

**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER
April 26, 2021**

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting was conducted through remote participation. The meeting was livestreamed from the City of Worcester website and via the local cable access channel and is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 730323290#), which was publicized on the posted meeting agenda and during the video broadcast.

Zoning Board Members Participating: Joseph Wanat, Chair
Russell Karlstad, Vice Chair
Jordan Berg Powers
Robert Haddon, Alternate Member
Nathan Sabo, Alternate Member
George Cortes

Zoning Board Members Not Participating:

Staff Participating: Stephen Rolle, Division of Planning & Regulatory Services
Amanda Molina Dumas, Division of Planning & Regulatory Services
John Kelly, Department of Inspectional Services

Old Business – Public Hearings

- 1. 1193 (aka 1239) & 1243 (aka 1241) Millbury Street (MBL 31-003-00011, -00005) (ZB-2020-036)**
- Special Permit:** To allow open lot storage of more than one (1) unregistered automobile in excess of seven (7) days (Article IV, Section 2, Table 4.1, General Use #13)
- Special Permit:** To allow open lot storage and/or salvage recycling operations (Article IV, Section 2, Table 4.1, Manufacturing Use #8)
- Petitioner:** Boakye Osei Bonsu
- Present Use:** At 1243 (aka 1241) Millbury Street are two buildings – a +/-1,319 SF commercial building, formerly used as convenience store, and a +/- 3,480 SF commercial building, formerly used for retail food sales – each with associated surface parking and at 1193 (aka 1239) Millbury Street is a parking lot used for open lot storage
- Zone Designation:** MG-1.0 (Manufacturing, General) zoning district and the Blackstone River Parkway Sign Overlay District (BSOD)
- Petition Purpose:** To allow open lot storage of vehicles on both lots, to convert the existing +/- 3,480 SF commercial building into a garage to be used for dismantling of vehicles.
- Testimony Date(s):** 10/5/2020; Constructive Grant Deadline: TBD
2/11/2021

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to continue the application to the May 17, 2021 Zoning Board of Appeals meeting and to extend the Constructive Grant Deadline to June 8, 2021. Mr. Haddon and Mr. Sabo as alternates.

- 2. 298 Plantation Street (aka 2 Northboro Street) (MBL 17-025-04+05) (ZB-2020-065)**
- Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use in a RL-7 zone (Article XVI, Section 4)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Variance: For relief from the minimum front-yard setback dimensional requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum exterior side-yard setback dimensional requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the maximum floor area ratio (FAR) requirements for the RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Rodney Haddad of Remp Realty LLC

Present Use: A +/- 2,979 SF non-conforming one-story commercial structure, formerly used as a dry cleaner, with associated off-street parking.

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

Petition Purpose: To renovate and convert the existing structure into a food service establishment (deli), construct a second story addition with two dwelling units, construct off-street parking, and conduct associated site work.

Testimony Date(s): 2/11/2021 Constructive Grant Deadline: 5/15/2021

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to continue the application to the May 17, 2021 Zoning Board of Appeals meeting and to extend the Constructive Grant Deadline to June 8, 2021. Mr. Haddon & Mr. Sabo as alternates.

New Business – Public Hearings

3. 43 Oread Street (MBL 06-028-00016) (ZB-2020-061)

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)

Petitioner: Elvis Cruz of 43 Oread Street LLC

Present Use: A privileged, non-conforming three-family detached dwelling, with associated site improvements

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To convert the existing three-family detached dwelling into a multi-family low-rise dwelling (with a total of 5 units), to expand and reconfigure the parking area, and to conduct associated site work.

Public Hearing Deadline: 6/2/2021 Constructive Grant Deadline: 7/7/2021

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to continue the application to the May 17, 2021 Zoning Board of Appeals meeting and to extend the Constructive Grant Deadline to June 8, 2021. Mr. Haddon & Mr. Sabo as alternates.

