- .21	SM	Re-zone RS-10/RS-7 to IN-S (Assumption College)	0	.21 SM
		West Boylston Street		
-9.3	AC	Re-zone BG-3.0 to BL-1.0	23.6 AC	59.6 AC
-48.6	AC	Re-zone RS-7 to IN-S (Quinsigamond Community College)	0	48.6 AC
-4.3	AC	Re-zone BG-3.0 to BL-1.0	24.1 AC	28.4 AC
		I-190		
-14.6	AC	Re-zone ML-0.5 and MG-0.5 to RS-7 (3 locations)	2.1 SM	2.65 SM
- .01	SM	Re-zone ML-0.5 and MG-0.5 to MG-1.0	.29 SM	.30 SM
-1.5	AC	Re-zone MG-1.0 to RG-5 (2 locations)	48.9 AC	46.6 AC
2.1	AC	Re-zone RG-5 to MG-1.0	.29 SM	.30 SM
		Greendale Mall		
-45.7	AC	Re-zone MG-2.0 to BG-3.0	0	.16 SM
		East Mountain Street		
-57.4	AC	Re-zone RS-7 and RL-7 to RG-5	0	57.4 AC
-4.5	AC	Re-zone RL-7 to RS-7	2.28 SM	2.65 SM
- .17	SM	Re-zone RL-7, ML-0.5 and IP-0.33 to BG-2.0	0	.17 SM
		Lincoln Village		
- .11	SM	Re-zone RL-7 to RG-5	0	.11 SM
- .14	SM	Re-zone BL-1.0 to BG-4.0	0	.14 SM
- .20	SM	Re-zone RS-7 to RL-7	.17 SM	.20 SM

LOSSBeforeAfter

-8	AC	State Mutual Re-zone RS-7 to BO-1.0	42 AC	53 AC
-3.3	AC	Lincoln Street/Cozy Corner Re-zone RG-5 and RS-7 to BL-1.0	9.5 AC	47.4 AC
-1.22	SM	Worcester Airport Re-zone RL-7, BL-1.0 and IP-0.33 to A-1	0	1.22 SM
-4.23	AC	Tatnuck Square Re-zone RS-7 to BL-1.0	20.27 AC	24.5 AC
-26.7	AC	West Boylston Street/Gold Star Boulevard Re-zone MG-2.0 and MG-1.0 to BG-3.0	27.6 AC	.16 SM
-5.3		Re-zone RG-5 and RL-7 to BL-1.0	0	5.6 AC
-.8	AC	Park Ave./Sagamore Road Re-zone RL-7 to BO-1.0	0	5.8 AC
-5.0	AC	Re-zone RS-10 to BO-1.0	0	5.8 AC
-3	AC	Institute Park Re-zone RS-10 to RS-7	.27 SM	.27 SM
-.14	SM	Re-zone RS-10, RL-7 and RG-5 to IN-S (WPI)	0	.14 SM
-14.5	AC	Grove Street/Northworks Re-zone BO-1.0, RL-7, MG-2.0 and BG-3.0 to BG-2.0	0	14.5 AC
-.21	SM	Lincoln Square Re-zone BO-1.0 to BG-6.0	.29 SM	.51 SM
-7.6	AC	Lincoln Street/Catherine Street Re-zone BL-1.0 and BL-1.0 to BO-1.0	0	22.9 AC
-		Lincoln Street/Green Hill Parkway Re-zone RG-5 to BL-1.0 (2 locations)	-	17.7 AC
-17.2	AC	Brittan Square Re-zone RG-5 to IN-H (Medical Center of Central Mass - Hahnemann)	0	17.2 AC
-47.2	AC	Re-zone RG-5 to RL-7	-	47.2 AC
-3.4	AC	Pleasant Street/Richmond Avenue Re-zone RL-7 and RS-7 to BL-1.0	1.2 AC	4.6 AC
-.14	SM	Lincoln Plaza Re-zone BL-1.0 to BG-4.0	0	.14 SM
-.6	AC	Re-zone BL-1.0 to RS-7	-	2.28 SM
-25.7	AC	Re-zone RS-7 and RG-5 to BL-1.0	-	47.4 AC

