City of Worcester
Zoning Board of Appeals Meeting Agenda

Monday, April 8, 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: plannning@worcesterma.gov

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 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; & 3/18/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

New Business

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

2. 293 Cambridge Street (MBL 07-019-00013) (ZB-2019-015)
Variance: For relief from the minimum lot area dimensional requirement in a BL-1.0 zone (Article IV, Section 4, Table 4.2)
Petitioner: Vangella Real Estate, LLC
Present Use: Presently on the premises is a vacant lot
Zone Designation: BL-1.0 (Business, Limited)
Petition Purpose: The applicant seeks to construct a single-family detached dwelling and associated parking.
Public Hearing Deadline:5/4/19; Constructive Grant Deadline: 6/8/19
New Business

3. 49 Arlington Street (MBL 05-037-00031) (ZB-2019-016)

Variance: For relief from the minimum lot area dimensional requirement in an RG-5 zone (Article IV, Section 4, Table 4.2)

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

Petitioner: Fortin Investments, LLC

Present Use: A vacant lot

Zone Designation: RG-5 (Residence, General)

Petition Purpose: The applicant seeks to construct a three-family dwelling and associated parking.

Public Hearing Deadline: 5/9/19; Constructive Grant Deadline: 6/3/19

4. 33 Dominion Road (MBL 46-006-00180) (ZB-2019-017)

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

Petitioner: Silver Tree Realty, LLC

Present Use: A vacant lot

Zone Designation: RL-7 (Residence, Limited)

Petition Purpose: To construct a multi-family low-rise dwelling with a total of 7 dwelling units and associated parking.

Public Hearing Deadline: 5/9/19; Constructive Grant Deadline: TBD

Other Business

5. Communications

6. Discussion of Board Policies and Procedures

7. Signing of Decisions from prior meetings

Adjournment