



**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER
January 31, 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
Participating Remotely: Joseph Wanat, Chair
Russell Karlstad, Vice Chair
Jordan Berg Powers
Eric Torkornoo

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: 34 William Street (SP)

Request to Leave to Withdraw without Prejudice

On a motion by Mr. Karlstad, seconded by Mr. Berg Powers, the Board voted 4-0 to grant the Request Leave to Withdraw without prejudice.

Item 2: 75 Quinsigamond Avenue (SP)

Request to Postpone to February 28, 2022

Request to Extend the Constructive Grant Deadline to March 22, 2022

On a motion by Mr. Karlstad, seconded by Mr. Berg Powers, the Board voted 4-0 to postpone.

New Business – Public Hearings

3. 0, 9, & 19 Hemans Street, 7 Hemans Court, and 40R Milton Street (MBL 09-030-00005, -004-4, -007-2; & 09-031-00023)

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

Petitioner: Boghos Properties

Present Use: Presently on the premises at 7 Hemans Court, 0 & 0 Hemans Street and 40R Milton Street are vacant lots, and at 19 Hemans Street is a single-family dwelling (slated for demolition)

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

Petition Purpose: The applicant seeks to construct a +/- 7 story multi-family dwelling, with a total of +/- 216 residential units, +/-329 parking spaces (surface and garage), and related site improvements.

On the applicant's request, a motion made by Mr. Karlstad, seconded by Mr. Berg Powers 4-0 to postpone to a special meeting on 2/7/2022 due to lack of quorum.

4. 16 Fremont Street (MBL 27-019-00006) (ZB-2022-001)

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

Petitioner: Diana Altamirano

Present Use: Presently on the premises is a non-conforming single-family detached dwelling and associated site improvements

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

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

On the applicant's request, a motion made by Mr. Karlstad, seconded by Mr. Berg Powers 4-0 to postpone to a special meeting on 2/7/2022 due to lack of quorum.

5. 40 Hooper Street (MBL 16-004-00018) (ZB-2022-004)

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 setback dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)

Petitioner: Daniel Yarnie

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

Present Use: Presently on the premises is a vacant lot.

Petition Purpose: The applicant seeks to construct a +/-3-story multi-family low-rise dwelling, with a total of +/-12 units, +/-24 parking spaces (surface and garage), a series of retaining walls, and related site improvements

On the applicant's request, a motion made by Mr. Karlstad, seconded by Mr. Berg Powers 4-0 to postpone to a special meeting on 2/7/2022 due to lack of quorum.

6. 9 Dalton Street (MBL 34-019-00002) (ZB-2022-006)

Special Permit: To allow single-family attached dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)
Petitioner: DiVerdi Builders, Inc.
Zone Designation: RL-7 (Residential, Limited) and BL-1.0 (Business, Limited) zoning districts
Present Use: Presently on the premises is an existing mobile home and associated site improvements.
Petition Purpose: The applicant seeks to construct a single-family attached (townhouse style) dwelling with a total of 4 units with associated site improvements.

On the applicant's request, a motion made by Mr. Karlstad, seconded by Mr. Berg Powers 4-0 to postpone to a special meeting on 2/7/2022 due to lack of quorum.

7. 563 Salisbury Street (MBL 25-051-00017) (ZB-2022-007)

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: Alan A. Dyrmi and Erjona I. Mehillas
Zone Designation: RS-10 (Residential, Single-Family) zoning district
Present Use: Presently on the premises is a single-family detached dwelling.
Petition Purpose: The applicant seeks retroactive approval in order to pave a portion of the front yard for vehicular use.

On the applicant's request, a motion made by Mr. Karlstad, seconded by Mr. Berg Powers 4-0 to postpone to a special meeting on 2/7/2022 due to lack of quorum.

8. 4 & 14 Velandar Street (MBL 16-005-00046 & -00047) (ZB-2022-008)

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: Farnham Properties, c/o Mark Farnham
Zone Designation: RG-5 (Residential, General) zoning district
Present Use: Vacant lot.
Petition Purpose: The applicant seeks to construct two single-family attached (townhouse style) structures with a total of 11 dwelling units and associated site improvements

On the applicant's request, a motion made by Mr. Karlstad, seconded by Mr. Berg Powers 4-0 to postpone to a special meeting on 2/7/2022 due to lack of quorum.

Other Business

9. **Communications**

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

11. **Election of Office**

12. **Approval of Minutes – 1/10/2022**

On a motion made by Mr. Karlstad, seconded by Mr. Berg Powers 4-0 to postpone discussion of items 9; 10; 11; 12 to a special meeting on 2/7/2022 due to the lack quorum.

Adjournment

On a motion by Mr. Karlstad, seconded by Mr. Berg Powers, the Board voted unanimously to adjourn at 6:17PM.