Call to Order

Executive Session: to discuss pending litigation

Approval of the Minutes – July 10, 2006

Requests for Withdrawal/Continuance

Continued Hearings (4)

1.) (Z-06-77) 50 Greenhill Parkway – Special Permit/Variance (6/12/06 meeting)

Special Permit: residential conversion from a two-family dwelling to a three-family dwelling
Variance: relief of four off-street parking spaces from the parking requirement

Petitioner: Lelia Bessa
Zone Designation: RG-5 zone (Residential General)
Present use: Two-family dwelling
Petition purpose: Convert the structure to a three-family dwelling.

2.) (Z-06-88) 61 Chandler Street – Special Permit (6/26/06 meeting)

Special Permit: non-accessory sign in a BG-3.0 district

Petitioner: Damien Jacob representative for George Maldonado and Sponsorsport
Zone designation: BG-3.0 zone (Business General)
Present use: Multi-tenant building with a restaurant, retail store, convenience/grocery store, hair salon.
Petition purpose: place a commercial vinyl banner (13’ x 25’) on the west exterior wall of the building.

3) (Z-06-101) 9 Oakview Street – Special Permit (6/26/06 meeting)

Special Permit: placement of fill

Petitioner: Emanuel Tortorelli
Zone Designation: RG-5 zone (Residential General)
Present Use: single-family dwelling
Petition purpose: placement of fill.
4.) (Z-06-113) 8 Marsh Avenue – Variances (6/26/06 meeting)

**Variance:** five (5) feet of relief from the frontage requirement
**Variance:** 1,000 square feet of relief from the gross dimensional requirement

**Petitioner:** Kathy Luu
**Zone Designation:** RS-7 zone (Residential Single Family)
**Present use:** single-family dwelling
**Petition purpose:** construct an additional single-family dwelling

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New Hearings (11)

5.) (Z-06-118) 645 Chandler Street – Special Permit

**Special Permit:** to allow auto rental in a BL-1.0 zone

**Petitioner:** Munir Ahmad
**Zone Designation:** BL-1.0 zone (Business Limited)
**Present use:** office building with a restaurant use on first floor and business uses on second floor.
**Petition purpose:** operate an airport limousine service.

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6.) (Z-06-122) 1 Fay Street – Variance

**Variance:** relief of (2) two off-street parking spaces from the parking requirement

**Petitioner:** Michael Lapomardo and Mark Lapomardo
**Zone Designation:** RG-5 zone (Residential General)
**Present use:** nine unit multi-family low rise dwelling with a parking lot for 18 spaces
**Petition Purpose:** add one additional unit to the existing dwelling in the basement without adding additional parking.

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7.) (Z-06-123) 14 Enid Street – Variance

**Variance:** six (6) feet and six (6) inches of relief from the rear yard setback requirement

**Petitioner:** Parvin Construction, LLC
**Zone Designation:** BL-1.0 zone (Business Limited)
**Present use:** vacant lot
**Petition purpose:** construct a single-family, semi-detached dwelling (duplex)

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8.) (Z-06-124) 9 May Street – Variance and Special Permit

**Variance:** relief of sixty (60) parking spaces from the off-street parking requirements
**Special Permit:** expansion or change of a pre-existing, nonconforming structure

**Petitioner:** Worcester Common Ground
**Zone Designation:** BL-1.0 (Business Limited)
**Present use:** abandoned 60,000 square foot masonry building
Petition purpose: rehabilitate the property into 46 one, two, and three bedroom units of affordable housing.

9.) (Z-06-125) 322 Cambridge Street– Variances and Special Permit

Variance: 6.1 feet of relief from the rear yard setback requirement
Variance: relief of eighteen (18) parking spaces from the off-street parking requirement
Variance: five (5) feet of relief from the landscape buffer requirement
Special Permit: expansion or change of a pre-existing, nonconforming structure

Petitioner: Blanchard Vending Corporation
Zone Designation: BL-1.0 zone (Business Limited)
Present use: food service building and warehouse
Petition purpose: expand the existing food service building by adding a historic dining car to the front and side of the building.

10.) (Z-06-126) 11 Castine Street– Special Permit

Special Permit: expansion or change of a pre-existing, nonconforming structure

Petitioner: Diane Mitchell
Zone Designation: RL-7 zone (Residential Single Family) and WRPOD (Water Resources Protection Overlay District)
Present use: single-family dwelling
Petition purpose: to add an additional bedroom and family room

11.) (Z-06-127) 32 Terrace Drive– Variance

Variance: 4 feet of relief from the side yard setback requirement

Petitioner: Bogdan Vernescu
Zone Designation: RS-10 (Residential Single Family)
Present use: single-family dwelling
Petition purpose: to construct a detached garage at the end of the driveway

12.) (Z-06-128) 33 Colton Street– Variances

Variance: 2,400 square feet of relief from the gross dimensional requirement for Lot 3
Variance: 331 square feet of relief from the gross dimensional requirement for Lot 8
Variance: 2.6 feet of relief from the side yard setback requirement for Lot 3
Variance: 14 feet of relief from the frontage requirement for Lot 3
Variance: 4 feet of relief from the frontage requirement for Lot 8

Petitioner: Gold Star Builders
Zone Designation: RG-5 (Residential General)
Present use: two lots, created in 1890 that have been combined through common ownership. Lot 3 has a three family dwelling.
Petition purpose: To bring Lot 3 into compliance with current zoning regulations in order to construct a single-family dwelling on Lot 8.

13.) (Z-06-129) 1A Eden Street– Variance
**Variance:** sixty-eight (68) feet, two (2) inches of relief from the frontage requirement

**Petitioner:** Jonathan Kay  
**Zone Designation:** BG-6.0 (Business General)  
**Present use:** vacant lot  
**Petition purpose:** To construct fourteen (14) non-accessory parking spaces, 6 residential units in a multi-family high rise, and associated office space

14.) (Z-06-130) 278 Greenwood Street– Special Permit

**Special Permit:** expansion/change of a pre-existing, nonconforming use/structure

**Petitioner:** Martha Sarmiento  
**Zone Designation:** (RS-7) Residential Single Family  
**Present use:** two-family dwelling  
**Petition purpose:** convert the attic to a third dwelling unit

15.) (Z-06-131) 18-20 William Street– Variance/Special Permit

**Variance:** five (5) feet of relief from the rear yard setback requirement  
**Variance:** five (5) feet of relief from the front yard setback requirement  
**Variance:** three (3) feet of relief from the five foot landscaping buffer requirement  
**Special Permit:** expansion/change of a pre-existing, nonconforming use

**Petitioner:** William Dowell, Jr.  
**Zone Designation:** RG-5 (Residential General)  
**Present use:** parking lot  
**Petition purpose:** construct a 12-unit apartment building

**Other Business (0)**

1.) 1078 W. Boylston Special Permit Discussion