



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

January 10, 2022

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 was conducted through remote participation. The meeting was livestreamed from the City of Worcester website and via the local cable access channel and is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 730323290#), which was publicized on the posted meeting agenda and during the video broadcast.

Zoning Board Members

Joseph Wanat, Chair

Participating Remotely:

Russell Karlstad, Vice Chair

Jordan Berg Powers

George Cortes

Nathan Sabo, Alternate Member

Staff Participating Remotely:

Stephen Rolle, Division of Planning & Regulatory Services

Stephen Cary, Division of Planning & Regulatory Services

Call to Order – 5:30 PM

Requests for Continuances, Extensions, Postponements, and Withdrawals

Item 1: 43 Lancaster Street (SP)

Request to Postpone the Public Hearing to February 28, 2022

Extend the Constructive Grant Deadline to March 22, 2022

On a motion by Mr. Karlstad, seconded by Mr. Sabo, the Board voted 5-0 to postpone.

Item 2: 75 Quinsigamond Ave (SP)

Request to Postpone the Public Hearing to January 31, 2022

Extend the Constructive Grant Deadline to March 1, 2022

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to postpone.

Item 3: Hemans Street (V)

Request to Postpone the Public Hearing to January 31, 2022
Extend the Constructive Grant Deadline to March 1, 2022

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to postpone.

Item 5: 16 Fremont Street (SP)

Request to Postpone the Public Hearing to January 31, 2022
Extend the Constructive Grant Deadline to March 1, 2022

On a motion by Mr. Karlstad, and seconded by Mr. Cortes, the Board voted 5-0 to postpone.

New Business – Public Hearings

4. 30 June Street (MBL 11-030-00009) (ZB-2021-065)

Special Permit: To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

Special Permit: To reduce the number of required parking spaces by 10% (Article IV, Section 7, A. 2.)

Special Permit: To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Variance: For relief from the minimum lot area dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.)

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

Special Permit: To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

Petitioner: Permit Solutions c/o Kevin Kieler

Present Use: Presently on the premises is an existing two-family detached dwelling

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

Petition Purpose: The applicant seeks to convert the existing two-family structure into a three-family detached dwelling and conduct associated site work.

Kevin Kieler described the property and application.

Chair Wanat agreed its walkable, asked Kevin Kieler to confirm waivers; Mr. Kieler confirmed.

Mr. Karlstad asked for planted barrier; Chair Wanat asked the applicant is okay with the condition of approval; Kevin Kieler confirmed the condition.

Mr. Cortes asked how people move from parking area to house and whether there were any safety concerns; asked whether a pedestrian connection from garage to sidewalk would be possible;

Mr. Kieler responded that they would prefer not to pave an area where produce is grown

Mr. Cortes suggested line painting



Mr. Berg Powers stated that he thought it would be an overreach to ask for line painting.

No public comment.

In a motion made by Mr. Karlstad, and seconded by Mr. Cortes, the board voted 5-0 to close.

In a motion made by Mr. Karlstad, and seconded by Mr. Cortes, the board voted 5-0 to approve Special Permits and Variance with condition of adding a soft barrier along driveway edge and front lawn.

6. 13 Butternut Hill Drive (MBL 21-014-00003) (ZB-2022-002)

Extension of Time:

Variance: For relief from the minimum front-yard setback dimensional requirement for a single-family detached dwelling in an RS-10 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Guy Rososhansky

Present Use: Presently on the premises is a privileged, non-conforming single-family detached dwelling with an attached two-car garage and associated site improvements

Zone Designation: RS-10 (Residential, Single Family) zoning district

Petition Purpose: The applicant seeks to construct an additional two-car garage adjacent to the existing garage, and to conduct associated site work.

Attorney Todd Rodman on behalf of the applicant presented the application for extension of the variance for six months.

On a motion by Mr. Karlstad, and seconded by Mr. Cortes, the Board voted 5-0 to close the Public Hearing.

On a motion made by Mr. Karlstad, and seconded by Mr. Cortes, the Board voted 5-0 to extend the variance.

Other Business

7. Communications

No discussion

8. Discussion of Board Policies and Procedures



Zoning Board of Appeals

Mr. Rolle stated that elections need to be held to the next meeting, as they were not properly on the agenda.

Mr. Sabo asked about new members coming on board; Mr. Rolle stated that two new members will be joining. Mr. Cortes asked about to what extent new members will be able to participate; Mr. Rolle explained that new members will be able to participate in new items, but not previous items that the public hearing has already been open.

9. Approval of Minutes – 12/8/2021

In a motion by Mr. Karlstad, seconded by Mr. Cortes, the board voted 5-0 to approve the minutes from Zoning Board of Appeals Meeting 12/8/2021.

Adjournment

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted unanimously to adjourn at 6:23pm.