

**MINUTES OF THE PROCEEDINGS OF THE  
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER  
November 8, 2021**

Worcester City Hall - Levi Lincoln Chamber, with remote participation options available via Webex online at <https://cow.webex.com/meet/planningboardwebex> and call-in number 415-655-0001 (Access Code: 1601714991).

Zoning Board Members	Joseph Wanat, Chair
Participating:	Russell Karlstad, Vice Chair
	Jordan Berg Powers
	George Cortes
	Robert Haddon, Alternate Member
Zoning Board Members Not	
Participating:	Nathan Sabo, Alternate Member
Staff Participating:	Stephen Rolle, Division of Planning & Regulatory Services

**Call to Order** – 5:30 PM

**Requests for Continuances, Extensions, Postponements, and Withdrawals**

**Item 1: 360 & 370 Park Avenue**

Request to Continue the Public Hearing to December 8, 2021  
Extend the Constructive Grant Deadline to January 11, 2022

**On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to postpone the hearing and extend constructive grant deadline.**

**Item 2: 43 Lancaster Street**

Request to Postpone the Public Hearing to December 8, 2021  
Extend the Constructive Grant Deadline to January 11, 2022

**On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to postpone the hearing and extend constructive grant deadline.**

**Item 3: 34 William Street**

Request to Postpone the Public Hearing to January 31, 2022  
Extend the Constructive Grant Deadline to February 22, 2022

**On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to postpone the hearing and extend constructive grant deadline.**

**Item 4: 49 Mountain Street East**

Request Leave to Withdraw without Prejudice.

**On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to grant the withdrawal.**

**New Business – Public Hearings**

5. 11 (Lot A & Lot B) Sever Street (MBL 06-005-00039) (ZB-2021-059)

**Extension of Time:**

*11 (aka Lot A) Sever Street (Existing)*

**Variance:** For relief from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

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

*Lot B Sever Street (Proposed):*

**Variance:** For relief from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

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

**Petitioner:** Sever Street Development LLC

**Present Use:** Existing non-conforming 10-story multi-family high-rise dwelling (with 98 units total) on Lot A, with associated parking areas on both proposed Lot A and Lot B

**Zoning:** RG-5 (Residential, General) zoning district

**Purpose:** The applicant seeks to divide the existing lot into two, with the existing 98-unit multi-family high-rise dwelling known as 11 Sever Street to remain on Lot A, and to construct a new 4-story multi-family high-rise dwelling (with 49 units) on proposed Lot B, and to re-configure and expand parking areas and make associated site improvements.

**Public Hearing Deadline:** N/A    **Constructive Grant Deadline:** N/A

Chair Wanat summarized the application.

Joshua Lee Smith, attorney on behalf of the applicant, further clarified on the application; stated that applicant is not modifying the proposal at all; explained that applicant is pursuing financing options from DHCD as it is affordable housing, and that is why construction has not started; explained that this project had previously received approval from both this Board and from the Planning Board; stated that applicant seeks the maximum 6-month extension from the Zoning Board and will pursue a similar extension on site plan approval from the Planning Board; applicant expects to be approved for funding to be approved in summer 2022.

Mr. Rolle reiterated when Board had previously granted approval; explained that state law dictates that Variances can be extended a maximum of 6-months.

No Board comment.

**No public comment.**

Mr. Wanat explained that waivers and conditions of approval carry over; Mr. Rolle stated that they are adding one Finding of Fact to the decision regarding the 6-month extension.

**On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to close the hearing.**

**On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 4-0 (Mr. Berg Powers abstain) to approve the time extension request, carrying waivers and conditions of approval and adding a Finding of Fact regarding the 6-month extension.**

**Other Business**

**6. Communications**

None to discuss.

**7. Discussion of Board Policies and Procedures**

Mr. Wanat noted that the next meeting would be held December 8<sup>th</sup> instead of the scheduled December 13<sup>th</sup> and he would attend virtually.

**8. Approval of Minutes – 10/18/2021**

**On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to approve the minutes.**

**Adjournment**

**On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted unanimously to adjourn at 5:54pm.**