



**MINUTES OF THE PROCEEDINGS OF THE  
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER  
October 16, 2023**

Worcester City Hall – Levi Lincoln Chamber,  
with remote participation options available via Webex online at:  
<https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and  
call-in number 1-844-621-3956 (Access Code: 2630 362 4924).

Zoning Board Members Present:        Russell Karlstad, Chair  
   Jordan Berg Powers, Vice-Chair – *Participated Remotely*  
   George Cortes  
   Eric Torkornoo – *Participated Remotely*  
   Anthony Dell'Aera – *Participated Remotely*  
   Nathan Sabo – *Alternate*  
   Shannon Campaniello – *Alternate*

Zoning Board Members Absent:

Staff Participating:                        Michelle Smith, *Division of Planning & Regulatory Services*  
   Andreaana Brenner, *Division of Planning & Regulatory Services*

**Call to Order:**

Mr. Karlstad called the meeting to order at 5:35PM.

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

*Continuances*

- Item 2                    11 (aka 8) Earle Terrace (ZB-2023-005) Special Permit Application**  
Request to Continue the Public Meeting to November 27, 2023  
Extend the Constructive Grant Deadline to December 19, 2023
- Item 3                    2 Milton Street (ZB-2023-009) Special Permit & Variance Application**  
Request to Continue the Public Meeting to November 27, 2023  
Extend the Constructive Grant Deadline to December 19, 2023

*Postponements*

- Item 1. 11 (aka 8) Earle Terrace (ZB-2022-076) Administrative Appeal Application**  
Request to Continue the Public Meeting to December 18, 2023  
Extend the Constructive Grant Deadline to January 23, 2024
- Item 6                    2 Northboro Street (aka 298 Plantation Street) (ZB-2023-036) Special Permit & Variance Application**  
Request to Continue the Public Meeting to November 27, 2023  
Extend the Constructive Grant Deadline to December 19, 2023
- Item 7                    77 Amherst Street (ZB-2023-079) Special Permit Application**  
Request to Postpone the Public Meeting to November 27, 2023  
Extend the Constructive Grant Deadline to December 19, 2023

**Item 8**            **5 Alder Street (ZB-2023-079) Special Permit Application**  
Request to Postpone the Public Meeting to November 6, 2023  
Extend the Constructive Grant Deadline to November 28, 2023

**Item 12**           **103 Alvarado Avenue (ZB-2023-084) Special Permit & Variance Application**  
Request to Postpone the Public Meeting to November 6, 2023  
Extend the Constructive Grant Deadline to November 28, 2023

*Withdrawals*

**Item 4**            **784 (aka 790) & 796 Salisbury Street (a.k.a. Salisbury Green), 101-304 Greenwich Court, 401-610 Browning Lane, 701-808 Kittering Way, 3501-3903 Knightsbridge Close, 4001-4012 Brompton Circle, Kingston Common, and Shirringham Lane (ZB-2023-043) Special Permit & Variance Application**  
Request to Leave to Withdraw without Prejudice

**On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to grant the postponements.**

**Old Business – Public Hearings**

**5. 224 Shrewsbury Street (ZB-2023-056) (MBL 16-016-00030)**

**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 IX, Section 7, Table 9.1)

**Variance:** For relief from the maximum dimensional Floor to Area Ratio (FAR) in the BG-2.0 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the maximum height dimensional requirement in the BG-2.0 zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Lundgren Equity Partners LLC, as Trustee of The 224 Shrewsbury Street Realty Trust

**Present Use:** Presently on the premises of 224 Shrewsbury Street is surface parking lot

**Zone Designation:** The property at 224 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts

**Petition Purpose:** The applicant seeks to construct a ±76,165 SF, ±5-story, multi-family high-rise structure with ±73 dwelling units and ±69 garage parking spaces, and to conduct associated site improvements.

**Testimony Date:** 8/28/2023      **Constructive Grant Deadline** 11/7/2023

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Mr. Smith, representative, gave an overview of the project stating that the application was first heard at the last meeting and that changes made since then include decreasing the size of the building and changes in parking.

Mr. Anderson, architect, stated that the new plan has 70 parking spaces onsite with 16 new offsite spaces. Other changes included additional stackers, changes in the drive isle width, EV parking, bike storage, changes in building color, and additional landscaping and amenities.

Ms. Smith gave an overview of the project stating that staff has updated the conditions based on revisions to the project, the applicant is requesting to withdraw the Variance for parking, and the original height listed on the survey and memo is correct.

**Public Comment**

*None.*

**Board Comment**

Mr. Cortes stated that the Board’s previous concerns have been addressed and asked what material is suggested for the red color on the side of the building.

Mr. Anderson said it’s concrete, but the color will be stained.

Mr. Cortes stated that he doesn’t think the colors match the neighbors and asked if it could match.

Mr. Anderson said they looked at the neighbors’ properties and noticed a lot of brick buildings along Shrewsbury Street and thought the proposed design would be consistent with the neighborhood.

Mr. Cortes stated that he is familiar with the Shrewsbury Street neighborhood and thinks they should still consider changing the colors.

Mr. Karlstad asked where the 16 parking spaces are.

Mr. Smith stated that the applicant owns the property at 225 Shrewsbury Street and likely the 16 spaces will be on the 225 Shrewsbury Street property, but a lease or easement will have to be created.

Mr. Karlstad asked about glazing for bike storage, as this was a staff comment.

Mr. Anderson said they're amenable.

