Call to Order – 5:30 pm

Approval of the Minutes – August 13, 2007

Requests for Withdrawals, Continuances, and Time Extensions

1. 15 Putnam Lane (Z-07-77)

EXTENSION OF TIME – SPECIAL PERMIT: To allow a multi-family dwelling in an RL-7 zone.

Petitioner: Princeton Worcester Four, LLC.
Zone Designation: RL-7 (Residence, Limited).
Present Use: Vacant lot
Petition Purpose: To allow multi-family dwellings in an RL-7 zone.

Unfinished Business

2. 76, 78, 82 May Street, Lot 38B, 394, 402, 404 Park Avenue and 123 Winfield (Z-07-71A)

SPECIAL PERMIT: to allow a drive-through lane length of 111 feet (120 feet required).

Petitioner: Commercial Management
Zone Designation: BG-4 (Business, General)
Present Use: A restaurant, pizza shop, automotive repair shop and three-family detached dwellings
Petition Purpose: To construct a CVS retail pharmacy with a drive-through lane

3. 25 Tobias Boland Way (Z-07-74)

ADMINISTRATIVE APPEAL: to overturn the issuance of the Building Permit by the Director of Code Enforcement.

Zone Designation: BG-2.0 (Business, General), Mixed Use Overlay District (MUOD) and Floodplain Overlay District
Present Use: Former manufacturing site.
Petition Purpose: To overturn the issuance of a Building Permit by the Director of Code Enforcement approved July 3, 2007 for a 213,551 SF Walmart.
New Business

4. 27 Norfolk Street (Z-07-75)

VARIANCE: 363 square feet of relief from gross dimensional requirement (Proposed Lot 1A)
VARIANCE: 294 square feet of relief from gross dimensional requirement (Proposed Lot 1B)
VARIANCE: 4.72 feet of relief from frontage requirement (Proposed Lot 1A)
VARIANCE: 4.78 feet of relief from frontage requirement (Proposed Lot 1B)

Petitioner: Jefferson Mararian
Zone Designation: RG-5 (Residence, General) and BG-2 (Business, General).
Present Use: Vacant lot
Petition Purpose: To construct a single-family semi-detached dwelling.

5. 4-6 May Street (Z-07-76)

VARIANCE: Relief of 3 parking spaces from off-street parking requirement

Petitioner: Kwee Real Estate Investment, LLC.
Zone Designation: RG-5 (Residence, General) and BG-3 (Business, General).
Present Use: A 4,000 SF repair garage and a 2,000 SF repair garage
Petition Purpose: To request relief of 3 parking spaces for a future proposed retail use for the 4,000 SF building.

6. 256 Massasoit Road (Z-07-78)

VARIANCE: 25 feet of relief from frontage requirement.

Petitioner: Patricia and Richard Fields.
Zone Designation: RS-7 (Residence, Single).
Present Use: A single-family detached dwelling.
Petition Purpose: To split the lot to create another buildable lot.

7. 35 Colton Street (Z-07-79)

VARIANCE: 1,391 feet of relief from the gross dimensional requirement.

Petitioner: Van Nguyen.
Zone Designation: RG-5 (Residence, General).
Present Use: Vacant Lot.
Petition Purpose: To construct a two-family detached dwelling.
8. 68 Prescott Street (Z-07-80)

VARIANCE: 1,272 feet of relief from the maximum dimensional requirement for signs.

Petitioner: Newgate Properties. LLC.
Zone Designation: BG-6 (Business, General).
Present Use: Renovated four-story building and addition.
Petition Purpose: To install four wall signs.

9. 46 Harlem Street (Z-07-81)

VARIANCE: 7 feet of relief from side yard setback requirement (Lot B).
VARIANCE: 4.9 feet of relief from exterior side yard setback requirement (Lot B).

Petitioner: Oak Hill Community Development Corporation.
Zone Designation: RG-5 (Residence, General).
Present Use: Garage structure.
Petition Purpose: To construct a single-family semi-detached dwelling.

10. 1367 – 1369 Grafton Street (Z-07-82)

SPECIAL PERMIT: To modify parking layout relative to landscape buffers

Petitioner: TGL, Inc. LLC.
Zone Designation: BL-1 (Business, Limited), ML-0.5 (Manufacturing, Limited).
Present Use: Vacant lot.
Petition Purpose: To modify parking layout relative to landscape buffers.

Other Business

Adjournment