

City of Worcester
Zoning Board of Appeals Meeting
December 10, 2007

Worcester Public Library, 2 Salem Square, Saxe Room, 5:30 pm



Zoning Board of Appeals
44 Front Street, Ste. 510
Worcester, MA 01608

Tel: 508.799.1400
Fax: 508.799.1393

Leonard Ciuffredo, Chair

Morris Bergman, Vice-Chair

David George, Member

Andrew Freilich, Member

Lawrence Abramoff, Alternate

Upcoming Meetings:

January 14, 2008
January 28, 2008
February 11, 2008
February 25, 2008
March 10, 2008
March 24, 2008
April 7, 2008
April 28, 2008
May 12, 2008
June 9, 2008
June 23, 2008
July 21, 2008

DECISIONS

Decisions are typically signed at the next Zoning Board of Appeals meeting and filed the following day with the City Clerk. Once your petition is filed with the City Clerk, the petitioner must obtain a certified copy of the decision after the twenty (20) day appeal period has expired and bring that same copy to the Worcester County Registry of Deeds.

Call to Order – 5:30 pm

Approval of the Minutes – October 15, 2007
November 26, 2007

Requests for Withdrawals, Continuances, and Time Extensions

Unfinished Business

1. 101 Barry Road (Z-07-112)

ADMINISTRATIVE APPEAL: To overturn the decision of the Director of Code Enforcement not to revoke or suspend the Building Permit issued to construct a Continuing Care Retirement Community at 101 Barry Road

Petitioner: Mohammed Nabulsi
Zone Designation: RS-7 (Residence, Single-family)
Present Use: Convent and healthcare center with 13 skilled care nursing home beds and 15 convalescent beds
Petition Purpose: To overturn the decision of the Director of Code Enforcement not to revoke or suspend the Building Permit issued for 101 Barry Road

2. 117 Lake Avenue (Z-07-124)

SPECIAL PERMIT: Expansion or change of a pre-existing nonconforming use/structure

Petitioner: Paul E. McCrohon
Zone Designation: RL-7 (Residence, Limited)
Present Use: Single-family detached dwelling
Petition Purpose: To demolish existing house and construct a new single-family dwelling within the existing footprint

New Business

3. 5 Suburban Road (Z-07-115)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: RG-5 (Residence, General)
Present Use: Apartment complex with a wireless communication facility on the rooftop
Petition Purpose: To remove and replace the existing antenna with antennas of similar size and appearance and add two cabinets to the existing cabinet platform

4. 39 First Street (Z-07-116)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: RG-5 (Residence, General)
Present Use: Apartment complex with a wireless communication facility on the rooftop
Petition Purpose: To add three antennas and two cabinets to the existing Sprint communication facility

5. 442 Southwest Cutoff (Z-07-117)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: ML-0.5 (Manufacturing, Limited)
Present Use: 202' AGL lattice tower and associated ground equipment on an industrial/commercial parcel
Petition Purpose: To add three antennas to the existing platform on tower at 160 foot AGL; add six lines of coax on existing cable path; and add two cabinets on concrete pad inside compound

6. 100 Barber Avenue (Z-07-118)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: BG-3.0 (Business, General)
Present Use: 180' AGL monopole with equipment compound at the base
Petition Purpose: To add three antennas to the existing platform; 6 lines of cable inside the monopole; and add two cabinets at the base of the concrete slab

7. 39 Jolma Road (Z-07-119)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: BG-2.0 (Business, General)
Present Use: 185' AGL monopole with fenced in equipment compound at the base
Petition Purpose: To modify existing PWSF Sprint installation adding three antennas to the existing platform at 140' AGL; 1 GPS antenna on existing ice bridge and two cabinets inside the compound

8. 49 Pleasant Valley Drive (Z-07-120)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: RG-5 (Residence, General)
Present Use: Apartment complex with a wireless communication facility on the roof top
Petition Purpose: To add three antennas to the existing wireless rooftop site and add two cabinets to the existing cabinet steel platform

9. 1050 Main Street (Z-07-121)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: BG-2.0 (Business, General)
Present Use: Apartment complex with various wireless communication facility on the rooftop
Petition Purpose: To add three antennas to the existing antenna sled and wall mounts and two cabinets to the existing equipment frame behind equipment barrier on rooftop

10. 44 Byron Street (Z-07-122)

SPECIAL PERMIT: To allow personal wireless communication facility
SPECIAL PERMIT: Expansion or change of a pre-existing nonconforming use/structure

Petitioner: New Cingular Wireless PCS LLC
Zone Designation: MG-2.0 (Manufacturing, General)
Present Use: Apartment building and personal wireless communication facility
Petition Purpose: To enlarge the diameter of the existing antenna canister from 19" to approximately 24" and add a radio cabinet and ancillary equipment

11. 14 Westover Road (Z-07-126)

SPECIAL PERMIT: Expansion or change of a pre-existing nonconforming use/structure

VARIANCE: 3.4 feet of relief from side yard setback requirement

Petitioner: Barry & Jessica Champy

Zone Designation: RS-7 (Residence, Single-family)

Present Use: Single-family dwelling

Petition Purpose: To construct a two-story addition to the rear of the house for a family room, bathroom and master bedroom

12. 160-172 Grafton Street (Z-07-127)

SPECIAL PERMIT: To allow motor vehicle service in a BL-1.0 district

Petitioner: Hyper Active EFX

Zone Designation: BL-1.0 (Business, Limited)

Present Use: Aftermarket auto parts retail business

Petition Purpose: To expand the business to include automotive customizing including installation of auto parts sold by the business

13. 10 Ronald Drive (Z-07-128)

VARIANCE: 30 feet of relief from frontage requirement

Petitioner: Arthur Demma

Zone Designation: RL-7 (Residence, Limited)

Present Use: Single-family detached dwelling

Petition Purpose: To divide the lot into two lots and construct a single-family detached dwelling on the second lot

14. 10 Frank Street (Z-07-129)

VARIANCE: 3000 square feet of relief from gross dimensional requirement (Parcel A)

VARIANCE: 20 feet of relief from frontage requirement (Parcel A)

VARIANCE: 3 inches of relief from the side yard setback requirement (Parcel A)

VARIANCE: 3 feet, 10 inches of relief from the front yard setback requirement (Parcel A)

VARIANCE: 2000 square feet of relief from gross dimensional requirement (Parcel B)

VARIANCE: 15 feet of relief from frontage requirement (Parcel B)

Petitioner: Robert Oliveri

Zone Designation: RL-7 (Residence, Limited)

Present Use: Two-family detached dwelling

Petition Purpose: To divide the lots held in common ownership and construct a single-family detached dwelling on the second parcel

15. 19 Buckingham Street (Z-07-130)

VARIANCE: 4 feet of relief from the rear yard setback requirement

Petitioner: Eyis Teupolloui

Zone Designation: RS-7 (Residence, Single-family)

Present Use: Single-family detached dwelling

Petition Purpose: To add on to the garage

Other Business

16. 46 Lake Avenue - Remand

Adjournment