



City of Worcester Zoning Board of Appeals Meeting Agenda Monday, July 13, 2020 at 6:00 PM*

To participate, please call 415-655-0001 (Access Code: 1608847670)

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, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals

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
Gabrielle Weiss, Senior Planner
Timothy Gilbert, Planning Analyst
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

August 3, 2020
August 24, 2020
September 14, 2020
October 19, 2020
November 9, 2020
November 30, 2020
December 21, 2020
January 11, 2021
February 1, 2021
February 22, 2021
March 15, 2021
April 5, 2021
April 26, 2021

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at www.worcesterma.gov/video-on-demand and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at www.worcesterma.gov after the meeting.

To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 1608847670). If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

Application materials may also be viewed on the City Website at www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

For more information concerning this meeting or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged.

Call to Order – 6:00 PM

New Business – Public Hearings

1. 40 (aka 42) Harlow Street (MBL 09-033-0001B) (ZB-2020-015)

Special Permit: To allow a Non-Accessory Freestanding Billboard Sign in a MG-2.0 Zone (Article IV, Section 6)

Petitioner: Murray Marketing, Inc.

Present Use: Presently on the premises is a garage, a surface parking lot (used for bus storage), and a billboard with static faces.

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

Petition Purpose: To relocate the existing billboard to another location on the site and to convert the billboard faces to digital display, and to conduct associated site work.

Public Hearing Deadline: 7/13/2020; **Constructive Grant Deadline:** 8/4/2020

New Business – Public Hearings

2. 137 Millbury Street (MBL 05-020-00013) (ZB-2020-017)

Special Permit: To Reconstruct, Modify or Relocate a Non-Accessory Freestanding Billboard Sign in a BG-3.0 Zone and the Downtown/Blackstone Canal Sign Overlay District Zone (Article IV, Section 6)

Variance: For relief from the minimum setback dimensional requirement for a Digital Display Sign to a residential dwelling (Article IV, Section 6)

Petitioner: Murray Marketing, Inc.

Present Use: Presently on the premises is a surface parking lot and billboard with static display faces.

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

Petition Purpose: To convert the north side of the existing billboard face to a digital display, with the south face of the billboard to remain static, and conduct associated site work.

Public Hearing Deadline: 7/13/2020; **Constructive Grant Deadline:** 8/4/2020

3. 110 Orient Street (MBL 19-015-0003B) (ZB-2020-027)

Special Permit: To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use in an RL-7 Zone (Article XVI, Section 4)

Variance: For relief from the minimum height dimensional requirement for a single-family dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard setback dimensional requirement for a single-family dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Brandy N. Williams and Craig A. Thomas

Present Use: Presently on the premises is a privileged, non-conforming single-family detached dwelling and a detached garage, with associated site improvements.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: To construct an addition that will connect the existing single-family detached dwelling to the existing garage and renovate the existing structure, adding another story in height, and to conduct associated site work.

Public Hearing Deadline: 8/30/2020; **Constructive Grant Deadline:** 10/4/2020

4. 28 Water Street & 0 Winter Street (MBL 04-020-0001A & -000B2) (ZB-2020-030)

Amendment to:

Special Permit: To modify parking, loading, 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 for a multi-family use in the Commercial Corridors Overlay District (Article IV, Section 7, Table 4.4 & Article IX, Section 7, Table 9.1)

Petitioner: B1 Water Street, LLC and B2 Water Street, LLC

Present Use: Presently on the premises is a vacant, five-story, mill building, under renovation, 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: To amend the previous approval in order to modify the parking area to reduce the amount of parking provided (total of 7 spaces proposed) and add landscaping.

Public Hearing Deadline: 8/30/2020; **Constructive Grant Deadline:** 10/4/2020

New Business – Public Hearings

5. 151 Coburn Avenue (MBL 17-021-06+08) (ZB-2020-032)

Lot 2 Coburn Avenue (Proposed):

- Variance:** For relief from the minimum frontage dimensional requirement for a single-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Petitioner:** Christopher and Lisa Bousbouras
- Present Use:** Presently on the premises at 151 Coburn Avenue (aka Lot 1) is an existing, single-family detached dwelling, and on proposed Lot 2 is a vacant lot.
- Zone Designation:** RL-7 (Residence, Limited) zoning district
- Petition Purpose:** To divide the existing lot into two, with the existing dwelling at 151 Coburn Avenue to remain (on Lot 1), and to construct a new single-family detached dwelling on proposed Lot 2, and to conduct related site work.

Public Hearing Deadline: 8/30/2020; Constructive Grant Deadline: 10/4/2020

6. 284 Highland Street (MBL 11-010-00004) (ZB-2020-034)

- Special Permit:** To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)
- Petitioner:** The Guild of Saint Agnes of Worcester
- Present Use:** Presently on the premises is a large single-family detached dwelling, formerly used as a day care center, and associated site improvements.
- Zone Designation:** RL-7 (Residence, Limited) zoning district
- Petition Purpose:** To convert the existing structure into a three-family detached dwelling (total of 3 units), and to conduct associated site work.

Public Hearing Deadline: 8/30/2020; Constructive Grant Deadline: 10/4/2020

Other Business

- 7. Communications**
- 8. Discussion of Board Policies and Procedures**

Adjournment