Call to Order – 5:30 pm

Approval of the Minutes – August 2, 2010

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 104-106 Pleasant Street (ZB-2010-026)
SPECIAL PERMIT: To allow a non-accessory sign in BG-6.0 zone
Petitioner: Worcester Sign Company, LLC
Present Use: A brick structure with a church and commercial and residential mixed uses
Petition Purpose: To install one (1) 500 SF advertising device sign face on the eastern exterior masonry wall with a height of 25 feet facing Pleasant Street
Zone Designation: BG-6.0 (Business, General)

2. 1 Kelley Square (ZB-2010-027)
SPECIAL PERMIT: To allow a non-accessory sign in BG-3.0 zone
Petitioner: Worcester Sign Company, LLC
Present Use: A brick structure with a restaurant/liquor establishment and hair salon
Petition Purpose: To install one 400 SF advertising device sign face on the northern exterior masonry wall with a height of 25 feet facing Harding Street
Zone Designation: BG-3.0 (Business, General)

3. 255 Main Street (ZB-2010-028)
SPECIAL PERMIT: To allow a non-accessory sign in BG-6.0 zone
Petitioner: Worcester Sign Company, LLC
Present Use: A brick structure with a restaurant/liquor establishment and office uses
Petition Purpose: To install one (1) 1,200 SF advertising device sign face on the eastern exterior masonry wall with a height of 25 feet facing Main Street and one (1) 400 SF advertising device sign face on the southern exterior masonry wall with a height of 25 feet facing Central Street
Zone Designation: BG-6.0 (Business, General)
4. **111-117 Pleasant Street (ZB-2010-029)**

**SPECIAL PERMIT:** To allow a non-accessory sign in BG-6.0 zone

**Petitioner:** Worcester Sign Company, LLC

**Present Use:** A brick structure with a hair salon/barber shop and mixed commercial and residential uses

**Petition Purpose:** To install one 500 SF advertising device sign face on the eastern exterior masonry wall with a height of 25 feet facing Pleasant Street

**Zone Designation:** BG-3.0 (Business, General)

5. **379 Main Street (ZB-2010-031)**

**SPECIAL PERMIT:** To allow a non-accessory sign in BG-6.0 zone

**Petitioner:** Worcester Sign Company, LLC

**Present Use:** A brick structure with a restaurant/liquor establishment and office uses

**Petition Purpose:** To install one 672 SF advertising device sign face on the northern exterior masonry wall with a height of 14 feet facing Main Street

**Zone Designation:** BG-6.0 (Business, General)

6. **89 & 91 Malden Street (ZB-2010-032)**

**SPECIAL PERMIT:** For Expansion or change of a pre-existing non-conforming use/structure.

**VARIANCE:** Relief of 8 feet from the side yard setback requirement for 89 Malden Street.

**VARIANCE:** Relief of 21.5 feet from the frontage requirement for 89 Malden Street.

**VARIANCE:** Relief of 1625 square feet from the gross dimensional requirement for 89 Malden Street.

**VARIANCE:** Relief of 8 feet from the side yard setback requirement for 91 Malden Street.

**VARIANCE:** Relief of 28.77 feet from the frontage requirement for 91 Malden Street.

**VARIANCE:** Relief of 2999 square feet from the gross dimensional requirement for 91 Malden Street.

**VARIANCE:** Relief of 1.5 feet from the exterior side yard setback requirement for 91 Malden Street.

**VARIANCE:** Relief of 1 parking space from the off-street parking requirement.

**Petitioner:** Minella Xhaho

**Present Use:** A two-family detached side by side dwelling on one lot

**Petition Purpose:** To subdivide the existing lot to allow a single-family semi-detached (duplex) structure with each unit on its separate lot

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

7. **633 Millbury Street (ZB-2010-019A)**

**SPECIAL PERMIT:** For Expansion or change of a pre-existing non-conforming use/structure

**SPECIAL PERMIT:** To allow a Residential Conversion in BL-1 zone

**Petitioner:** ATOROURKE, LLC

**Present Use:** A mixed-use building with 5 residential units and 2 commercial units

**Petition Purpose:** To convert the commercial units into residential units and provide four (4) off-street parking spaces

