

**MINUTES OF THE PROCEEDINGS OF THE  
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER**

**March 16, 2015  
WORCESTER CITY HALL, 455 MAIN STREET, LEVI LINCOLN CHAMBER**

**Zoning Board Members Present:** Lawrence Abramoff, Chair  
George Valeri  
Joseph Wanat  
Timothy Loew

**Zoning Board Members Absent:** Vadim Michajlow, Vice-Chair  
Robert Haddon

**Staff Present:** Stephen Rolle, Division of Planning and Regulatory Services  
Domenica Tatasciore, Division of Planning and Regulatory Services  
David Horne, Inspectional Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Lawrence Abramoff called the meeting to order at 5:30 PM.

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,  
WITHDRAWALS**

**1. 770 Franklin Street (ZB-2015-001)**

Special Permit: To allow a multi-family low-rise dwelling in a RL-7 Zoning District (Article IV, Section 2, Table 4.1, Residential Use #11)

Variance: For relief of 35 ft. from the 140 ft. frontage dimensional requirement for a multi-family low-rise in an RL-7 Zoning District (Article IV, Section 4, Table 4.2)

Petitioner: Crescent Builders, Inc.

Present Use: Vacant Lot

Zone Designation: RL-7 (Residence, Limited)

Petition Purpose: The petitioners seek to construct a three-story, 36-unit (each with 1-3 bedrooms) multi-family low-rise building on the western portion of the property along with a ~72 space surface parking area

Public Hearing Deadline: 4/16/2015

Constructive Grant Deadline (Variance): 4/16/2015

Upon a motion by Mr. Valeri and seconded by Mr. Loew, the Board voted 4-0 to postpone the item to April 6, 2015 and extend the constructive approval to April 16, 2015.

**List of Exhibits:**

- Exhibit A: 770 Franklin Street Application; received 2/10/2015; prepared by Crescent Builders.
- Exhibit B: 770 Franklin Street Plan; dated 2/10/2015; prepared by HS&T Group, Inc.
- Exhibit C: Rendering; dated 12/3/2014; prepared by Architects’ Studio.
- Exhibit D: Letter of opposition from abutter Pui Cheng, 12 Frongillo Farm Road; dated and received 3/9/2015.
- Exhibit E: City of Worcester Fire Comments; undated.

**2. 200 Harrington Way (ZB-2015-002)**

- Special Permit: To allow a Ground-Mounted Personal Wireless Service Facility (PWSF) in a RL-7 Zone (Article IV, Section 2, Table 4.1, General Use #15)
- Petitioner: American Towers, LLC and New Cingular Wireless PCS, LLT (AT&T)
- Present Use: Part of the existing parking area associated with adjacent property at 222 Harrington Way (the EcoTarium Museum)
- Zone Designation: RL-7 (Residence, Limited)
- Petition Purpose: The petitioners seek to construct a ~150 ft. monopole style PWSF tower, with 12 multi-band panel antenna arrays, 24 remote radio units, a GPS antenna, and associated cables and equipment within a 40 ft. x 60 ft. fenced compound. Within the proposed compound is an 11 ft. x 17 ft. equipment shelter, which includes a ~50 KW diesel back-up generator, 2 HVAC units, and other associated equipment. Additionally, proposed are a gravel access road and transformer & pad, along with associated grading & site-work, at property located at 200 Harrington Way.
- Public Hearing Deadline: 4/17/2015

Upon a motion by Mr. Valeri and seconded by Mr. Wanat, the Board voted 4-0 to postpone the item to April 6, 2015 and extend the constructive approval to April 30, 2015.

