MEETING CANCELLED – ALL ITEMS POSTPONED TO FEBRUARY 12, 2018 AT 5:30 PM, LEVI LINCOLN CHAMBERS

Former Board Member - Certificates of Service

Approval of the Minutes

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 496 Hamilton Street (ZB-2017-063)

Special Permit: To allow single-family attached dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)

Petitioner: Edward Kooyomjiam

Present Use: Presently on the premises is a single-family detached dwelling, with associated site improvements.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to demolish the existing structure and construct a development, consisting of 10 single-family attached dwelling units, along with related grading, paving, drainage, and site work.

Public Hearing Deadline: 12/21/17, 1/8/18
2. 37 Fruit Street & 59 William Street (ZB-2018-003)

Special Permit: To allow a multi-family residence in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #5)

Special Permit: To allow a lodging house in an BO-1.0 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Variance: For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)

Variance: For relief from the minimum frontage dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum exterior side-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum lot area dimensional requirements (Article IV, Section 4, Table 4.2)

Petitioner: Hampton Properties, LLC

Present Use: Presently on the premises at 37 Fruit Street & 59 William Street are two residential/professional office structures.

Zone Designation: 37 Fruit Street - BO-1.0 (Business, Office) zoning district & 59 William Street - RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to convert the existing structure at 37 Fruit Street into a lodging house with a total of 12 dwelling units along with office space and to convert the existing structure at 59 William Street into a multi-family low-rise dwelling, with a total of 6 dwelling units, along with related exterior changes for egress, and to re-configure and expand the parking areas to be used in association therewith, along with related site work.

Public Hearing Deadline: 2/8/18

Constructive Grant Deadline – Variance: 3/15/18
New Business

3. Lot 2 – 36 Mountain Street West (ZB-2017-054)

Variance: For relief from the minimum frontage dimensional requirement in a BL-1.0 Zone (Article IV, Section 4, Table 4.2)
Petitioner: Lorne Johnson
Present Use: Presently on the premises is a partially paved lot.
Zone Designation: BL-1.0 (Business, Limited)
Petition Purpose: The applicant seeks to construct a two-family detached dwelling along with related site work.
Public Hearing Deadline: 11/22/17, 1/8/18, 1/22/18
Constructive Grant Deadline – Variance: 12/27/17, 1/30/18, 2/28/18

4. 249, 261 & 265 Lake Avenue (ZB-2017-058)

Special Permit: To allow single-family attached dwellings in a RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)
Petitioner: Cherele Gentile, Trustee of Manor Real Estate Trust
Present Use: Presently on the premises at 249 Lake Avenue is a restaurant and at 261 & 265 Lake Avenue are residential structures with related site improvements.
Zone Designation: RL-7 (Residence, Limited) zoning district
Petition Purpose: The applicant seeks demolish the existing structures and construct 2 single-family attached structures, for a total of 7 dwelling units, along with associated parking and related site work.
Public Hearing Deadline: 11/30/17, 1/8/18, 1/22/18

5. 384 Southwest Cutoff (ZB-2017-065)

Special Permit: To allow filling and/or excavating of earth (Article IV, Section 5)
Petitioner: Joseph F. Shay, Jr.
Present Use: Presently on the premises is a vacant lot with an existing driveway and stormwater features servicing the abutting property, at 330 Southwest Cutoff.
Zone Designation: ML-0.5 (Manufacturing, Limited) zoning district
Petition Purpose: The applicant seeks to conduct granite quarrying operations at the site, along with related grading, drainage, and site work.
Public Hearing Deadline: 1/3/18, 1/8/18, 1/22/18
6. 5 Trowbridge Road (ZB-2017-066)

**Special Permit:** To allow a fraternity/sorority/cooperative residence in an RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #5)

**Petitioner:** AGD Fraternity Housing Corporation-Zeta Zeta (Worcester Polytechnic University), LLC

**Present Use:** Presently on the premises is a single-family detached dwelling, with associated site improvements

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

**Petition Purpose:** The applicant seeks to convert the existing structure into a sorority house and to construct a parking area to be used in association therewith, along with related site work.

**Public Hearing Deadline:** 4/4/18, 4/8/18, 1/22/18

7. 118 Commonwealth Avenue (ZB-2017-067)

**Special Permit:** To allow single-family attached dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)

**Special Permit:** To allow the extension, alteration, or change to a privileged non-conforming structure (Article XVI, Section 4)

**Petitioner:** Goldstar Builders, Inc.

**Present Use:** Presently on the premises is a single-family detached dwelling.

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

**Petition Purpose:** The applicant seeks to construct a two dwelling unit addition to the existing structure, to be used as a single-family attached dwelling (total of three units), along with associated site work.

