

**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER**

JULY 17, 2017

WORCESTER CITY HALL, 455 MAIN STREET, LEVI LINCOLN CHAMBER

Zoning Board Members Present: Lawrence Abramoff, Chair
Vadim Michajlow, Vice-Chair
Joseph Wanat
Robert Haddon, Alternate Member
Thomas Dillon, Alternate Member

Staff Present: Domenica Tatasciore, Division of Planning & Regulatory Services
David Horne, Department of Inspectional Services

Approval of the Minutes

Upon a motion by Mr. Dillon and seconded by Mr. Haddon the Board voted 5-0 to approve the minutes of June 26, 2017.

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

1. 3 & 7 Palisades Street (ZB-2017-033)

Variance: For relief from the lot area dimensional requirement for a single-family dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2) for 3 Palisades Street (aka Lot 2)

Petitioner: Nicholas Osowski

Present Use: Presently on the premises at 3 Palisades Street is a non-conforming single-family dwelling with a non-conforming accessory structure and on the premises at 7 Palisades Street is a non-conforming single-family dwelling and two non-conforming accessory structures, each with associated site improvements

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to re-configure the property lines thus necessitating the requested relief.

Upon a motion by Mr. Wanat and seconded by Mr. Dillon the Board voted 5-0 to postpone the item to their August 28, 2017 meeting and to extend the public hearing deadline to September 30, 2017.

2. 5 Reeves Street (ZB-2017-034)

- Variance:** For relief from the frontage dimensional requirement for a single-family semi-detached dwelling in an RL-7 & BL-1.0 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the lot area dimensional requirement for a single-family semi-detached dwelling in an RL-7 & BL-1.0 Zone (Article IV, Section 4, Table 4.2)
- Petitioner:** Michelle M. Hutchins & David D. Hutchins, Sr.
- Present Use:** Presently on the premises is a partially paved vacant lot.
- Zone Designation:** RL-7 zone (Residence, Single Family), BL-1.0 zone (Business, Limited), and Commercial Corridors Overlay District (CCOD-E)
- Petition Purpose:** The applicant seeks to construct a single-family semi-detached dwelling with associated off-street parking, along with related site work.

Upon a motion by Mr. Wanat and seconded by Mr. Dillon the Board voted 5-0 to postpone the item to the August 7, 2017 Zoning Board of Appeals meeting.

Unfinished Business - None

New Business

3. 1000 & 1000A Grafton Street (ZB-2017-035)

- Special Permit:** To allow motor vehicle/trailer/boat sales/rental (Business Use # 15) in a BL-1.0 District (Article IV, Section 2, Table 4.1)
- Special Permit:** To allow motor vehicle service, repair, garage and/or display (Business Use # 16) in a BL-1.0 District (Article IV, Section 2, Table 4.1)
- Petitioner:** Battery Plaza, LLC
- Present Use:** Presently on the premises are two commercial structures, used for retail, warehousing/storage, garage, and health club purposes, along with associated off-street parking and related site improvements.
- Zone Designation:** BL-1.0 (Business, Limited) zoning district
- Petition Purpose:** The applicant seeks to also add motor vehicle sales, display, garage, and repair uses to the property, along with associated site work.

Public Hearing Deadline: 8/18/17

John Grenier from Grenier Associates and Mr. Groccia, the petitioner, appeared upon behalf of the application.

Mr. Grenier stated that Mr. Groccia would like add motor vehicle sales, display, garage, and repair uses to his existing building and reviewed the proposal for the site.

Mr. Abramoff asked what happened with the original arbor vitae on the site. Mr. Groccia stated that he does lot a business with neighboring business and he put in a fieldstone pathway so one arborvitae tree

was taken out to accommodate the pathway. Mr. Abramoff stated that the arborvitae was in original decision so would like that replace.

Upon a motion by Mr. Haddon and seconded by Mr. Wanat the Board voted 5-0 to close the public hearing.

Upon a motion by Mr. Michajlow and seconded by Mr. Dillon the Board voted 5-0 to approve both requested Special Permits with all the conditions outlined in staff's memo. The Board also voted 5-0 to approve the requested waiver from the application requirements to label abutters within 300 feet on the plan.

List of Exhibits

Exhibit A: Special Permit Application; received June 14, 2017; prepared by Frank Groccia of Battery Plaza, LLC.

Exhibit B: Plan of Land; dated June 13, 2017; prepared by J.M. Grenier Associates, Inc.

Other Business

4. Communications - None

5. Signing of Decisions from prior meetings

Adjournment

Mr. Abramoff stated that this was Mr. Dillon's last meeting on the Board as he was moving out of Worcester and the Board thanked him for all his years of service on the Zoning Board of Appeals and wished him well.

Mr. Dillon adjourned the meeting at 5:45 pm.