

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

**January 12, 2009**

**WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM**

**Zoning Board Members Present:** David George, Chair  
Leonard Ciuffredo  
Brian Murphy

**Staff Present:** Joel Fontane, Division of Planning & Regulatory Services  
Judy Stolberg, Division of Planning & Regulatory Services  
John Kelly, Department of Inspectional Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair George called the meeting to order at 5:30 PM. There was not a quorum for the meeting.

**REQUESTS FOR WITHDRAWALS, POSTPONEMENTS, CONTINUANCES, TIME  
EXTENSIONS**

1. **21 Coburn Avenue and 24 Lake Avenue (ZB-2008-100) – Special Permit:** ZBA-2008-106 was taken contemporaneously. Richard Seder, representative for the petitioner, Paul A. Thomas, who is requesting a Special Permit for expansion or change of a pre-existing non-conforming use as well as a Special Permit to allow a personal service shop in an RL-7 (Residence, Limited) district, asked for a postponement to April 27, 2009 and to extend the public hearing deadline to April 28, 2009. Upon a motion by Leonard Ciuffredo and seconded by Brian Murphy, it was voted 3-0 by David George, Leonard Ciuffredo and Brian Murphy to grant the request of the petitioner for a postponement to April 27, 2009 and to extend the public hearing deadline to April 28, 2009.
2. **75 East Mountain Street (ZB-2008-101) – Special Permit:** A. Lorusso Development LLC, petitioner, who is requesting a Special Permit to allow placement of fill on the property, asked for a postponement to February 9, 2009 and for an extension of the public hearing deadline to February 10, 2009. Upon a motion by Leonard Ciuffredo and seconded by Brian Murphy, it was voted 3-0 by David George, Leonard Ciuffredo and Brian Murphy to grant the request of the petitioner for a postponement to February 9, 2009 and to extend the public hearing deadline to February 10, 2009.
3. **35 Central Street (ZB-2008-102) – Special Permit:** Attorney Robert Longden, representing Exchange Associates Real Estate Trust, petitioner, requested a postponement to January 26, 2009. Upon a motion by Leonard Ciuffredo and seconded by Brian Murphy, it was voted 3-0 by

David George, Leonard Ciuffredo and Brian Murphy to approve the request of the petitioner to postpone the hearing until January 26, 2009.

### **OTHER BUSINESS**

**Scrivener's Error:** Ms. Stolberg told the Board that there was an error in the decision for 1-7 Piedmont Street. She said the decision stated the extensions were approved for six months to June 11, 2008 but should state the date as June 11, 2009. Upon a motion by Leonard Ciuffredo and seconded by Brian Murphy, it was voted 3-0 by David George, Leonard Ciuffredo and Brian Murphy to correct the decision.

**Approval of Minutes:** Upon a motion by Leonard Ciuffredo and seconded by Brian Murphy, it was voted 3-0 by David George, Leonard Ciuffredo and Brian Murphy to approve the minutes from the December 1, 2008 meeting. Consideration of the December 15, 2008 minutes was postponed until the next meeting.

**New ZBA Board Member:** William Bilotta, newly appointed alternate Board member, was present to meet his fellow Board members and staff and to observe the meeting. Mr. Ciuffredo welcomed him and thanked Mr. Fontane for his persistent efforts to get new appointments in a timelier manner.

**Levi Lincoln Room, City Hall:** Mr. Fontane informed the Board that the newly refurbished Levi Lincoln Room has opened and that future Board meetings will be held there. He indicated that prior to the transition, that will likely take place in FY 2010, training sessions will occur to as a refresher for existing Board members and training for new members. He added that the training will also focus on the technical aspects of live broadcasting of the meetings.

### **ADJOURNMENT**

Chair George adjourned the meeting at 5:55 P.M.