**Public Hearing Deadline:** 4/4/18, 4/8/18, 1/22/18

8. 11 Nathaniel Court (aka 80 Southwest Cutoff) (ZB-2018-002)

**Special Permit:** To allow for a change of a privileged non-conforming use to a use of a similar nature (Article XVI, Section 4)

**Petitioner:** David M. Abramo

**Present Use:** Presently on the premises is a vacant partially paved lot, previously used in association with a privileged non-conforming commercial use.

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

**Petition Purpose:** The applicant seeks to construct a commercial structure, to be used as a motor-vehicle/trailer/boat sales/rental and/or motor vehicle service, repair, garage, and/or display use, & to conduct associated site work.

**Public Hearing Deadline:** 2/8/18

**Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)

**Petitioner:** Sabatini Realty Trust/Dario Diesel, Inc.

**Present Use:** Presently on the premises is a structure that is under construction to be used for truck sales, maintenance, and repair.

**Zone Designation:** MG-2.0 (Manufacturing, General) zoning district

**Petition Purpose:** The applicant seeks to eliminate required landscaping.

**Public Hearing Deadline:** 2/9/18

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**Special Permit:** For relief of the dimensional requirements for a Residential Conversion in a RG-5 Zoning District (Article IV, Section 9)

**Petitioner:** Dariusz Pietron

**Present Use:** Presently on the premises is a pre-existing non-conforming three-family detached dwelling and associated site improvements.

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

**Petition Purpose:** The applicant seeks to convert the existing structure to provide for an additional dwelling unit (for a total of 4 dwelling units), to be used as a multi-family low-rise, and to construct an associated off-street parking area, along with related site work.

**Public Hearing Deadline:** 2/11/18

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11. **231 Lake Avenue (ZB-2018-007)**

**Special Permit:** To allow a Three-Family Dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

**Petitioner:** One Waterfront, LLC

**Present Use:** Presently on the premises is a two-family detached dwelling and associated site improvements.

**Zone Designation:** RL-7 (Residence, General) zoning district

**Petition Purpose:** The applicant seeks to convert the existing structure to provide an additional dwelling unit (for a total of 3 dwelling units), to be used as a three-family dwelling, along with related site work.

**Public Hearing Deadline:** 2/15/18
12. 646 Salisbury Street (ZB-2018-008)

**Special Permit:**
To allow for a change of a privileged non-conforming use to a use of a similar nature (Article XVI, Section 4)

**Petitioner:** Jewish HealthCare Center, Inc.

**Present Use:** Presently on the premises is structure and associated parking area used as a privileged non-conforming business use.

**Zone Designation:** RS-10 (Residence, Single-Family) zoning district

**Petition Purpose:** The applicant seeks to allow the structure to be used in association with a proposed nursing home use.

**Public Hearing Deadline:** 2/21/18

13. 9 Mount Pleasant Street (ZB-2018-009)

**Variance:**
For relief from the frontage dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Matthew 25 Inc.

**Present Use:** Presently on the premises is a vacant partially paved lot.

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

**Petition Purpose:** The applicant seeks to construct 2 two-family detached dwellings (for a total of 4 units), along with associated site work.

**Public Hearing Deadline:** 2/21/18

**Constructive Grant Deadline – Variance:** 3/28/18

14. 52 Queen Street (ZB-2018-010)

**Special Permit:**
To allow a Professional Office Use in an RG-5 Zone (Article IV, Section 2, Table 4.1, Business Use #19)

**Petitioner:** Matthew 25 Inc.

**Present Use:** Presently on the premises multi-family dwelling and associated site improvements.

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

**Petition Purpose:** The applicant seeks to convert one dwelling unit into professional office space, along with associated site work.

**Public Hearing Deadline:** 2/22/18
15. 131 (aka Lot 47 & 48) Sachem Avenue (ZB-2018-011)

131 (aka Lot 47) Sachem Avenue:

Variance: For relief from the minimum lot area dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard setback dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the front-yard setback dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Lot 48 Sachem Avenue:

Variance: For relief from the minimum lot area dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: V&J, LLC

Present Use: Presently on the premises at 131 (aka Lot 47) Sachem Avenue is a single-family dwelling and associated improvements and Lot 48 is presently vacant.

Zone Designation: RS-7 (Residence, Single-Family) zoning district & Water Resources Overlay District (WR(GP-3))

Petition Purpose: The applicant seeks to construct a new single-family detached dwelling on Lot 48, along with associated site work, with no exterior changes to 131 (aka Lot 47) proposed.

Public Hearing Deadline: 2/22/18

Constructive Grant Deadline – Variance: 3/29/18

Other Business

16. Communications


17. Signing of Decisions from prior meetings

Adjournment