

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

December 15, 2008

WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, SAXE ROOM

Zoning Board Members Present: David George, Chair
Lawrence Abramoff, Vice-Chair
Andrew Freilich
Brian Murphy

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
John Kelly, Building and Zoning Division

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair George called the meeting to order at 5:35 PM.

POSTPONEMENTS

1. **35 Central Street (ZB-2008-102) – Special Permit:** Attorney Brian Beaton, representing Exchange Associates Real Estate Trust, petitioner, requested a postponement to January 12, 2009 in order to be heard by a five member board. Upon a motion by Andrew Freilich and seconded by Brian Murphy, it was voted 4-0 by David George, Lawrence Abramoff, Andrew Freilich and Brian Murphy to approve the request of the petitioner to postpone the hearing until January 12, 2009.

NEW BUSINESS

2. **1-7 Piedmont Street (ZB-2008-103) – Extension of Time for Special Permit and Variances:** Attorney Joe Boynton and Steve Patton represented the petitioner, Worcester Common Ground, Inc. Mr. Boynton stated a Special Permit for expansion or change of a pre-existing nonconforming use/structure, a Variance for 115 feet of relief from the frontage requirement and a Variance for relief of 48 spaces from the off-street parking requirement were approved on November 28, 2005 and were granted Extensions of Time through December 11, 2008. He indicated that the building permit for the project to construct a building containing twelve one-bedroom dwelling units and four retail shops had been applied for and approved. He said that funding commitments are in place and a loan closing is scheduled for December 19, 2008 with construction commencing shortly after the closing date. Upon a motion by Andrew Freilich and seconded by Brian Murphy, it was voted 4-0 by David George, Lawrence Abramoff, Andrew Freilich and Brian Murphy to close the hearing. Upon a motion by Andrew Freilich and seconded by Brian Murphy, it was voted 4-0 by David George, Lawrence Abramoff, Andrew Freilich and Brian Murphy to approve the following:

EXTENSION OF TIME - SPECIAL PERMIT: Expansion or change of a pre-existing nonconforming use/structure

EXTENSION OF TIME – VARIANCE: 115 feet of relief from frontage requirement

EXTENSION OF TIME – VARIANCE: Relief of 48 spaces from the off-street parking requirement

The Extensions of Time were approved for a period of six months.

OTHER BUSINESS

Approval of Minutes: Upon a motion by Lawrence Abramoff and seconded by Andrew Freilich, it was voted 4-0 by David George, Lawrence Abramoff, Andrew Freilich and Brian Murphy to amend and approve the minutes from the November 17, 2008 meeting.

December 1, 2008 Minutes: There was a brief discussion regarding one of the conditions of approval for 1394 Main Street. The Board agreed that one of the conditions should be that there be no seated service at the bar. It had been unclear to staff exactly what they had intended. The minutes will be on the next agenda for approval.

ADJOURNMENT: Chair George adjourned the meeting at 5.45 P.M.