Approval of the Minutes – August 27, 2018

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business

1. 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, 4/23/18, 5/14/18, 6/25/18, 7/16/18, 9/17/18

   Constructive Grant Deadline – Variance: 3/15/18, 5/30/18, 6/30/18, 7/30/18, 9/30/18, 10/30/18
New Business

2.  617 Mill Street (ZB-2018-055)

Special Permit: To allow a school (vocational, professional, other for profit) in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, General Use #21)

Petitioner: Doris Kissi

Present Use: Presently on the premises is a multi-tenant commercial structure with associated parking.

Zone Designation: BL-1.0 (Business, Limited) zoning district

Petition Purpose: The applicant seeks to use a portion of the premises as a vocational school.

Public Hearing Deadline: 10/18/18

3.  9 (aka 19) & 37 Piedmont Street (ZB-2018-061)

Variance: For relief from the minimum front-yard setback dimensional requirements in a RG-5 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Centro de Adoracion Vida Nueva (fka Igelesia Evangelica de Worcester)

Present Use: Presently on the premises at 9 (aka 19) Piedmont Street are two commercial structures and at 37 Piedmont Street is a commercial structure

Zone Designation: RG-5 (Residence, General) and BG-3.0 (Business, General) zoning districts and 9 (aka 19) Piedmont Street is partially within the Commercial Corridors Overlay District (CCOD-E)

Petition Purpose: The applicant seeks to add an addition, including a second story, to expand the existing structure known as #19 Piedmont Street and conduct associated site improvements.

Public Hearing Deadline: 10/11/18

Constructive Grant Deadline – Variance: 11/15/18

4.  25 Southgate Street (ZB-2018-062)

Variance: For relief from the minimum rear-yard setback dimensional requirements in a MG-2.0 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Southgate Street Realty Trust, LLC

Present Use: Presently on the property is a manufacturing building, along with associated site improvements.

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

Petition Purpose: The applicant seeks to construct a freezer, refrigeration & storage facility, to re-configure parking/loading and to conduct related site work.

Public Hearing Deadline: 10/18/18

Constructive Grant Deadline – Variance: 11/22/18
5. 57 & 59 Granville Street (ZB-2018-063)

**Variance:** For relief from the minimum frontage dimensional requirements in a RL-7 zoning district (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum lot area dimensional requirements in a RL-7 zoning district (Article IV, Section 4, Table 4.2)

**Petitioner:** Edward Rodriguez

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

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

**Petition Purpose:** The applicant seeks divide the property into two lots and construct a single-family detached dwelling on the second lot.

**Public Hearing Deadline:** 10/18/18

**Constructive Grant Deadline – Variance:** 11/22/18

6. 24 Northboro Street (ZB-2018-064)

**Variance:** For relief from the minimum frontage dimensional requirements in a RL-7 zoning district (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum lot area dimensional requirements in a RL-7 zoning district (Article IV, Section 4, Table 4.2)

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

**Petitioner:** Richard Black

**Present Use:** Presently on the premises is an existing single-family dwelling with associated site improvements.

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

**Petition Purpose:** The applicant seeks to convert the existing structure into a two-family dwelling.

**Public Hearing Deadline:** 10/18/18

**Constructive Grant Deadline – Variance:** 11/22/18

7. 766 & 774 West Boylston Street (ZB-2018-065)

**Special Permit:** To allow a food service drive-thru in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6)

**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:** McDonalds, c/o Bohler Engineering

**Present Use:** Presently on the property is an existing food-service establishment with drive-thru, along with associated site improvements

**Zone Designation:** BL-1.0 (Business, Limited) zoning district

**Petition Purpose:** The applicant seeks to demolish the existing structure, to construct a new food-service establishment with drive-thru and conduct associated site work.

**Public Hearing Deadline:** 10/18/18
8. 642 (aka 638) Chandler Street (ZB-2018-066)

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

Petitioner: Scruffy Murphy’s

Present Use: Presently on the premises are two commercial structures, used for a mix of business purposes including a food service use with the consumption/sales of alcohol, along with associated site improvements and surface parking.

Zone Designation: RS-7 (Residence, Single Family) zoning district and a BL-1.0 (Business, Limited) Zoning District

Petition Purpose: The applicant seeks to construct an addition for storage to the existing structure known as 642 Chandler Street.

Public Hearing Deadline: 10/18/18

9. 4 (aka Lot 1) Julien Avenue (ZB-2018-067)

Variance: For relief from the minimum lot area requirements in a RS-7 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Richard Black

Present Use: Presently on the premises is an existing residential dwelling with associated site improvements.

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

Petition Purpose: The applicant seeks to divide the lot and to construct a single-family detached dwelling.

Public Hearing Deadline: 10/18/18

Constructive Grant Deadline – Variance: 11/22/18

10. 210 Southwest Cutoff (ZB-2018-068)

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

Petitioner: St. James Realty, LLC

Present Use: Presently on the property is a partially paved lot with an existing structure, along with associated site improvements.

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

Petition Purpose: The applicant seeks to construct a 177,000 SF self-storage facility, with related surface parking areas, and conduct associated site work.

Public Hearing Deadline: 10/18/18

Constructive Grant Deadline – Variance: 11/22/18
11. 71 Dana Avenue (ZB-2018-069)

Variance: For relief from the minimum rear-yard setback requirements in a RG-5 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Danielle Gallivan

Present Use: Presently on the property is an existing single-family attached dwelling, along with associated site improvements.

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

Petition Purpose: The applicant seeks approval for the construction of a deck.

Public Hearing Deadline: 10/24/18

Constructive Grant Deadline – Variance: 11/28/18

Other Business

12. Communications
   a. MassDEP - Termination of Notice of Activity and Use Limitation – Former Getty Station, 77 Highland Street
   b. MassDEP – Chapter 91 Draft Waterways License – Maintenance of Existing Recreational Docks & Seawall, 10 Lake Ave North

13. Signing of Decisions from prior meetings

Adjournment