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
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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


**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


**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
New Business


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 reconfigure and expand the on-site parking areas.

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

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

Other Business

8. Communications

9. Discussion of Board Policies and Procedures

10. Signing of Decisions from prior meetings

Adjournment