**UNFINISHED BUSINESS:**

**3. 455 (aka 453 & 453 A) Lincoln Street (ZB-2014-058)**

- Amendment to Special Permit: To allow Motor Vehicle Sales (Article IV, Section 2, Table 4.1, Business Use #15) in an BL-1.0 zone
- Amendment to Special Permit: To allow Motor Vehicle Service and Display (Article IV, Section 2, Table 4.1, Business Use #16) in an BL-1.0 zone
- Petitioner: Therich Besong
- Present Use: An existing ~4,017 SF commercial building used as a food-service restaurant, office space, and motor-vehicle sales with ~14 associated off-street parking spaces and three display spaces
- Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The petitioner seeks to amend the Special Permit previously granted on July 29, 2013 to allow Motor Vehicle Sales & Display on in order to conduct car wash and detailing services, in addition to the existing uses

Public Hearing Deadline: 2/20/2015; 2/23/2015, 4/7/15

Therich Besong stated that the item was continued from the last meeting to allow him to provide a timeline for the striping of the lot, which was an original condition of approval to the special permit. He stated that the parking lot will be striped on April 30, 2015.

Ms. Tatasciore stated that the item was also continued to allow the applicant to submit revised plans with the notations issues discussed at the last meeting and that has been satisfied. The applicant has not requested a waiver but one is needed for labeling abutters to abutters within 300 sf.

Mr. Abramoff asked the applicant to ensure that the conditions are met going forward.

Mr. Besong requested the waiver.

Ms. Tatasciore stated that if approved, staff respectfully recommends that the conditions of approval on page 2 of the staff memo.

Mr. Abramoff added that the conditions should include that both the dumpster and the striping conditions should be done by April 30, 2015.

Upon a motion by Mr. Valeri and seconded by Mr. Loew, the Board voted 4-0 to close the hearing.

Upon a motion by Mr. Wanat and seconded by Mr. Loew, the Board voted 4-0 to approve the findings of fact as modified by staff, to approve the waiver requested, and to approve the petition subject to the following conditions:

1. That the premises shall be used to conduct existing uses on site; such uses include motor vehicle sales and display and those tasks which are incidental to the sale and display of said vehicles conducted solely on the premises;
2. That service and/or repair of vehicles is not allowed under this Special Permit;
3. The following changes shall be implemented at the site prior to the issuance of further certificates of occupancy and/or further renewal of any motor vehicle sales licenses through the Worcester Police Department:
  - a. That the entire right-of-way is striped with "no parking" written periodically in the right-of-way;
  - b. That three (3) signs that state "no parking in right-of-way" be installed on site;
  - c. Only three (3) display spaces are allowed as shall be designated on the plan;
4. That the lot be striped in accordance with the final approved plans;
5. That one dumpster be located on the site that is to be shared by all businesses;
6. That the striping and dumpster repositioning occur by April 30, 2015; and
7. Provided that the site is operated in accordance with site plan submitted on file with the City of Worcester and in compliance with all governmental codes.

**List of Exhibits:**

- Exhibit A: Special Permit Application; prepared by Therich Besong; dated December 17, 2014.
- Exhibit B: Parking Plan; prepared by Viacad, LLC; dated August 20, 2013, revised March 5, 2015.
- Exhibit C: Supplemental: Revised Parking + Floor Plans and Narrative; prepared by Viacad, LLC; dated January 26, 2015.
- Exhibit D: Postponement Requests to February 23, 2015 & Continuance Request to March 16, 2015.
- Exhibit E: Comment Letter from City of Worcester’s Fire Chief; received March 9, 2015.
- Exhibit F: Applicant’s Timeframe for Completion letter; received March 10, 2015.

**APPROVAL OF MINUTES**

Upon a motion by Mr. Wanat and seconded by Mr. Loew, the Board voted 4-0 to approve the minutes February 23, 2015 without edits.

**OTHER BUSINESS**

**4. Communications - None**

**5. Signing of Decisions from prior meetings – The following decisions were signed:**

- 145 Commonwealth Avenue
- 5 & 7 Forbes Street
- 15 Melville Street
- 2 Northboro Street
- 117 Stafford Street
- 78 Upland Street

**ADJOURNMENT**

Upon a motion by Mr. Loew and seconded by Mr. Valeri, the Board voted 4-0 to adjourn the meeting at 5:45 p.m.