



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, August 7, 2023, at 5:30 PM

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

Board Members

Russell Karlstad, *Chair*
Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*
Shannon Campaniello, *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
Website: [www.worcesterma.gov/
planning-regulatory/](http://www.worcesterma.gov/planning-regulatory/)

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 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अथवा आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyereasee ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

Division Staff

Michelle Smith, ACDO
Pamela Harding, Chief Planner
Stephen Cary, Senior Planner
Eric Flint, Conservation Planner
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Planning Analyst
Andreana Brenner, Planning Analyst
Olivia Holden, Administrative Assistant
Lisa Nguyen, Staff Assistant II

Upcoming Meetings

August 28, 2023
September 18, 2023
October 16, 2023
November 6, 2023
November 27, 2023
December 18, 2023

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>
- 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 be viewed online at:

www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

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 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 2 business days in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a:

planning@worcesterma.gov or (508) 799-1400 x 31440

Call to Order – 5:30 pm

Old Business – Public Hearings

- 11 (aka 8) Earle Terrace (ZB-2023-005) (MBL 01-026-0014A)**
Special Permit: To operate a motor vehicle/trailer/boat sales use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #15)
Special Permit: To operate a motor vehicle service/repair/garage/display use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #16)
Petitioner: Steven Christopher
Present Use: Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot.
Zone: BL-1.0 (Business, Limited) zoning district
Designation:
Petition Purpose: The applicant seeks to retroactively permit operations of a motor vehicle service repair/garage/display and sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & #16).

Testimony Date: 6/26/2023 Constructive Grant Deadline 8/29/23

Old Business – Public Hearings

2. 784 (aka 790) & 796 Salisbury Street (a.k.a. Salisbury Green), 101-304 Greenwich Court, 401-610 Browning Lane, 701-808 Kittering Way, 3501-3903 Knightsbridge Close, 4001-4012 Brompton Circle, Kingston Common, and Shirringham Lane (ZB-2023-043) (MBL CO-NDO-00820)

Special Permit: To allow an extension, alteration, and/or change a pre-existing non-conforming structure/use (Article XVI, Section 4)

Variance: For relief from the minimum rear-yard setback dimensional requirement for other permitted uses in the RS-10 (Residential, Single Family) zoning district (Article IV, Section 4, Table 4.2)

Amendment to

Variance: For relief from the minimum lot area dimensional requirement for other permitted uses in the RS-10 (Residential, Single Family) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Kendall Homes, Inc

Present Use: Presently on the premises is residential condominium complex known as Salisbury Green, consisting of ±94 dwelling units in ±13 single-family attached (townhouse) buildings and one single-family dwelling and club-house, and associated site improvements, on ±33.66 acres of land. The property was originally permitted for construction of ±229 dwelling units in 1985.

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

Petition Purpose: The applicant seeks to divide the property into two lots, with the existing condo structures and club-house to remain on one lot to the west and the remnant ±18.91 acres of property to the east (off Kingston Common and Shirringham Lane) to be built upon in the future (cluster style ±52 single-family detached dwellings).

Testimony Date: 7/17/2023 Constructive Grant Deadline 8/29/23

3. 9 Longmeadow Avenue (ZB-023-046) (MBL 36-023-00023)

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)

Lot 22:

Variance: For relief from the minimum frontage requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Lot 23:

Variance: For relief from the minimum frontage requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Frede Matos

Present Use: Presently on the premises is a single-family dwelling.

Zone Designation: RS-7 (Residence, Single Family) zoning district

Petition Purpose: The applicant seeks to divide the existing lot into two lots and construct a single-family dwelling on proposed Lot 22 and to conduct associated site improvements.

Testimony Date: 6/26/2023 Constructive Grant Deadline 8/29/2023

New Business – Public Hearings

4. 2 Northboro Street (aka 298 Plantation Street) (ZB-2023-036) (MBL 17-025-04+05)

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

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 front-yard setback requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum exterior side-yard setback requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the maximum dimensional Floor to Area Ratio (FAR) in the RL-7 zone (Article IV, Section 4, Table 4.2)

Petitioner: Rodney Haddad

Present Use: Presently on the premises is a ±2,979 SF building used as a dry-cleaning business and a surface parking facility.

