



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: 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 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

1. 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

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