



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

4. 39 (aka 35, 43, & 45) Millbury Street (MBL 05-016-07+08) (ZB-2019-018)

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

6. 645 Chandler Street (MBL 30-001-05+14) (ZB-2019-020)

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

7. 3 Newton Avenue (MBL 11-013-00004) (ZB-2019-021)

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