LOSSBeforeAfterLOSS

	Plantation Street/Poor Farm Brook Area		
-.25 SM	Re-zone RL-7 to BO-2.0	0	.25 SM
-.17 SM	Re-zone RS-7 to BO-2.0	0	.17 SM
	Plantation Street/UMASS Area		
-18.3 AC	Re-zone RS-7 to RG-5	0	18.3 AC
-.14 SM	Re-zone RS-7 to BG-2.0 (Belmont Home, Worcester State Hospital)	0	.14 SM
-.13 SM	Re-zone RL-7 and ML-1.0 to IN-H (UMASS Medical Center)	0	.13 SM
-.08 SM	Re-zone RS-7 to ML-0.5	.24 SM	.32 SM
-19.4 AC	Re-zone ML-1.0/MG-2.0 to BG-3.0	0	19.4 AC
	Mill Street		
-6.2 AC	Re-zone ML-1.0 to RS-7	4.25 SM	4.23 SM
	Chandler Street/May Street		
-55.8	Re-zone RS-7 to IN-S (Worcester State College)	0	55.8 AC
	May Street/June Street/Lovell Street Area		
-27.2 AC	Re-zone RS-7 to IN-H (Fallon/Fairlawn)	0	27.2 AC
-1.4 AC	Re-zone RL-7 to BL-1.0 (2 locations)	24.5 AC	33.2 AC
	Elm Park		
-3.7 AC	Re-zone RS-7 and RL-7 to BO-1.0 (2 locations)	0	3.7 AC
-.14 SM	Re-zone RL-7 and RG-5 to IN-S (WPI)	0	.14 SM
	Park Avenue/Chandler Street		
-9.8 AC	Re-zone ML-0.5 to BL-1.0	25.9 AC	33.2 AC
-41.6 AC	Re-zone ML-0.5 and MG-1.0 to BG-4.0	0	41.6 AC
-12.3 AC	Re-zone MG-1.0 to BG-3.0	0	.20 SM
-42 AC	Re-zone RG-5, ML-2.0 and BL-1.0 to BG-3.0	17.6 AC	.20 SM
-1.1 AC	Re-zone ML-0.5 to RL-7	.36 SM	.36 SM
	Park Avenue/Maywood Street		
-18.7 AC	Re-zone BG-3.0 to BL-1.0	0	18.7 AC
	Coes Square		
-18.8 AC	Re-zone BG-3.0 to BG-2.0	0	.13 SM
	City Hospital		
-14.5 AC	Re-zone RG-5 to IN-H (Worcester City Hospital)	0	14.5 AC
	Newbury Street/Congress Alley		
-.4 AC	Re-zone BL-1.0 to RG-5	.11 SM	54.5 AC
	Downtown/Central Business District		
-	Re-zone BG-3.0 and RG-5 to BG-6.0	.29 SM	.51 SM
-	Re-zone BO-1.0 to BG-6.0 (3 locations)	.29 SM	.51 SM
-	Re-zone BG-3.0 to BG-6.0	.29 SM	.51 SM
-	Re-zone ML-2.0 to BG-6.0	.29 SM	.51 SM
-	Re-zone BG-3.0 to BG-6.0	.29 SM	.51 SM
-	Re-zone MG-2.0 to BG-6.0 (2 locations)	.29 SM	.51 SM

LOSSBeforeAfter

		Belmont Street		
-8.4	AC	Re-zone RG-5 and BO-1.0 to BL-1.0	0	8.4 AC
-19.2	AC	Re-zone RG-5 to IN-H (Medical Center of Central Mass - Memorial)	0	19.2 AC
-22.9	AC	Re-zone RG-5 to BO-1.0	0	22.9 AC
		Main South		
-3	AC	Re-zone RG-5 and BG-3.0 to BL-1.0 (2 locations)	.14 SM	36 AC
-2.8	AC	Re-zone MG-2.0 to RG-5	.75 SM	.34 SM
-34.7	AC	Re-zone RG-5 to IN-S (Clark University)	0	34.7 AC
		Green Island/Water Street		
-17.8	AC	Re-zone MG-2.0 to BG-4.0	-	17.8 AC
-9.8	AC	Re-zone MG-2.0 to BG-3.0	33.5	43.3 AC
		Green Island/Crompton Park		
-37.5	AC	Re-zone MG-2.0 to BG-3.0	0	.13 SM
-15.2	AC	Re-zone MG-2.0 to RG-5 (2 locations)	26.3	40 AC
-29.6	AC	Re-zone MG-2.0 to BG-3.0	-	29.6 AC
		Shrewsbury Street/Mount Carmel		
-16.3	AC	Re-zone RG-5 and ML-2.0 to BG-4.0	0	16.3 AC
		Shrewsbury Street/East Central Street		
-56.2	AC	Re-zone ML-2.0 and MG-2.0 to BG-2.0	0	56.2 AC
-17.4		Re-zone ML-2.0 to BG-2.0	0	17.4 AC
		Franklin Street		
-.6	AC	Re-zone ML-1.0 to RL-7	3.32 SM	2.29 SM
-11.8	AC	Re-zone BL-1.0 RG-5 and ML-1.0 to BG-2.0	0	11.8 AC
-1.7	AC	Re-zone RL-7 to BL-1.0	3.7 AC	15.7 AC
-11.9	AC	Re-zone ML-1.0 to BL-1.0	3.7 AC	15.7 AC
		Providence Street/Winthrop Street		
-35.7	AC	Re-zone RG-5 to IN-H (St. Vincent Hospital)	0	35.7 AC
		Orient Street		
-.01	SM	Re-zone RS-7 to RL-7	.11 SM	.10 SM
		Holmes Field		
-		Re-zone RL-7 to RS-7	.25 SM	.25 SM
		Grafton Street		
-2.8	AC	Re-zone BG-3.0 and RL-7 to BL-1.0	24 AC	21.1 AC
-3.8	AC	Re-zone RL-7 to BL-1.0	8.1 AC	.11 SM
-3.3	AC	Re-zone ML-0.5 to BL-1.0	2.4 AC	.11 SM
-2.3	SM	Re-zone ML-0.5 to RL-7	3.32 SM	2.29 SM
		Webster Square		
		Re-zone BG-3.0 to BG-2.0	0	.13 SM
-14	AC	Re-zone BG-3.0 to BG-4.0	0	14. AC
-19.2	AC	Re-zone BL-1.0 to BG-2.0	0	19.2 AC
-1.6	AC	Re-zone ML-0.5 to BL-1.0	0	3.1 AC
-7.2	AC	Re-zone BG-3 to BL-1.0	0	7.2 AC