**4. 240 (fka 244) Belmont Street (aka Seabury Heights) (MBL 16-036-00003)
(ZB-2021-011)**

Special Permit: To allow a roof-mounted personal wireless service facility in a RG-5.0 District (Article IV, Section 2, Table 4.1, General Use #15)

Variance: For relief from the maximum height dimensional requirement for a roof-mounted personal wireless service facility (Article IV, Section 12, C.3)

Petitioner: New Cingular Wireless PCS, LLC

Present Use: Two multi-family high-rise buildings, with an existing non-conforming roof-mounted personal wireless service facility, and associated site improvements.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To expand the existing roof-mounted personal wireless service facility, including relocation of existing antennas to a new antenna frame, installation of +/-6 new panel antennas, equipment cabinet, remote radio heads, and associated equipment, and to conduct related site work.

Public Hearing Deadline: 6/20/2021

Constructive Grant Deadline: 7/25/2021

Michael Dolan representing New Cingular Wireless PCS, LLC called in for the applicant. He stated his applicant has their federal license and they are looking to install roof-mounted personal wireless service facility to assist AT&T customers in the Belmont Street area with expanded cell service in the area.

Mr. Rolle reviewed the proposal and the federal laws that applied to this type of application. Renderings were shown on a power point presentation of the site.

Public Comment

No Public comment

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to close the Public Hearing. Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers (Mr. Haddon & Mr. Sabo as alternates) the Board voted 5-0 to approve;

Special Permit: To allow a roof-mounted personal wireless service facility in a RG-5.0 District (Article IV, Section 2, Table 4.1, General Use #15)

Variance: For relief of approximately +/- 2 FT from the maximum 10 FT height dimensional requirement for a roof-mounted personal wireless service facility (Article IV, Section 12, C.3)

With the following conditions of approval:

1. **Cost of decommissioning:** That an affidavit, signed by a qualified professional, be submitted that provides an accurate and complete estimate of the costs of decommissioning and removal of the proposed PWSF, and that said affidavit be submitted to the Division of Building and Zoning and the Division of Planning & Regulatory Services prior to the issuance of a building permit;
2. **Surety Bond:** That prior to the issuance of a building permit, a surety bond, equal to the cost of decommissioning and removal of the proposed PWSF, be obtained. Said bond shall remain in force throughout the lifetime of the PWSF, with minimum renewal terms of at least two years. The value of the bond will be adjusted to account for inflation every five years based on the CPI-U index. The provisions of said bond shall be to the satisfaction of the Director of Planning & Regulatory Services;
3. **Post-installation measurement of sound and RFR:** That post-installation measurements of the total noise and total Radio Frequency Radiation emitted by all PWSF on the site are taken by a certified noise and RF engineer; that results of these measurements demonstrate compliance with the Noise and Radio Frequency Radiation standards of the Zoning Ordinance and Federal Communication Commission Guidelines; and that these results are submitted

to the Division of Planning & Regulatory Services and Department of Inspectional Services prior to the issuance of the Certificate of Use & Occupancy;

4. Provided that the project is constructed in substantial accordance with the findings of fact and all final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The Board also voted 5-0 to approve the following requested waivers:

1. Article IV, Section 12, D.7.d.ii. – Location Filing Requirements – from providing a City-wide map showing other existing PWSF’s in the City and outside the City within one mile of its corporate limits; and from providing the proposed locations of all existing and future PWSF’s in the City on a city-wide map for this carrier.
2. Article IV, Section 12, D.7.d.iii.aa. – Siting Filing Requirements – from showing vegetative cover on the subject property and immediately abutting adjacent properties; and from showing contours at each two feet AMSL (Above Mean Sea Level) for the subject property and adjacent properties within 300 feet.
3. Article IV, Section 12, D.7.d.iii.cc. – Siting Filing Requirements – from showing existing trees and shrubs at current height and proposed trees and shrubs at proposed height at time of installation, with approximate elevations dimensioned.
4. Article IV, Section 12, D.7.d.iv.aa. – Design Filing Requirements – from the requirement to provide equipment brochures for the proposed PWSF such as manufacturer’s specifications or trade journal reprints for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
5. Article IV, Section 12, D.7.d.iv.cc. – Design Filing Requirements – from the requirement to provide colors of the proposed PWSF represented by a color board showing actual colors proposed. The applicant has provided photographic simulations in lieu of a color board.
6. Article IV, Section 12, D.7.d.iv.ff. – Design Filing Requirements – from the requirement for a landscape plan including existing trees and shrubs and those proposed to be added, identified by size of specimen at installation and species.
7. Article IV, Section 12, D.7.d.iv.gg. – Design Filing Requirements – from the requirement that a balloon test is performed at the site to illustrate the height of the proposed facility within 30 days of the pre-application conference or within 21 days of filing of a special permit where the proposed PWSF is on a rooftop. The applicant has provided photographic simulations to illustrate the general extent of the impact on views.
8. Article IV, Section 12, D.7.d.vi. aa, bb. – Radio Frequency Radiation (RFR) Filing Requirements – the measurements of existing RFR; and maximum estimate of RFR from the proposed PWSF plus the existing RFR environment.
9. Article IV, Section 12, D.9.a.i, ii. – Co-Location Requirements – from the requirement to provide a survey of all existing structures that may be feasible sites for co-locating PWSF; and contact with all other licensed carriers for commercial mobile radio services operating in Worcester County.

