



# City of Worcester Zoning Board of Appeals Meeting Agenda Monday, March 18, 2019

Worcester City Hall  
Levi Lincoln Chamber, 3rd floor (Room 309), 455 Main Street at 5:30 p.m.

## Board Members

Joseph Wanat, *Chair*  
Andrew Freilich, *Vice-Chair*  
Jordan Berg Powers  
George Cortes  
Robert Haddon, *Alternate Member*  
Russell Karlstad, *Alternate Member*

## Contacting the Board's Office

The Planning and Regulatory Services Division serves as the Board's staff.

**Address:** City Hall, 455 Main St,  
Room 404, Worcester, MA 01608  
**Hours:** M-F 8:30am-5:00pm  
**Phone:** 508-799-1400, x 31440  
**Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)

The Planning Board is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

## Our Mission

*Planning & Regulatory Services*  
To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

## Division Staff

Stephen Rolle, Asst. Chief  
Development Officer  
Michelle Smith, Chief Planner  
Timothy Gilbert, Planning Analyst  
Stefanie Covino, Conservation  
Planner  
Brian Pigeon, Sr. Transportation  
Planner  
Deborah Steele, Principal Staff Asst  
Susan Arena, Preservation Planner

## Upcoming Meetings

April 8, 2019  
April 29, 2019  
May 20, 2019  
June 10, 2019  
July 1, 2019  
July 22, 2019  
August 12, 2019  
September 9, 2019  
October 7, 2019  
October 28, 2019  
November 18, 2019  
December 9, 2019

## Board Site Views

Call to Order – 5:30 pm

Approval of the Minutes – 1/14/19; 2/25/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

## New Business

### 1. 133 Granite Street (MBL 44-019-00001) (ZB-2019-008)

**Special Permit:** To allow multi-family low-rise structures in an RL-7 zone (Article IV, Section 2, Table 4.1, Residential Use #11)  
**Petitioner:** Acquisition Trust, LLC  
**Present Use:** Multiple buildings, used for religious and charitable uses, along with associated site improvements  
**Zone Designation:** RL-7 (Residence, Limited) zoning district  
**Petition Purpose:** To demolish the existing site improvements and construct four multi-family low-rise dwellings (total of 48 units), an associated driveway network, and related surface parking areas and to conduct related site work.

Public Hearing Deadline: 3/28/19; Constructive Grant Deadline: TBD

### 2. 53 Housatonic Street (MBL 36-002-00149) (ZB-2019-009)

**Special Permit or Variance:** To exceed the maximum size (footprint or SF) limitation for a detached garage (Article IV, Section 8)  
**Variance:** For relief from the maximum height dimensional requirement for an accessory structure in a residential district (Article IV, Section 8)  
**Petitioner:** Mark Boisseau  
**Present Use:** A single-family dwelling with a detached garage  
**Zone Designation:** RS-7 (Residence, Single-Family) zoning district and within the Water Resource Protection Overlay District (WR(GP-3))  
**Petition Purpose:** To demolish the existing garage and construct a 6 car detached garage.

Public Hearing Deadline: 4/4/19; Constructive Grant Deadline – Variance: 5/9/19

## New Business

### **3. 185 Madison Street (MBL 05-008-00010) (ZB-2019-010)**

**Special Permit:** To allow placing, filling, dumping, and/or excavation of earth (Article IV, Section 5)

**Petitioner:** Worcester Building Systems, Inc.

**Present Use:** An automobile refueling station with a convenience store, a carwash, and a donut-shop with drive-thru, along with associated site improvements

**Zone Designation:** BG-3.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-C) and the Downtown/Blackstone Canal Sign Overlay District (DSOD)

**Petition Purpose:** To place fill at the site and conduct related grading and site work.

**Public Hearing Deadline:** 4/6/19; Constructive Grant Deadline – TBD

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### **4. 334 Grafton Street (MBL 04-029-00002) (ZB-2019-011)**

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

**Petitioner:** Jean Skaff

**Present Use:** An automobile refueling station with a convenience store, along with associated site improvements.

**Zone Designation:** The property is split zoned, located within both an RG-5 (Residence, General) and a BL-1.0 (Business, Limited) zoning district and partially within the Commercial Corridors Overlay District (CCOD-E)

**Petition Purpose:** To construct a ~300 SF addition to expand the existing structure and to conduct related site work.

**Public Hearing Deadline:** 4/8/19; Constructive Grant Deadline – TBD

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### **5. 48 Ward Street (MBL 05-020-00008) (ZB-2019-012)**

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

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

**Petitioner:** Michelle Santiago Cronin

**Present Use:** Two structures and associated parking. To the north is a two-family detached dwelling and to the south is a mixed-use structure consisting of 3 residential dwelling units and 1 vacant unit, historically used for retail.

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

**Petition Purpose:** To convert the vacant first floor unit of the southerly structure into one additional residential dwelling unit (for a total of 6 dwelling units).

**Public Hearing Deadline:** 4/18/19; Constructive Grant Deadline – Variance: 5/23/19

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## New Business

### **6. 37 Fruit Street & 59 William Street (MBL 02-046-00036) (ZB-2019-013)**

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

**Petitioner:** Hampton Properties LLC

**Present Use:** At 37 Fruit Street is a structure formerly used for residential purposes; At 59 William Street is a structure formerly used for residential and office purposes.

**Zone Designation:** BO-1.0 (Business, Office) zoning district

**Petition Purpose:** To convert the existing structure at 37 Fruit Street into a 16 bed lodging house, to convert the existing structure at 59 William Street fully into offices and to re-configure and expand the on-site parking areas.

**Public Hearing Deadline:** 4/21/19; **Constructive Grant Deadline –** TBD

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### **7. 235 (aka 235A) Shrewsbury Street (aka 11 Casco Street) (MBL 16-031-00020) (ZB-2019-014)**

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

**Petitioner:** Enterprise Rent-a-Car Company of Boston, LLC

**Present Use:** A commercial structure and two parking lots used in association with an auto repair, sale, and display business and what was formerly a food-service use.

**Zone Designation:** MG-2.0 (Manufacturing, General) zoning district and within the Commercial Corridors Overlay District (CCOD-S) and the Union Station Sign Overlay District (USOD)

**Petition Purpose:** To convert the space previously used in association with a food-service establishment into a motor-vehicle rental and display use.

**Public Hearing Deadline:** 4/25/19; **Constructive Grant Deadline:** TBD

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## Other Business

**8. Communications**

**9. Discussion of Board Policies and Procedures**

**10. Signing of Decisions from prior meetings**

## Adjournment