Thomas Hannigan opened the meeting at 5:30 P.M. The following actions were taken:

**Executive Session:** Zoning Board of Appeals with Attorney Donald Ryder relative to pending litigation regarding the following items (Cancelled and will be heard May 9, 2005 at 5:00 P.M.):

A. 166-207 Grafton Street (CDB Realty Trust versus Zoning Board of Appeals)

B. 1 & 3 Prioulx Street (Riggieri, Trustee of the E.T. Bass Real Estate Investment Trust versus Zoning Board of Appeals)

Both lawsuits involve Administrative Appeals of Planning Board approvals.

**242-A Stafford Street – Special Permit:** Upon a motion duly made by Morris Bergman and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Special Permit (*to construct a structure to house equipment and ancillary office space*) as listed below:

**Special Permit:**

1. Expansion or change of a pre-existing non-conforming use to a non-conforming of a similar nature.

**72 Arlington Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variance (*to construct a two-family dwelling*) as listed below:

**Variance:**

1. Relief of two feet from Frontage requirement.
1050 Main Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit (to install support structure for a telecommunication facility) with conditions as listed below:

Special Permit:
1. To allow personal wireless service facility installation in a BG-2.0 zoning district.

Conditions: (per Zoning Ordinance Amendment # 7440)

City of Worcester to be notified:
   1. When equipment is to be removed (within ninety – 90 – days);
   2. As to the Size of Bond;
   3. And, Time of Removal.

25 Winthrop Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit (to install support structure for a telecommunication facility) with conditions as listed below:

Special Permit:
1. To allow personal wireless service facility installation in a BG-2.0 zoning district.

Conditions: (per Zoning Ordinance Amendment # 7440)

City of Worcester to be notified:
   1. When equipment is to be removed (within ninety – 90 – days);
   2. As to the Size of Bond;
   3. And, Time of Removal.

** 237 Chandler Street – Variance & Special Permits: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to May 9, 2005 for Variance and Special Permits (to alter existing privileged non-conforming structure to provide for a different use pursuant to Article XIII, Section 5 (office, manufacturing & storage space for new businesses) as listed below:

Variance:
1. Relief of 76 spaces from Off-Street parking requirement.

Special Permits:
1. Expansion or change of a privileged non-conforming structure
2. To allow manufacturing and other industrial operations in a BL-1.0 zoning district.
Trenton Street (Lots 79/80) – Variances: Upon a motion duly made by Jerry Horton and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variances (to construct a single-family dwelling) as listed below:

Variance:
1. Relief of 500 hundred square feet from Gross Dimensional requirement.
2. Relief of 15 feet from Frontage requirement.

116 Vernon Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (to use a portion of dwelling for professional office – draft survey plans) as listed below:

Special Permit:
1. To allow a professional office in a RG-5 zoning district.

814 West Boylston Street – Special Permits: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted to approve the requested Special Permits (to expand service station use to include sales of used automobiles) with conditions as listed below:

Special Permit:
1. To allow motor vehicle sales in a BL-1.0 zoning district.
2. Expansion or change of a non-conforming use.

Conditions:
1. Limited to Petitioner only (Mr. Askanian);
2. Limited to six (6) automobiles.

91 Wyola Avenue – Special Permit: Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variance (to construct a single-family semi-detached dwelling) as listed below:

Special Permit:
1. To allow a single-family semi-detached dwelling (duplex) in a RS-7 zoning district.

11 King Street – Variance & Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance and Special Permit (to convert existing three-family into a four-family dwelling) as listed below:

Variance:
1. Relief of 513 square feet from Gross Dimensional requirement.
Special Permit:
1. Expansion or change of a non-conforming use / structure.

540 West Boylston Street – Variance & Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance and Special Permit (to use a portion of parking lot for retail sales: plants and garden supplies) with conditions as listed below:

Variance:
1. Relief from Off-Street Parking requirement.

Special Permit:
1. To allow retail with greater than 50% outdoor sales in a BL-1.0 zoning district.

Conditions:
1. Limited to Greendale Garden Shop, Inc. between March 1 and September 30 each year.
2. Relief from Off-Street Parking requirement is for eight (8) spaces only.
3. Petitioner must have Identification signage.

26 Southgate Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the requested Special Permit (to operate a towing service business at this address) as listed below:

Special Permit:
1. To allow a towing service operation in a MG-2.0 zoning district.

79 East Central Street – Extension of Time: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Extension of Time (to convert existing three-family dwelling into a two-family dwelling).

3 Channing Street – Extension of Time: Upon a motion duly made and seconded, the Board voted to approve the requested Extension of Time (to convert existing single-family dwelling into a two-family dwelling).

OTHER BUSINESS: (0)

Approval of Minutes: Upon a motion duly made and seconded, the Board voted 5-0 to approve the minutes of the April 11, 2005 meeting.

The meeting adjourned at 8:45 p.m.