**5. 7 Svea Street and a portion of 195 Vernon Street (MBL 10-005-00026 & -00009)
(ZB-2021-019)**

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A. 2)

Petitioner: Atourourke, LLC

Present Use: On the subject portion of the premises is vacant land.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To construct a multi-family low-rise structure (with a total of 8 dwelling units) with associated off-street parking, and to conduct associated site work.

Public Hearing Deadline: 6/12/2021 **Constructive Grant Deadline:** TBD

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to continue the application to the May 17, 2021 Zoning Board of Appeals meeting and to extend the Constructive Grant Deadline to June 8, 2021. Mr. Haddon & Mr. Sabo as alternates.

6. 15 Waban Avenue (MBL 38-023-40-43) (ZB-2021-020)

Lot 1L Waban Avenue (Proposed):

Variance: For relief from the minimum lot area dimensional requirement for a single-family semi-detached dwelling in a RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot 1R Waban Avenue (Proposed):

Variance: For relief from the minimum lot area dimensional requirement for a single-family semi-detached dwelling in a RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot 2L Waban Avenue (Proposed):

Variance: For relief from the minimum lot area dimensional requirement for a single-family semi-detached dwelling in a RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Harry Avery

Present Use: A single-family detached dwelling and garage.

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

Petition Purpose: To demolish the existing site improvements, divide the lot into two, construct a single-family semi-detached (aka duplex) dwelling on each lot (total of 4 units), and conduct associated site work.

Public Hearing Deadline: 6/12/2021 **Constructive Grant Deadline:** 7/17/2021

Harry Avery along with Otis Tat called in for the application. Mr. Avery stated that he purchased the property and demolished the structure on site as it was damaged and he'd like to divide the lot and build a duplex.

Ms. Molina Dumas reviewed the scope of the project and stated that staff had received one letter in opposition to the project.

Mr. Wanat asked Mr. Avery to review the grading and parking for the site.

Mr. Karlstad stated that the proposal is too tight for the area.

Zac Couture from H.S.&T. called in as he worked on the proposed plan and reviewed the plans proposed for the site.

Mr. Kelly asked Mr. Avery to review where the street would be paved. Mr. Rolle stated that if the street is going to be paved it would require Planning Board approval also.

Public Comment

Mr. McDonald expressed concern that the proposal is next to the Conservation land and would effect that area. Mr. Avery stated that there shouldn't be any effect on the Conservation land.

Mr. McDonald stated that he and his wife are disabled and expressed concern about how they would get off the street during construction periods. Mr. Avery stated that all construction is past #15 Waban Avenue.

Another person posted in chat (J Genier) expressing concern about the fact that the project abuts the Conservation land.

Francis (no last name) expressed concern about the paving that would be done on the road. Mr. Rolle stated that this would be the first time staff has heard of the paving of the road and that would require the applicant to come before Planning Board.

Mr. Wanat stated that the Board would like more information on the paving and the Board would be hesitant to approve this without more information.

Mr. Avery asked if the item could be continued so that he could address the Board's concerns. Mr. Wanat stated that they could entertain that motion.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 (Mr. Haddon and Mr. Sabo as alternates) to continue the application to the May 17, 2021 Zoning Board of Appeals meeting and to extend the Constructive Grant Deadline to June 8, 2021.

7. 165 Lovell Street (MBL 14-011-00011) (ZB-2021-021)

Special Permit: To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

Petitioner: Alexander Peci

Present Use: A two-family detached dwelling with associated site improvements.