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

Petition Purpose: The applicant seeks to operate a food service use and construct a ±2,979 SF second story addition for accessory kitchen space.

Public Hearing Deadline: 8/7/2023 Constructive Grant Deadline: 8/29/2023

5. 0 Meadow Lane (ZB-2023-047) (MBL 47-012-007-1)

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: Nicholas Hoffman

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

Zone Designation: RS-7 (Residence, Single-Family) zoning district

Petition Purpose: The petitioner seeks approval to construct a single-family detached dwelling and conduct associated site improvements.

Public Hearing Deadline: 9/17/2023 Constructive Grant Deadline N/A

6. 309 Shrewsbury Street (ZB-2023-055) (MBL 16-029-00002)

Special Permit: To allow a Non-Accessory Freestanding Billboard Sign in a MG-2.0 zoning district (Article IV, Section 6).

Petitioner: Clear Channel LLC

Present Use: Presently on the premises are is a three-bay automotive repair shop with a freestanding, two-sided, static billboard with associated site improvements.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district, CCOD-S (Commercial Corridors Overlay district – Shrewsbury Street Subarea), and the USOD (Union Station Sign Overlay District)

Petition Purpose: The petitioner seeks to convert the existing freestanding billboard to two-sided digital display.

Public Hearing Deadline: 10/7/2023 Constructive Grant Deadline N/A

New Business – Public Hearings

7. 224 Shrewsbury Street (ZB-2023-056) (MBL 16-016-00030)

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 residential use (Article IX, Section 7, Table 9.1)

Variance: For relief from the maximum dimensional Floor to Area Ratio (FAR) in the BG-2.0 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the maximum height dimensional requirement in the BG-2.0 zone (Article IV, Section 4, Table 4.2)

Petitioner: Lundgren Equity Partners LLC, as Trustee of The 224 Shrewsbury Street Realty Trust

Present Use: Presently on the premises of 224 Shrewsbury Street is surface parking lot.

Zone Designation: The property at 224 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts.

Petition Purpose: The applicant seeks to construct a ±89,650 SF, ±6-story, multi-family high-rise structure with ±87 dwelling units and ±54 garage parking spaces, and to conduct associated site improvements.

Public Hearing Deadline: 8/7/2023 Constructive Grant Deadline 8/29/2023

8. 27 Edgeworth Street (ZB-2023-057) (MBL 09-027-00008)

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 residential use (Article IV, Section 7, Table 4.4)

Variance: For relief from the minimum frontage requirement in an RG-5 zone (Article IV, Section 4, Table 4.2)

Petitioner: Shiyu Xie

Present Use: Presently on the premises at 27 Edgeworth Street is a vacant lot with a deck and associated site improvements.

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

Petition Purpose: The applicant seeks to construct three-family detached dwelling and to conduct associated site improvements.

Public Hearing Deadline: 8/12/2023 Public Hearing Deadline: 9/16/2023

9. 27 Shamrock Street (ZB-2023-069) (MBL 16-014-00027)

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

Variance: For relief from the minimum off-street parking requirements (Article IV, Section 7, Table 4.4)

Petitioner: 27 Shamrock Street LLC

Present Use: Presently on the premises is a non-conforming three-family detached dwelling.

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

Petition Purpose: The applicant seeks to install a fourth dwelling unit through interior renovations, converting the structure to a low-rise multi-family dwelling along with associated site work.

Public Hearing Deadline: 9/3/2023 Constructive Grant Deadline 10/8/2023

New Business – Public Hearings

10. 408 Plantation Street (AKA 410 Plantation Street & 1 Belcourt Road) (ZB-2023-063) (MBL 46-007-00444)
Special Permit: To allow an extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 4).
Petitioner: Deep Corporation
Present Use: Presently on the premises are two single-family dwellings, and a commercial structure operated as a convenience store with associated site improvements.
Zone Designation: RL-7 (Residence, Limited) zoning district and partially within the Water Resource Protection Overlay District (WR(GP-3)).
Petition Purpose: The petitioner seeks to include the sale of beer and wine in the existing convenience store as a use of a similar nature, with no proposed changes to the exterior of the premises.
Public Hearing Deadline: 8/31/2023 Constructive Grant Deadline N/A

