



# City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, August 30, 2021 at 5:30 PM

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

## 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.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 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 decision-making 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

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  
June 13, 2022  
July 11, 2022  
August 1, 2022

**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, September 20, 2021  
at 5:30 PM.**

**Please email  
[planning@worcesterma.gov](mailto: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 component, the meeting will continue in-person.*

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, 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 [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. 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. 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.

**Testimony Dates:** 8/9/2021                      Constructive Grant                      9/21/2021  
**Deadline:**

## **New Business – Public Hearings**

**2. 17 Jaques Avenue (MBL 06-17A-00032) (ZB-2021-031)**  
**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)  
**Variance:** For relief from the minimum parking requirements for a two-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)  
Petitioner: Artjan Nici  
Present Use: A privileged non-conforming single-family detached dwelling  
Zone Designation: RG-5 (Residence, General) zoning district  
Petition Purpose: To convert the existing single-family detached dwelling into a two-family detached dwelling, and to conduct associated site work.  
Public Hearing Deadline: 10/21/2021 Constructive Grant Deadline: 11/25/2021

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**3. 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: 8/30/2021 Constructive Grant Deadline: TBD

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**4. 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: 8/30/2021 Constructive Grant Deadline: 9/21/2021

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**5. 19 Kingsbury Street (MBL 06-024-00013) (ZB-2021-046)**  
**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)  
Petitioner: Borin Hing  
Present Use: A privileged non-conforming single-family detached dwelling.  
Zone Designation: RG-5 (Residence, General) zoning district  
Petition Purpose: To convert the existing single-family detached dwelling into a two-family detached dwelling, and to conduct associated site work.  
Public Hearing Deadline: 10/21/2021 Constructive Grant Deadline: TBD

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## **New Business – Public Hearings**

### **6. 59 Institute Road (MBL 02-037-00040) (ZB-2021-048)**

**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:** Alethia Bess Mariotta and Athena Finger

**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:** 10/21/2021      **Constructive Grant Deadline:** 11/25/2021

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### **7. 360 & 370 Park Avenue (MBL 06-021-00022 & 06-021-19-21) (ZB-2021-049)**

**Special Permit:** To allow an automobile refueling station in a BG-4.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17)

**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)

**Petitioner:** Prayosha Realty Trust

**Present Use:** At 360 Park Avenue is a vacant office building, and at 370 Park Avenue is an approximately +/-15,706 SF commercial building containing a liquor store, with associated off-street parking.

**Zone Designation:** BG-4.0 (Business, General) zoning district and partially within the Floodplain Overlay District

**Petition Purpose:** To demolish the existing, vacant office building at 360 Park Avenue in order to construct a new automobile refueling station and multi-bay carwash spanning both parcels, with the existing retail building at 370 Park Avenue to be renovated to add a convenience store, and to conduct associated site work.

**Public Hearing Deadline:** 9/29/2021      **Constructive Grant Deadline:** TBD

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### **8. 49 Mountain Street East (MBL 53-005-00001) (ZB-2021-050)**

**Special Permit:** To allow placing, filling, dumping, and/or excavation of earth (Article IV, Section 5)

**Petitioner:** Grace Solovieff-Mahoney

**Present Use:** A single-family detached dwelling..

**Zone Designation:** RL-7 (Residence, Limited) zoning district and within the Water Resource Protection Overlay District (WR(GP-3)).

**Petition Purpose:** To bring in fill and alter the backyard grades to provide more usable space, and to conduct associated site work.

**Public Hearing Deadline:** 10/21/2021      **Constructive Grant Deadline:** TBD

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## **New Business – Public Hearings**

### **9. 610 Park Avenue (MBL 08-020-18+19) (ZB-2021-051)**

**Special Permit:** To modify the dimensional requirements for accessory signs in a BG-2.0 Zone (Article IV, Section 6)

**Variance:** For relief from the maximum height dimensional requirement for accessory signs in a BG-2.0 Zone (Article IV, Section 6)

**Petitioner:** Pollo Centro c/o The Sign Center

**Present Use:** A pre-existing, non-conforming food service establishment with associated parking.

**Zone Designation:** BG-2.0 (Business, General) zoning district

**Petition Purpose:** To construct a +/-26.5 foot tall sign on a pre-existing pole, and to conduct associated site work.

**Public Hearing Deadline:** 10/21/2021      **Constructive Grant Deadline:** 11/25/2021

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### **10. 110 Orient Street (MBL 19-015-0003B) (ZB-2021-052)**

***Amendment to:***

**Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use in an RL-7 Zone (Article XVI, Section 4)

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

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

**Petitioner:** Brandy N. Williams and Craig A. Thomas

**Present Use:** A privileged, non-conforming single-family detached dwelling and a detached garage, with associated site improvements

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

**Petition Purpose:** To amend the approved special permit and variances in order to modify the proposed renovations to expand the existing structure and garage, including an expanded second story and addition of a third story, and to conduct associated site work.

**Public Hearing Deadline:** 10/21/2021      **Constructive Grant Deadline:** 11/25/2021

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## **Other Business**

**11. Communications**

**12. Discussion of Board Policies and Procedures**

**13. Approval of Minutes – 10/5/2020; 10/19/2020**

## **Adjournment**