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

Petition Purpose: To convert the existing two-family detached dwelling into a three-family detached dwelling, including add a two-story addition to provide a stairwell, and to conduct associated site work.

Public Hearing Deadline: 6/12/2021 **Constructive Grant Deadline:** TBD

Zac Couture from H.S.&T. called in for the applicant, Alexander Peci.

Mr. Couture reviewed the proposal and the parking for the street and how the trees would be maintained.

Mr. Couture requested the waivers suggested by staff.

Mr. Rolle reviewed the proposed project and how the light intrusion would be handled for the site.

Public Comment

No Public Comment.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to close the Public Hearing. Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers (Mr. Haddon and Mr. Sabo as alternates) The Board 5-0 to approve a Special Permit to cover the existing two-family detached dwelling into a three family detached, including add a two-story addition to provide a stairwell with Conditions of Approval from staff's memo including additional conditions of no flood lights and approved with requested waivers requested by the applicant.

New Business – Public Hearings

8. 158 Beacon Street (MBL 06-33A-00088) (ZB-2021-022)

Lot 1 Beacon Street (Proposed):

Variance: For relief from the minimum frontage requirement for a single-family semi-detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Lot 2 Beacon Street (Proposed):

Variance: For relief from the minimum frontage requirement for a single-family semi-detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: 158 Beacon Street, LLC

Present Use: A partially paved lot.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To construct a single-family, semi-detached (aka duplex) dwelling (total of two units), and to conduct associated site work.

Public Hearing Deadline: 6/12/2021 **Constructive Grant Deadline:** 7/17/2021

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to continue the application to the May 17, 2021 Zoning Board of Appeals meeting and to extend the Constructive Grant Deadline to June 8, 2021. Mr. Haddon & Mr. Sabo as alternates.

9. 20, 22, 24, & 26 Scenic Drive (MBL 47-016-00098 & -00100) (ZB-2021-023)

Lot 20R Scenic Drive:

Variance: For relief from the minimum side-yard setback requirement for a two-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear-yard setback requirement for a two-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Lot 22R Scenic Drive:

Variance: For relief from the minimum side-yard setback requirement for a two-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear-yard setback requirement for a two-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Lot 24R Scenic Drive:

Variance: For relief from the minimum side-yard setback requirement for a two-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear-yard setback requirement for a two-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Lot 26R Scenic Drive:

Variance: For relief from the minimum rear-yard setback requirement for a two-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Petitioner: S.F., Inc.

Present Use: At 20-22 Scenic Drive are two (2) two-family detached dwellings, and at 24-26 Scenic Drive are two (2) two-family detached dwellings.

Zone Designation: RS-7 (Residence, Single-Family) zoning district

Petition Purpose: To divide each of the lots in order to provide each structure on a separate lot and to conduct associated site work.

Public Hearing Deadline: 6/12/2021 **Constructive Grant Deadline:** 7/17/2021

Attorney Donald O'Neil called in for S.F. Inc., the applicant, and reviewed the proposal.

Mr. O'Neil requested the waivers suggested by staff.

Ms. Molina Dumas reviewed the lots and what the applicant is looking to build.

Public Comment

No Public Comment.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers (Mr. Haddon and Mr. Sabo as alternates) the Board voted 5-0 to approve the Variances for Side Yard Setbacks and Rear Yard sets backs and Special Permit to modify parking layout and approved with Conditions of Approval suggested by staff and waivers requested by the applicant.

10. 16 Yukon Avenue (MBL 46-030-00224) (ZB-2021-025)

Special Permit: To allow a private detached garage within the required front-yard setback due to grades in excess of ten (10) percent (Article IV, Section 8)

Petitioner: The Lux Development Group, LLC.

Present Use: A vacant lot.

Zone Designation: RS-7 (Residence, Single-Family) zoning district and within the Water Resource Protection Overlay District (WR(GP-3))

Petition Purpose: To construct a single-family detached dwelling with a detached two-car garage in the front-yard, and to conduct associated site work.

Public Hearing Deadline: 6/12/2021 **Constructive Grant Deadline:** 7/17/2021

Patrick Healy from Thompson Liston called in for the applicant, The Lux Development Group, LLC.

Mr. Healy stated that the project is to build a home with a detached garage and reviewed the proposal. Mr. Healy stated that the project had received approval from the Conservation Commission but still needs Planning Board approval.

