# Zoning Board of Appeals Meeting Agenda

**Monday, August 12, 2019**

**City of Worcester**

**Worcester City Hall**
Levi Lincoln Chamber, 3rd floor (Room 309), 455 Main Street at 5:30 p.m.

## Board Members

- **Chair**: Joseph Wanat
- **Vice-Chair**: Andrew Freilich
- **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

**Website**: [planning@worcesterma.gov](mailto:planning@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**, 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

- **September 9, 2019**
- **October 7, 2019**
- **November 1, 2019**
- **December 6, 2019**
- **January 10, 2020**
- **February 14, 2020**
- **March 13, 2020**
- **April 10, 2020**
- **May 1, 2020**
- **June 5, 2020**
- **July 10, 2020**
- **August 14, 2020**
- **September 18, 2020**
- **October 16, 2020**
- **November 19, 2020**
- **December 17, 2020**

## 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, 6/10/19, 7/1/19 & 7/22/19

## 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

   - **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: 9/10/19
Old Business

3. 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.

Hearing Opened: 7/1/19; Constructive Grant Deadline: 9/10/19

New Business

4. 67 West Boylston Street (MBL 20-023-0001A) (ZB-2019-036)

Special Permit: To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Special Permit: To allow a food-service drive-thru (Business Use #6) in a BG-3.0 District (Article IV, Section 2, Table 4.1)

Special Permit: To allow an automobile refueling station (Business Use #17) in a BG-3.0 District (Article IV, Section 2, Table 4.1)

Special Permit: To modify parking, loading, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Petitioner: HTK8 Yankee LLC

Present Use: Presently on the premises is an automobile refueling station, a convenience store and food-service with a drive-thru, with associated off-street parking spaces.

Zone Designation: The property is split zoned, located within both BG-3.0 (Business, General) and RL-7 (Residential, Limited) zoning districts

Petition Purpose: The applicant seeks to construct an escape lane and re-configure the existing drive-thru lane and expand the parking area to add three (3) additional parking spaces, and conduct associated site work.

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

5. 11 Forest Hill Drive (MBL 25-52A-00004) (ZB-2019-037)

**Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure (Article XVI, Section 4)

**Petitioner:** Benjamin and Celeste Straight

**Present Use:** Presently on the premises is a single-family detached dwelling with an attached two-car garage.

**Zone Designation:** RS-7 (Residence, Single Family) zoning district

**Petition Purpose:** The applicant seeks to convert the existing garage into living space, construct a two-story addition and a carport, and conduct associated site work.

**Public Hearing Deadline:** 9/11/19; **Constructive Grant Deadline:** TBD


**Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

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

**Petitioner:** Suns Mass II, LLC

**Present Use:** Presently on the premises is a pre-existing non-conforming structure, formerly used as an automotive garage, with associated surface parking.

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

**Petition Purpose:** The applicant seeks to renovate the existing structure and conduct associated site work for use as an adult-use marijuana establishment - storefront retailer.

**Public Hearing Deadline:** 9/13/19; **Constructive Grant Deadline:** 10/18/19

7. 34 (aka Lot 1 & 2) Holden Street (MBL 33-002-00004) (ZB-2019-039)

**Extension of Time:**

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

**Petitioner:** Maritza Cruz

**Present Use:** Presently on the premises is a single-family detached dwelling with associated site improvements.

**Zone Designation:** RS-10 (Residence, Single Family) zoning district

**Petition Purpose:** The applicant seeks to divide the existing lot into two, and construct a single-family detached dwelling on Lot 2, along with related site work, with no changes proposed to the existing dwelling on Lot 1.

**Public Hearing Deadline:** N/A; **Constructive Grant Deadline:** N/A

Other Business

8. Communications

9. Discussion of Board Policies and Procedures

10. Signing of Decisions (from prior meetings)

Adjournment