11. 16 (Lot 1B) & 52 (Lot 1F) Great Brook Valley Avenue (ZB-2023-065) (MBL 52-INX-0001F & -0001B) and a portion of Great Brook Valley Avenue, Brookview Drive, & Service Road Right of Ways

Extension of time: 16 (aka 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, & 50) Great Brook Valley Avenue (aka Lot 1B):

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 off-street parking requirements (Article IV, Section 7, Table 4.4)
Variance: For relief from the minimum front-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum side-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum rear-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)

Extension of Time - 52 (aka 54, 56, & 58) Great Brook Valley Avenue (aka Lot 1F):

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 off-street parking requirements (Article IV, Section 7, Table 4.4)
Variance: For relief from the minimum front-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum side-yard dimensional requirement for a multi-family high-rise in an RG-5 zone (Article IV, Section 4, Table 4.2)
Petitioner: Trinity Curtis Phase One Limited Partnership
Present Use: Presently on the premises are three multi-family structures with ±90 dwelling units
Zone Designation: RG-5 (Residential, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-2 & GP-3))
Petition Purpose: The petitioner seeks to demolish the 3 existing structures, construct two new 4-story multi-family high-rise structures (total of ±129 dwelling units), re-configure the public-right-of-way layouts and available on-street parking, and to conduct associated site improvements as part of a larger, phased re-development project. The petitioner now seeks an extension of time for the same.
Public Hearing Deadline: N/A Constructive Grant Deadline N/A

New Business – Public Hearings

12. 781 & 783 Grove Street & 94 Parkton Avenue (ZB-2023-066) (MBL 33-043-00003 & 33-030-00111)

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 maximum height dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Goddard and Hall Senior Living, Inc
 Present Use: Presently on the premises of 781 Grove Street is a vacant 3-story ±100,000 SF former school building and at 783 Grove Street is a 2-story residential building with related site improvements and a residential structure at 94 Parkton Avenue

Zone Designation: RS-7 (Residence, Single-Family) zoning district
 Petition Purpose: Presently on the premises of 781 Grove Street is a vacant 3-story ±100,000 SF former school building and at 783 Grove Street is a 2-story residential building with related site improvements and a residential structure at 94 Parkton Avenue. The properties are located within an RS-7 (Residence, Single-Family) zoning district. The petitioner was previously approved for demolition of the existing school building at 781 Grove Street, with the existing structure at 783 Grove Street to remain, and construction of a ±156,257 SF, 3-story Continuing Care Retirement Community (CCRC) building (with a total of ±170 dwelling units and ±153 parking spaces), an associated driveway network and associated site work. The petitioner now seeks an extension of time for the same

Public Hearing Deadline: N/A Constructive Grant Deadline N/A

13. 4 Barrows Road (ZB-2023-069) (MBL 50-019-0005B)

Lot 1:
Variance: For relief from the minimum lot area dimensional requirements in the RS-7 Zone for a single-family detached dwelling (Article IV, Section 4, Table 4.2).

Lot 2:
Variance: For relief from the minimum lot area dimensional requirements in the RS-7 Zone for a single-family detached dwelling (Article IV, Section 4, Table 4.2).

Petitioner: Cleb, LLC
 Present Use: Presently on the premises is a single-family detached dwelling.
 Zone Designation: RS-7 (Residence, Single-Family) zoning district
 Petition Purpose: The petitioner seeks to demolish the existing single-family dwelling, divide the property into two lots, construct a single-family detached dwelling on each lot and to conduct associated site improvements.

Public Hearing Deadline: 9/22/2023 Constructive Grant Deadline 10/27/2023

Other Business

14. Communications.

- Department of Transportation & Mobility: Worcester Mobility Action Plan (MAP) Survey
- Scrivener’s Error Decision, Special Permit & Variance Amendment for 781, 783 Grove Street & 94 Parkton Avenue (ZB-2022-047)

15. Approval of Minutes – 6/26/2023; 7/17/2023

16. Discussion of Board Policies and Procedures

Adjournment