



City of Worcester Zoning Board of Appeals Special Meeting Agenda

Thursday, February 11, 2021 at 5:30 PM*

To participate, please call 415-655-0001 (Access Code: 160 884 7670) or use this link to join: <https://cow.webex.com/meet/zoningboardofappealswebex>

Board Members

Joseph Wanat, *Chair*
Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*

Contacting the Board's Office

The Planning and Regulatory Services Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room 404, Worcester, MA 01608
Hours: M-F, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Marisa Lau, Senior Planner
Stephen Cary, Planning Analyst
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

February 22, 2021
March 15, 2021
April 5, 2021
April 26, 2021
May 17, 2021
June 7, 2021
June 28, 2021
July 19, 2021
August 9, 2021
August 30, 2021
September 20, 2021
October 18, 2021
November 8, 2021
December 13, 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 of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at www.worcesterma.gov/video-on-demand and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at www.worcesterma.gov after the meeting.

To participate during the public comment portion of the meeting, you may:

- Use the following link to join the meeting via computer <https://cow.webex.com/meet/zoningboardofappealswebex> or
- Call 415-655-0001 (Access Code: 160 884 7670) for the Zoning Board.

If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

Application materials may also be viewed on the City Website at www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: Interpretation requests must be received no later than 48 hours in advance of the meeting.

Call to Order – 5:30 PM

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 th 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.

Previous Testimony Date(s): 10/5/2020 **Constructive Grant Deadline:** TBD

New Business – Public Hearings

2. 132 Sears Island Drive (MBL 13-034-73+74) (ZB-2020-057)

Special Permit: To exceed the maximum size (footprint or SF) limitation for a detached garage (Article IV, Section 8)

Variance: For relief from the maximum height dimensional requirement for an accessory structure in a residential district (Article IV, Section 8)

Petitioner: Aaron P. Dahrooge

Present Use: A single-family detached dwelling and two detached garages, with associated site improvements.

Zone Designation: RS-7 (Residence, Single Family) zoning district and within the floodplain overlay district

Petition Purpose: To demolish the existing garages, construct a detached garage, and conduct associated site work.

Public Hearing Deadline: 3/26/2021 **Constructive Grant Deadline:** 4/20/2021

3. 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.

Public Hearing Deadline: 4/10/2021 **Constructive Grant Deadline:** 5/15/2021

4. 757 Salisbury Street (MBL 50-023-00001) (ZB-2021-001)

Variance: For relief of the maximum height dimensional requirements (Article IV, Section 4, Table 4.2)

Petitioner: Premier Property Group, LLC

Present Use: Vacant residential buildings.

Zone Designation: RS-10 (Residence, Single Family) and RS-7 (Residence, Single Family) zoning districts

Petition Purpose: To construct a Continuing Care Retirement Community (CCRC) consisting of three multi-family, low-rise buildings with a total of +/- 123 dwelling units, an associated driveway network, and related site work on approximately 17 acres of land (located off Salisbury Street).

Public Hearing Deadline: 4/10/2021 **Constructive Grant Deadline:** 5/15/2021

New Business – Public Hearings

5. 222 Brooks Street (MBL 23-002-00002) (ZB-2021-004)

Amendment to:

Special Permit: To allow multi-family low-rise dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #11)

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: GoVenture Capital Group, LLC

Present Use: A vacant lot. The applicant previously received approval to construct two (2) multi-family low-rise dwellings (with a total of 111 units) with associated surface and garage parking areas, and to conduct related site work (ZB-2020-043).

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

Petition Purpose: To amend the existing approval to combine the buildings into one (1) multi-family low-rise structure (with a total of 111 units) and to reconfigure the site layout (including structure and parking areas), and to conduct related site work.

Public Hearing Deadline: 3/26/2021 **Constructive Grant Deadline:** TBD

6. 21 Sigel Street (aka Lot 1B) & 39 Endicott Street (aka Lot 1A) (MBL 05-021-00058) (ZB-2021-006)

21 (aka Lot 1B) Sigel Street (Proposed):

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

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

39 (aka Lot 1A) Endicott Street (Proposed):

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

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

Petitioner: Wando Oliveira

Present Use: At 21 Sigel Street (aka Lot 1B) is a privileged, non-conforming two-family detached dwelling, and at 39 Endicott Street (aka Lot 1A) is a privileged, non-conforming three-family detached dwelling.

Zone Designation: RG-5 (Residence, General) zoning district and within the floodplain overlay district

Petition Purpose: To divide the existing lot into two, with the two-family detached dwelling at 21 Sigel Street and the three-family detached dwelling at 39 Endicott Street each to remain on their own lot.

Public Hearing Deadline: 3/26/2021 **Constructive Grant Deadline:** 4/30/2021

Other Business

7. Communications

8. Discussion of Board Policies and Procedures

9. Approval of Minutes

Adjournment