

Board Members

Joseph Wanat, Chair Russell Karlstad, Vice Chair Jordan Berg Powers George Cortes Robert Haddon, Alternate Member Nathan Sabo, 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.go

<u>planning@worcesterma.gov</u> www.worcesterma.gov/

olanning-

Website

regulatory/boards/zoningboard-of-appeals

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services
To provide credible, timely, and
accessible data and analysis for decisionmaking and problem solving for land and
programmatic development.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Marisa Lau, 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

July 19, 2021 August 9, 2021 August 30, 2021 September 20, 2021 October 18, 2021 November 8, 2021 December 13, 2021 January 10, 2022 January 31, 2022 March 21, 2022 April 11, 2022 May 2, 2022 May 23, 2022

City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, June 28, 2021 at 5:30 PM

Worcester City Hall Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

This meeting is canceled.

All items listed on the agenda are postponed to the next Zoning Board of Appeals Meeting to be held on Monday, July 19, 2021 at 5:30 PM.

Please e-mail planning@worcesterma.gov for more information.

This Worcester Zoning Board of Appeals meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- 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).

Note: If technological problems interrupt the virtual meeting, the meeting will continue.

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

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at <u>planning@worcesterma.gov</u> or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: Interpretation requests must be received no later than 48 hours in advance of the meeting.

Call to Order - 5:30 PM

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.

Testimony Dates: 10/5/2020; 2/11/2021 Constructive Grant Deadline: TBD

New Business - Public Hearings

2. 116 Malvern Road (MBL 26-022-00003) (ZB-2021-030)

Variance: For relief from the minimum lot area 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)

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)

Petitioner: Wilbert DeLaRosa

Present Use: A two-family detached dwelling with off-street parking

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

Petition Purpose: To construct an addition to convert the existing two-family detached dwelling into a

three-family detached dwelling, with associated site improvements.

Public Hearing Deadline: 7/25/2021 Constructive Grant Deadline: 8/29/2021

3. 49 Chilmark Street (MBL 16-019-00002) (ZB-2021-033)

Special Permit: To allow a single-family attached dwelling in an RL-7 Zone (Article IV, Section 2,

Table 4.1, Residential Use #12)

Lot 2 Chilmark Street (Proposed):

Variance: For relief from the minimum lot area dimensional requirement for a single-family

attached dwelling in a RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot 3 Chilmark Street (Proposed):

Variance: For relief from the minimum lot area dimensional requirement for a single-family

attached dwelling in a RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Harry Avery
Present Use: A vacant lot.

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

Petition Purpose: To construct a single-family attached dwelling (with a total of 4 units), and to conduct

associated site work.

Public Hearing Deadline: 7/25/2021 Constructive Grant Deadline: 8/29/2021

New Business - Public Hearings

4. 43 Lancaster Street (MBL 02-043-00094) (ZB-2021-038)

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

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)

Petitioner: Gregory Lavelle

Present Use: A low-rise residential building with 3 units and associated off-street parking.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To convert a portion of the existing building into one (1) additional dwelling unit (for a

total of 4 dwelling units), and to conduct associated site work.

Public Hearing Deadline: 7/25/2021 Constructive Grant Deadline: TBD

5. 34 William Street (MBL 02-039-0039A) (ZB-2021-040)

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Variance: For relief from the minimum parking requirements for a three-family detached

dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)

Petitioner: Eileen Milton

Present Use: A two-family detached dwelling.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To convert the existing two-family detached dwelling into a three-family detached

dwelling, and to conduct associated site work.

Public Hearing Deadline: 7/25/2021 Constructive Grant Deadline: 8/29/2021

Other Business

6. Communications

7. Discussion of Board Policies and Procedures

8. Approval of Minutes – 8/3/2020; 2/22/2021

<u>Adjournment</u>