City of Worcester  
Zoning Board of Appeals Meeting Agenda  
Monday, April 29, 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  
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, & 4/8/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

New Business

1. 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: 4/29/19; Constructive Grant Deadline – Variance: 5/21/19

2. 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: 6/13/19
## New Business

### 3. 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:** The applicant seeks to construct a multi-family low-rise dwelling with 7 dwelling units and associated parking.

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


**Special Permit:** To modify the dimensional requirements associated with a permanent accessory wall mounted sign (Article IV, Section 6)

**Petitioner:** Signarama Worcester

**Present Use:** A commercial building with a variety of signage

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

**Petition Purpose:** The applicant seeks to replace two existing non-conforming wall mounted signs.

**Public Hearing Deadline:** 5/30/19; **Constructive Grant Deadline:** TBD

### 5. 418 Park Avenue (MBL 14-007-00022) (ZB-2019-019)

**Special Permit:** To allow a food service drive-thru in a BG-3.0 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/or landscaping requirements (Article IV, Section 7)

**Petitioner:** D.E. Foods, LLC

**Present Use:** A food-service establishment with a drive-thru and associated site improvements

**Zone Designation:** BG-3.0 (Business, General) zoning district

**Petition Purpose:** The applicant seeks to construct an addition to the existing structure, renovate the establishment, and conduct associated site improvements.

**Public Hearing Deadline:** 5/30/19; **Constructive Grant Deadline:** TBD
New Business


   **Special Permit:** To allow food service (including the consumption/sale of alcoholic beverages) and/or providing dancing or entertainment in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #8)

   **Petitioner:** J & J Cazares Corporation

   **Present Use:** A non-conforming commercial structure, used as a food-service establishment and office space, with associated site improvements

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

   **Petition Purpose:** The applicant seeks to operate a food service establishment with alcohol and outdoor dining.

   **Public Hearing Deadline:** 5/30/19; **Constructive Grant Deadline:** TBD


   **3 (aka Lot 1) Newton Avenue (Existing):**

   **Variance:** For relief from the minimum frontage dimensional requirement (Article IV, Section 4, Table 4.2)

   **Variance:** For relief from the minimum lot area dimensional requirement (Article IV, Section 4, Table 4.2)

   **Variance:** For relief from the minimum side-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)

   **Lot 2 Newton Avenue (Proposed):**

   **Variance:** For relief from the minimum frontage dimensional requirement (Article IV, Section 4, Table 4.2)

   **Variance:** For relief from the minimum lot area dimensional requirement (Article IV, Section 4, Table 4.2)

   **Variance:** For relief from the minimum side-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)

   **Variance:** For relief from the minimum rear-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)

   **Petitioner:** Guri Dura and Marjeta Skenderi

   **Present Use:** Presently on the premises at 3 Newton Avenue (aka Lot 1) is an existing two-family dwelling and on proposed Lot 2 Newton Avenue is a detached garage

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

   **Petition Purpose:** To convert the existing garage on Lot 2 into a single-family dwelling and to conduct related site work.

   **Public Hearing Deadline:** 5/30/19; **Constructive Grant Deadline:** 7/4/19

Other Business

8. **Communications**

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

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

Adjournment