Mr. Healy requested the waivers suggested by staff.

Ms. Molina Dumas reviewed the project and where the tree on site should be protected.

Mr. Wanat asked Mr. Healy to review any conditions that the Conservation Commission put on the plan. Mr. Healy stated that the conditions have been incorporated into the plan.

Public Comment

No public comment.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers (Mr. Haddon and Mr. Sabo as alternates) the Board voted 5-0 to approve the Special permit for private detached garage with conditions of approval suggested by staff including additional condition of protecting elm tree near the driveway and approved with waivers requested by the applicant.

11. 32 Delaware Street (MBL 27-019-24+25) (ZB-2021-026)

Special Permit: To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Petitioner: Legacy Foundation Group LLC

Present Use: A non-conforming +/- 16,000 SF parking lot.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To make physical alterations to the non-residential (non-accessory) parking lot, including changes to access and parking layout and related site work, in order to utilize the +/-32 space lot in association with the building located at 41 Fremont Street, including a proposed adult-use marijuana establishment.

Public Hearing Deadline: 6/12/2021 **Constructive Grant Deadline:** TBD

Nicole Synder from Legacy Foundation Group, LLC called in for the applicant. She stated that this request goes along with request for a proposed adult use marijuana establishment and reviewed the proposed project including the proposed parking and stated that she would request the waivers suggested by staff.

Mr. Rolle reviewed the proposal for the site including the improvements to the parking and the landscaping proposed for the site. Mr. Rolle asked Ms. Synder to review the proposed fencing for the site.

Mr. Karlstad requested the applicant to review the lighting for the site and asked if there would be any parking overnight on the site. Ms. Synder stated it could be possible on a needed basis that some cars might be there overnight.

Public Comment

No Public Comment.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers (Mr. Haddon and Mr. Sabo as alternates) The Board voted 5-0 to approve the Special Permit to expand/alter/change PENCU with conditions of approval suggested in staff’s memo including an additional condition to remove barbed wire and attachment points along entire perimeter of fence and approved with requested waivers requested by the applicant.

12. 294 Hamilton Street (MBL 18-038-15-17) (ZB-2021-027)

Amendment to:

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Variance: For relief from the minimum rear-yard setback dimensional requirement for a non-residential use in a BL-1.0 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Pavlina Tollkuci

Present Use: A one-story, +/- 3,600 SF commercial building, with associated off-street parking spaces.

Zone Designation: BL-1.0 (Business, Limited) zoning district

Petition Purpose: The applicant previously received approval to renovate the existing building and construct an addition (including a partial second story) for use as an adult daycare facility. The applicant seeks to amend the existing approval in order to reconfigure the addition and conduct associated site work.

Public Hearing Deadline: 6/13/2021 **Constructive Grant Deadline:** 7/18/2021

Attorney Paul Novak called in for the applicant, Pavlina Tollkuci.

Mr. Novak stated that this item had previously appeared before the Board in December but the engineer has been to the site since then and it was determined that a redesign of the project was required. He then reviewed what the applicant is looking to change.

Mr. Novak stated that they would request the waivers requested by staff and were in agreement with Conditions of Approval suggested by staff.

Ms. Molina Dumas reviewed the scope of the project.

Mr. Karlstad asked the applicant to review how the HVAC unit would effect the roofline.

Public Comment

Robin Yancy called in and asked about the office space proposed, where the HVAC would be vented and how snow removal would be handled on site.

The Board and the applicant discussed the items of concerns brought up by Ms. Yancy.

Gisselle, 4 Trahan Avenue, asked the applicant to review the attic space proposed.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers (Mr. Haddon and Mr. Sabo as alternates) to approve the Special Permit and Variance amendment with conditions of approval suggested by staff including additional condition to hide all HVAC from Hamilton Street, all office space dedicated to this use only and that all previous conditions remain in effect and apply to this decisions and approved with waivers requested by the applicant.

Other Business

13. **Communications-N/A**

14. **Discussion of Board Policies and Procedures-N/A**

15. **Approval of Minutes – 8/3/2020; 2/22/202-Held to May 17, 2021 Zoning Board of Appeals Meeting.**

Adjournment

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers the Board voted 5-0 to adjourn the meeting at 8:00 p.m.