Mr. Karlstad asked if they're requesting the waivers; Mr. Smith said yes.

Mr. Karlstad asked if the colors on the stacks on the elevation could be changed.

Mr. Anderson said they're working on that.

Mr. Karlstad said it's too white and they should look into changing it.

Ms. Smith stated that Mr. Eric Torkornoo was not present at the previous meeting and cannot vote on the application.

**On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing. On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with all conditions (with the Variance for parking withdrawn) and waivers.**

**New Business—Public Hearings**

**9. 44 Grafton Street & 102 Temple Street (ZB-2023-080) (MBL 04-016-11+16 & -00015)**

*Extension of Time*

**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 off-street parking requirements (Article IX, Section 7, Table 9.1).

**Petitioner:** 102 Temple Street, LLC

**Present Use:** A ±6,672 SF vacant commercial building (formerly Fairway Beef) and associated site improvements including 17 surface parking spaces.

**Zone Designation:** BG-3.0 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay - Canal District Subarea), USOD (Union Station View Corridor Sign Overlay District) and DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay districts

**Petition Purpose:** The petitioner seeks an extension of time for previously approved relief to demolish the existing improvements and construct a ±90,000SF, ±9-story mixed use structure with ±105 dwelling units, ±1,000SF ground floor commercial space and associated garage parking (±72 spaces) and conduct related site improvements

**Public Hearing Deadline:** 10/26/2023    **Constructive Grant Deadline** 10/26/23

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Mr. Smith, representative, gave an overview of the project stating the applicant is seeking an extension of time for previously approved relief for a Special Permit & Variance.

Mr. Karlstad asked if it's just a time extension request; Ms. Smith said yes, it's a 1-year time extension request.

*No Public Comment.*

**Board Discussion**

Mr. Cortes asked if the Board approves the extension, does the applicant need to come back with a new plan after the demolition.

Ms. Smith stated that no, the Board has already approved the project and the Board is only voting to grant an extension of time.

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

**On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the 1-year extension of time with all previously approved conditions and waivers.**

**10. 225 Shrewsbury Street & 68 Albany Street (ZB-2023-082) (MBL 16-031-00003 & -032-02+2A)**

*Extension of Time*

**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 maximum height dimensional requirement in an BG-3.0 Zone (Article IV, Section 4, Table 4.2).

**Petitioner:** Lundgren Equity Partners LLC

**Present Use:** At 225 Shrewsbury Street is multi-tenant commercial structure and related surface parking and on 68 Albany Street is an industrial building

**Zone Designation:** 225 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and the property at 68 Albany Street is located in a MG-2.0 (Manufacturing, General) zoning district, with both properties located wholly within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts

**Petition Purpose:** The applicant seeks an extension of time for previously approved relief to construct a ±204,413 SF, ±7-story, multifamily high-rise structure with ±218 dwelling units, with the majority of the existing multi-tenant building to remain, to re-configure parking to provide ±178 spaces, and conduct associated site improvements at 225 Shrewsbury Street. At 68 Albany Street the applicant seeks an extension in order to demolish the existing building, construct a ±100 space surface parking lot, and conduct associated site improvements

**Public Hearing Deadline:** 0/14/2023    **Constructive Grant Deadline** 10/14/23

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Mr. Smith, representative, gave an overview of the project stating the applicant is seeking an extension of time for previously approved relief for a Special Permit & Variance.

*No Public Comment.*

*No Board Discussion.*

**On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.  
On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the 1-year extension of time with all previously approved conditions and waivers.**

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**11. 9 & 11 Pocasset Avenue (ZB-2023-083) (MBL 36-025-31+32)**

**Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure/use (Article XVI, Section 4)  
**Petitioner:** Nicholas R. Consolmagno  
**Present Use:** A nonconforming two-family detached dwelling  
**Zone Designation:** RL-7 (Residence, Limited) zoning district  
**Petition Purpose:** The petitioner seeks to divide the property into two lots along the existing party wall, converting the structure to a single-family semi-detached use, to allow separate ownership of units.  
**Public Hearing Deadline:** 11/30/2023    **Constructive Grant Deadline:** TBD

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Mr. O’Neil, representative, gave an overview of the project stating that the applicant is seeking a Special Permit to divide the property into 2 separate parcels which would allow for two single-family detached dwellings. Mr. O’Neil requested the waivers.

Ms. Brenner gave an overview of the project stating that the applicant is proposing no exterior changes and a party wall agreement will be in place.

Ms. Smith asked if the building is right in the middle of the zero-lot line, which is why a subdivision is not needed.

Mr. O’Neil stated that the building is on the line, and they don’t need a subdivision plan from the Planning Board, but they intend to use the line as the division line.

Ms. Smith asked the applicant to clarify the time period in which the conditional tree will be installed.

Mr. O’Neil stated that he is amenable to having the tree planted by Spring.

Ms. Smith stated that staff recommends the language for the decision be adjusted to reflect that prior to the sale of Unit 9 lot #32, a tree will be planted.

Mr. O’Neil stated that the condition is acceptable.

*No Public Comment.*

*No Board Discussion.*

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

**On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with all conditions, waivers, and the revised language on the conditional tree planting.**

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**13. Communications – *No discussion***

**13. Approval of Minutes – 8/28/2023;9/18/2023**

Board voted to approve the 8/28/2023 and 9/18/2023 minutes at the next meeting.

**14. Discussion of Board Policies and Procedures – *No discussion***

**Adjournment:**

**On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted unanimously to adjourn at 6:30pm.**