



City of Worcester Zoning Board of Appeals Meeting Agenda Monday, September 9, 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

October 7, 2019
October 28, 2019
November 18, 2019
December 9, 2019
January 13, 2020
February 3, 2020
February 24, 2020
16-March 16, 2020
April 6, 2020
April 27, 2020
May 11, 2020
June 1, 2020
June 22, 2020
July 13, 2020
August 3, 2020
August 24, 2020
September 14, 2020
October 19, 2020
November 9, 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 & 8/12/19

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: 10/8/19

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: 10/8/19

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 in a BG-3.0 District (Article IV, Section 2, Table 4.1, Business Use #6)

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

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 additional parking spaces, and conduct associated site work.

Public Hearing Deadline: 9/9/19; Constructive Grant Deadline: 10/8/19

New Business

5. 757 Salisbury Street (MBL 50-023-00001) (ZB-2019-041)

Variance: For relief from the maximum height dimensional requirements (Article IV, Section 4, Table 4.2)

Petitioner: HP Acquisitions, LLC

Present Use: Presently on the premises are vacant residential buildings.

Zone Designation: RS-10 (Residence, Single-Family) & RS-7 (Residence, Single-Family) zoning district

Petition Purpose: The applicant seeks to construct a Continuing Care Retirement Community consisting of three multi-family, low-rise buildings with a total of +/- 123 dwelling units, an associated driveway network, and related site work on approximately 17 acres of land (located off Salisbury Street).

Public Hearing Deadline: 10/7/19; **Constructive Grant Deadline:** 11/2/19

6. 30 Stark Road (MBL 40-016-00053) (ZB-2019-042)

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 front-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)

Petitioner: Neil S. Davis, Trustee

Present Use: Presently on the premises is an existing nonconforming single-family detached dwelling with associated site improvements.

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

Petition Purpose: The applicant seeks to construct a one-car, attached garage and to conduct associated site work.

Public Hearing Deadline: 10/10/19; **Constructive Grant Deadline:** 11/14/19

New Business

7. 20 (aka Lot 1 & 2) Sherer Trail (MBL 42-026-00005) (ZB-2019-043)

20 (aka Lot 1) Sherer Trail (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 rear-yard setback dimensional requirement (Article IV, Section 4, Table 4.2)

Lot 2 Sherer Trail (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:* Nicholas Hoffman
- Present Use:* Presently on the premises at 20 Sherer Trail (aka Lot 1) is an existing, nonconforming single-family detached dwelling, and on proposed Lot 2 is a vacant lot.
- Zone Designation:* RS-7 (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 proposed Lot 2, along with related site work.

Public Hearing Deadline: 10/10/19; **Constructive Grant Deadline:** 11/14/19

8. 533 (aka 535-537) Cambridge Street (MBL 07-042-00044) (ZB-2019-045)

- Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)
- Petitioner:* Van K. Nguyen
- Present Use:* Presently on the premises is an existing, nonconforming single-family detached dwelling with associated site improvements.
- Zone Designation:* RG-5 (Residence, General) zoning district
- Petition Purpose:* The applicant seeks to construct an addition, adding 2 new dwelling units, in order to convert the existing single-family detached dwelling into a single-family attached dwelling, with a total of 3 dwelling units, and to conduct associated site work.

Public Hearing Deadline: 10/12/19; **Constructive Grant Deadline:** TBD

Other Business

9. Communications

10. Discussion of Board Policies and Procedures

11. Signing of Decisions (from prior meetings)

Adjournment