**Zone Designation:** BL-1.0 (Business, Limited)
8. **1051 Main Street (ZB-2010-033)**

**SPECIAL PERMIT:** To allow a non-accessory sign in BG-2.0 zone  
Petitioner: B&B Leasing Corporation  
Present Use: A vacant one story commercial structure formerly known as Orsi’s Vacuum  
Petition Purpose: To convert an existing 672 SF single advertising device sign face to a back-to-back 672 SF double advertising device sign face on the rooftop, cover existing steel structural elements with colorful vinyl  
Zone Designation: BG-2.0 (Business, General)

9. **1059 Millbury Street (aka 115 Ballard Street) (ZB-2010-037)**

**AMENDMENT TO SPECIAL PERMIT:** To allow a Personal Wireless Service Facility  
Petitioner: New Cingular Wireless, PCS, LLC  
Present Use: A VFW post and an existing 100-foot stealth monopole with a 30’x30’ fenced in equipment compound  
Petition Purpose: To amend the previously approved Special Permit by proposing to increase the flagpole-style from 18” to approximately 30” above the previously approved 49” bump out at a height of 87 feet and 97 feet centerlines  
Zone Designation: ML-0.5 (Manufacturing, General)

**New Business**

10. **805 West Boylston Street (ZB-2010-038)**

**SPECIAL PERMIT:** To allow an Automobile Refueling Station in an ML-0.5 zone.  
Petitioner: Gas Development  
Present Use: A 3,000 square foot restaurant (Wendy’s) with an associated 110 foot drive-through and parking  
Petition Purpose: To construct an automobile refueling station with four (4) pumps for a total of 8 pumping stations and an attendant kiosk  
Zone Designation: ML-0.5 (Manufacturing, Limited)

11. **805 West Boylston Street (ZB-2010-038A)**

**SPECIAL PERMIT:** To allow a bank/credit union with a drive-through.  
**SPECIAL PERMIT:** To modify the parking/loading requirements to allow the drive-through length of 110 feet for a bank/credit union (180 feet required).  
Petitioner: Gas Development  
Present Use: A 3,000 square foot restaurant (Wendy’s) with an associated 110 foot drive-through and parking  
Petition Purpose: To convert the structure for a bank/credit union use with a 110 foot drive through and provide 23 associated parking spaces  
Zone Designation: ML-0.5 (Manufacturing, Limited)
12. **53 East Central Street (ZB-2010-040)**

**SPECIAL PERMIT:** To allow a professional office in an RG-5 zone.

**VARIANCE:** Relief of 1,650 square feet from the gross dimensional requirement.

**VARIANCE:** Relief of 7 feet from the rear yard setback requirement.

**VARIANCE:** Relief of 8.5 feet from the frontage requirement.

**VARIANCE:** Relief of 8 feet from the exterior side yard setback requirement.

**VARIANCE:** Relief of 2 parking spaces from the off-street parking requirement.

**Petitioner:** John J. Barron

**Present Use:** A church rectory

**Petition Purpose:** To convert the structure to a mixed-use building consisting of two (2) residential dwellings and a 900 square foot professional office

**Zone Designation:** RG-5 (Residence, General)

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13. **18 Fales Street (ZB-2010-041)**

**SPECIAL PERMIT:** Relief of one parking space from the off-street parking requirement.

**VARIANCE:** Relief of 2,943 square feet from the gross dimensional requirement – Lot A.

**VARIANCE:** Relief of 2,206 square feet from the gross dimensional requirement – Lot B.

**VARIANCE:** To allow parking in the exterior side yard setback – Lot A.

**Petitioner:** Habitat for Humanity

**Present Use:** A single-family detached dwelling

**Petition Purpose:** To subdivide the property and construct a single-family detached dwelling

**Zone Designation:** RL-7 (Residence, Limited)

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**Other Business**

14. **Lodging House Rules discussion**

15. **Signing Decisions**

Adjournment