



# City of Worcester

## Zoning Board of Appeals Meeting Agenda

### Monday, January 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](mailto:planning@worcesterma.gov)  
**Website:** [www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals](http://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 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.

#### 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  
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 1, 2021  
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](http://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](http://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](mailto:planning@worcesterma.gov).

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

For more information concerning this meeting or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged.

**Call to Order** – 5:30 PM

**Due to technical difficulties experienced during this meeting, all items listed on this agenda were unanimously postponed to a Special Meeting of the Zoning Board of Appeals to be held remotely on Wednesday, January 27, 2021 at 5:30 PM.**

**Please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov) for more information.**

## **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 the 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

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## **New Business – Public Hearings**

### **2. 54 Cedar Street (MBL 02-048-00012) (ZB-2020-062)**

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

**Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

**Petitioner:** Hampton Properties LLC

**Present Use:** A +/- 15,470 SF residential structure, most recently used as a dormitory, with associated off-street parking.

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

**Petition Purpose:** To renovate and convert the existing structure into a multi-family low-rise dwelling (total of 5 units) and conduct associated site work.

**Public Hearing Deadline:** 3/3/2021; **Constructive Grant Deadline:** 4/7/2021

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### **3. 64 (aka 66) Cedar Street (MBL 02-048-00002) (ZB-2020-063)**

**Special Permit:** To allow a multi-family low-rise dwelling 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)

**Variance:** For relief from the minimum lot area dimensional requirement for a multi-family low-rise dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum frontage dimensional requirement for a multi-family low-rise dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

**Petitioner:** Hampton Properties LLC

**Present Use:** A +/- 11,348 SF structure, formerly used as a dormitory, with associated off-street parking.

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

**Petition Purpose:** To renovate and convert the existing structure into a multi-family low-rise dwelling (total of 9 units), construct related parking, and conduct associated site work.

**Public Hearing Deadline:** 3/3/2021; **Constructive Grant Deadline:** 4/7/2021

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## **New Business – Public Hearings**

### **4. 61 South Ludlow Street (MBL 28-023-00001) (ZB-2021-002)**

**Special Permit:** To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

**Petitioner:** SA Partners, Inc.

**Present Use:** A privileged, non-conforming automobile refueling station and convenience store with associated site improvements.

**Zone Designation:** RS-7 (Residence, Single Family) zoning district

**Petition Purpose:** To maintain the existing uses and add a package store (sale of alcoholic beverages) use within the existing building.

**Public Hearing Deadline:** 2/26/2021; **Constructive Grant Deadline:** TBD

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## **Other Business**

### **5. Communications**

### **6. Discussion of Board Policies and Procedures**

### **7. Approval of Minutes**

## **Adjournment**