LOSSBeforeAfter

	Stafford St./Ludlow St./Main St.		
-7.6 AC	Re-zone BL-1.0 to RL-7	1.48 SM	.19 SM
-.02 SM	Re-zone RL-7 to RS-7	.20 SM	.22 SM
	Cambridge Street		
-7.1 AC	Re-zone RG-5, BG-3.0 and ML-2.0 to BL-1.0	5.1 AC	12.3 AC
-2.9 AC	Re-zone ML-1.0 to BL-1.0	5.1 AC	7.3 AC
	Hope Avenue		
-6.4 AC	Re-zone ML-0.5 to RS-7	5.2 AC	11.8 AC
	College Hill		
-.28 SM	Re-zone RG-5 and RL-7 to IN-S (Holy Cross College)	0	.28 SM
-.01 SM	Re-zone RL-7 to RS-7	.12 SM	.13
	Millbury Street/Route 146		
-	Re-zone MG-1.0 to ML-2.0	.25 SM	51.7 AC
-2.9 AC	Re-zone ML-1.0 to BL-1.0	0	22.6 AC
-31.1 AC	Re-zone ML-0.5 to BG-2.0	0	31.1 AC
-.11 SM	Re-zone MG-1.0 to MG-2.0	.25 SM	.11 SM
-	Re-zone MG-1.0 to ML-2.0	-	51.7 AC
-43.3 AC	Re-zone ML-0.5 to BL-1.0	-	43.3 AC
-5.9 AC	Re-zone ML-0.5 to MG-0.5	-	.14 SM
-	Re-zone MG-0.5 to MG-2.0	.45 SM	.36 SM
-	Re-zone MG-1.0 to MG-2.0	-	.36 SM
	Perkins Farm		
-50.8 AC	Re-zone MG-1.0 to RS-7	0	.11 SM
-7.1 AC	Re-zone ML-0.5 to RL-7	-	2.29 SM
	South Plaza/Grafton Street		
-61 AC	Re-zone MG-1.0 and BL-1.0 to BG-2.0	0	61.7 AC
-16.7 AC	Re-zone RL-7 to BL-1.0	-	16.7 AC
38 AC	Re-zone RS-7 and RL-7 to BL-1.0	-	.11 SM
-	Re-zone MG-0.5 and ML-0.5 to BL-1.0	-	.11 SM
	Southeast Cutoff/Route 20		
-	Re-zone MG-0.5 to MG-2.0	.18 SM	.18 SM
-4.6 AC	Re-zone RL-7 to ML-0.5	.13 SM	.10 SM
-1.3 AC	Re-zone RS-7 to BL-1.0	0	1.3 AC
	Broad Meadow Brook/Massasoit Road		
-.81 SM	Re-zone MG-0.5, ML-0.5 and RL-7 to RS-7	1.05 SM	1.86 SM
-1 AC	Re-zone BL-1.0 to RS-7	1.05 SM	1.86 SM
	Quinsigamond Village		
-24.6 AC	Re-zone ML-0.5 to BG-2.0	0	24.6 AC
-6.8 AC	Re-zone ML-0.5 to RS-7	30.8 AC	36.8 AC
-.7 AC	Re-zone ML-0.5 to RG-5	3.2 AC	3.9 AC
-15.8 AC	Re-zone ML-0.5 to BL-1.0	0	15.8 AC
-.3 AC	Re-zone RS-7 to BL-1.0	0	15.8 AC
-10 AC	Re-zone MG-0.5 to ML-0.5	-	30.2 AC
-	Re-zone MG-0.5 to MG-2.0	.45 SM	.36 SM