



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, February 8, 2016

Worcester City Hall, Levi Lincoln Chamber (3rd floor, #309), 455 Main Street, 5:30 P.M.

Board Members

Lawrence Abramoff, *Chair*
Vadim Michajlow, *Vice-Chair*
Timothy Loew
George Valeri
Joseph Wanat

Robert Haddon, *Alternate Member*
Thomas Dillon, *Alternate Member*

Contacting the Board's Office
Division of Planning and Regulatory
Services serves as the Board's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 260
- **Email:** planning@worcesterma.gov

The Zoning Board is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

Decisions

Typically, the Board signs decisions at its next regularly scheduled meeting and files its decision (final action) with the City Clerk the next day. Applicants will be notified of the Board's final action via mail. After the 20 day appeal period has expired, the applicant must obtain a certified copy of the decision from the City Clerk and record that same copy at the Worcester County Registry of Deeds.

Our Mission

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

Division Staff

Stephen S. Rolle, Director
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Project Mgr
Michelle Smith, Senior Planner
Michael Antonellis, Planning Analyst
Deborah Steele, Principal Staff Asst
Marlyn Feliciano, Staff Assistant

Upcoming Meetings

February 29, 2016
March 21, 2016
April 11, 2016
May 2, 2016
May 23, 2016
June 20, 2016
July 11, 2016
August 1, 2016

MEETING CANCELLED DUE TO INCLEMENT WEATHER – ALL AGENDA ITEMS ARE POSTPONED TO FEBRUARY 29, 2016 AT 5:30

Board Site Views

Call to Order – 5:30 pm

Approval of the Minutes – December 14, 2015, January 11, 2016

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 256 Webster Street (ZB-2015-063)

Special Permit: To allow for food-service drive-through in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, or the number of required parking spaces (Article IV, Section 7)

Petitioner: 256 Webster Street, LLC

Present Use: Presently located on the premises is an existing ~3,460 SF commercial structure, used as a convenience store.

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The petitioner seeks to demolish a portion of the structure and add a food-service drive-through to the existing store along with associated site-work and re-configuration of the parking area.

Public Hearing Deadline: ~~1/13/16~~, ~~2/28/16~~, 3/31/16

2. 800 Grafton Street (ZB-2015-060)

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

Petitioner: Dominic Paldino

Present Use: Presently located on the premises is an existing ~1,345 SF single-family detached dwelling

Zone Designation: RL-7 (Residence, Limited)

Petition Purpose: The petitioner seeks to demolish the existing structure and construct a multi-family low-rise dwelling with a total of 12 dwelling units along with off-street parking and associated grading, paving, and site work.

Public Hearing Deadline: ~~1/13/16~~, 3/31/16

New Business

3. 828 Pleasant Street (ZB-2015-062)

- Special Permit:** To allow a Service Shop/Personal Service in a RL-7 Zone (Article IV, Section 2, Table 4.1, Business Use #27)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, or the number of required parking spaces (Article IV, Section 7)
- Variance:** For relief from the minimum side-yard setback dimensional requirement (Article IV, Section 4, Table 4.2.)
- Petitioner:** Lona Realty, LLC
- Present Use:** Presently located on the premises is an existing ~5,295 SF residential structure.
- Zone Designation:** RL-7 (Residence, Limited)
- Petition Purpose:** The petitioner seeks to construct a ~270 SF addition to the southeast of the existing structure to allow for a cell phone/computer repair business to operate out of the structure and to create a customer parking area along with associated grading, paving, and site-work.
- Public Hearing Deadline:** ~~4/13/16~~, 3/31/16
- Constructive Grant Deadline – Variance:** ~~2/17/16~~, 3/31/16

4. 13 Cambridge Street (ZB-2016-001)

- Special Permit:** To allow a kennel in a BG-2.0 Zone (Article IV, Section 2, Table 4.1, Business Use #12)
- Petitioner:** Sean P. Stanton
- Present Use:** Presently located on the premises on property is an unoccupied 2,440 SF industrial warehouse building.
- Zone Designation:** BG-2.0 (Business, General) zone and CCOD-E (Commercial Corridor Overlay District)
- Petition Purpose:** The petitioner seeks to establish a dog training facility on the premise.
- Public Hearing Deadline:** 2/21/16

5. 6 Salisbury Crag (ZB-2016-002)

- Special Permit:** To allow for Expansion, Alteration, or Change of a Pre-existing, Non-conforming Structure/Use (Article XVI, Section 4)
- Petitioner:** Donald & Leona Ricklin
- Present Use:** Presently located on the premises is an existing single-family detached dwelling and associated off-street parking.
- Zone Designation:** RS-10 (Residence, Single-family).
- Petition Purpose:** The petitioner seeks to construct a ~35 SF double entry/mud room with associated exterior and site work. The structure is currently non-conforming with regard to the front-yard and side-yard setbacks.
- Public Hearing Deadline:** 2/24/16
-

6. 222 Brooks Street (ZB-2016-003)

Special Permit: To allow a Clinic in a MG-0.5 Zone (Article IV, Section 2, Table 4.1, General Use #3)
Petitioner: Tore Services, Inc.
Present Use: Presently located on the premises is an existing ~5,295 SF residential structure.
Zone Designation: MG-0.5 (Manufacturing, General)
Petition Purpose: The petitioner seeks to construct a ~48,000 SF structure for the Department of Veteran's Affairs to provide out-patient medical and dental care with associated parking and site improvements.

Public Hearing Deadline: 3/3/16

Other Business

- 7. **Board Elections of Officers** – The Board shall, by a majority vote, elect both a chairperson and a vice chairperson. Alternates may not participate in this annual election (ZBA Rules & Regulations, Section 3 - as amended 6-29-2009)
- 8. **Communications**
- 9. **Signing of Decisions from prior meetings**

Adjournment