



City of Worcester Zoning Board of Appeals Meeting Agenda Monday, July 1, 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
Website: worcesterma.gov/planning-regulatory

The Zoning Board of Appeals 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, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Timothy Gilbert, Planning Analyst
Stefanie Covino, Conservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Asst

Upcoming Meetings

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, 4/29/19, & 5/20/19

Requests for Continuances, Extensions, Postponements, & Withdrawals

Old Business

1. 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.
Hearing Opened: 4/29/19; Constructive Grant Deadline: TBD

2. 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: At 3 Newton Avenue (aka Lot 1) is a two-family dwelling & on proposed Lot 2 is a detached garage.
Zone Designation: RL-7 (Residence, Limited) zoning district
Petition Purpose: To convert the garage into a single-family dwelling.
Hearing Opened: 6/10/19; Constructive Grant Deadline: 7/23/19

Old Business

3. 31 Greendale Avenue (MBL 2-018-00006) (ZB-2019-026)

31 (aka Lot 30) Greendale 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 front-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)
- Variance:* For relief from the minimum setback dimensional requirement for an accessory structure in a residential zoning district (Article IV, Section 8)

Lot 29 Greendale 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)
- Petitioner:* Yuliya J. Hirnyk
- Present Use:* At 31 Greendale Avenue (aka Lot 30) is an existing non-conforming single-family detached dwelling and an accessory structure; Lot 29 is vacant.
- Zone Designation:* RL-7 (Residence, Limited) zoning district
- Petition Purpose:* The applicant seeks to divide the lot into two and construct a ~~two-family~~ **single-family** detached dwelling on Lot 29.
- Hearing Opened:* 6/10/19; Constructive Grant Deadline: 7/25/19
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New Business

4. 287 & 301 Grove Street and 41 & 49 Park Avenue (MBL 01-01F-00004) (ZB-2019-029)

- Special Permit:** To allow a Bank/Credit Union with Drive-thru use (Article IV, Section 2, Table 4.1, Business Use #4)
- Petitioner:* Galaxy Grove, LLC
- Present Use:* Four multi-tenant commercial buildings used for a variety of purposes including retail, office, and food-service with drive-thru, along with associated surface parking.
- Zone Designation:* BG-3.0 (Business, General) zoning district
- Petition Purpose:* The applicant seeks to add a bank/credit union with drive-thru and to conduct associated site work.
- Public Hearing Deadline:* 7/26/19; Constructive Grant Deadline: TBD
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New Business

5. 99 (aka 83 & 105) Crescent Street (MBL 09-024-0000C) (ZB-2019-030)

Special Permit: To allow an automobile refueling station (Article IV, Section 2, Table 4.1, Business Use #17)

Petitioner: Santo Crescent LLC

Present Use: An existing commercial structure and automobile re-fueling station, with associated site improvements and surface parking.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district

Petition Purpose: The applicant seeks to re-configure the existing vehicle refueling areas and conduct associated site work.

Public Hearing Deadline: 7/27/19; **Constructive Grant Deadline:** TBD

6. 128 Chandler Street & 75 Piedmont Street (MBL 06-17D-00030 & 06-016-00033) (ZB-2019-031)

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)

Variance: For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)

Petitioner: Stamp Factory Lofts, LLC

Present Use: At 128 Chandler Street is an existing warehouse, with associated surface parking, and at 75 Piedmont Street is a surface parking lot.

Zone Designation: BG-3.0 (Business, General) zoning district and within the Commercial Corridor Overlay District (CCOD-E)

Petition Purpose: The applicant seeks to convert the existing warehouse into a multi-family use with +/- 47 dwelling units and to conduct associated site work.

Public Hearing Deadline: 8/1/19; **Constructive Grant Deadline:** 9/5/19

7. 17 Mattson Avenue (MBL 13-005-0026A) (ZB-2019-032)

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

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

Petitioner: Artan Ametaj

Present Use: Presently on the premises is an existing, non-conforming two-family detached dwelling.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks to construct an addition in order to convert the existing two-family detached dwelling into a three-family detached dwelling and to conduct associated site work.

Public Hearing Deadline: 8/1/19; **Constructive Grant Deadline:** 9/5/19

New Business

8. 28 Water Street & 0 Winter Street (MBL 04-020-0001A & -000B2) (ZB-2019-033)

- Variance:** For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)
- Variance:** For relief from the minimum front-yard setback requirements (Article IX, Section 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:** B1 Water Street, LLC and B2 Water Street, LLC
- Present Use:** Presently on the premises is a vacant, five-story, mill building with associated surface parking and a billboard.
- Zone Designation:** BG-3.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-C) and the Union Station Sign Overlay District (USOD).
- Petition Purpose:** The applicant seeks to convert the existing building into a multi-family use with +/- 62 dwelling units and to conduct associated site work.

Public Hearing Deadline: 8/1/19; **Constructive Grant Deadline:** 9/5/19

9. Public Hearing Regarding Proposed ZBA Rules & Regulations Amendment

- Purpose:** To amend all of the Zoning Board of Appeals' Rules and Regulations to remove the application requirement to label the names of owners of properties up to abutters of abutters within 300 feet of the applicant's property lines on plans submitted to the Board.

Other Business

- 10. Communications**
- 11. Discussion of Board Policies and Procedures**
- 12. Signing of Decisions from prior meetings**

Adjournment