



# City of Worcester

## Zoning Board of Appeals Meeting Agenda

### Monday, August 3, 2020 at 6:00 PM\*

To participate, please call 415-655-0001 (Access Code: 160 884 7670)

#### 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](mailto:planning@worcesterma.gov)  
**Website:** [www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals](http://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 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  
May 17, 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](http://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](http://www.worcesterma.gov) after the meeting.

**To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 160 884 7670).** If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

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

Approval of Minutes – 7/1/2019; 8/12/2019; 9/9/2019; 10/7/2019;  
10/28/2019

#### New Business – Public Hearings

##### 1. 60 Wall Street (MBL 04-011-09+10) (ZB-2020-014)

**Variance:** For relief from the minimum lot area dimensional requirement for a single-family attached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)  
**Petitioner:** Wall Street Rentals Realty Trust  
**Present Use:** Presently on the premises is a vacant lot.  
**Zone Designation:** RG-5 (Residence, General) zoning district  
**Petition Purpose:** To construct a single-family attached dwelling (with a total of 4 dwelling units, and to conduct associated site work.

**Public Hearing Deadline: 8/3/2020; Constructive Grant Deadline: 8/25/2020**

## **New Business – Public Hearings**

### **2. 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:** 8/3/2020; **Constructive Grant Deadline:** 8/25/2020

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### **3. 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:** 8/3/2020; **Constructive Grant Deadline:** 8/25/2020

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### **4. 1 (aka Lot 2) Newton Avenue (a portion of MBL 11-013-00004) (ZB-2020-029)**

**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:** Guri Dura and Marjeta Skenderi

**Present Use:** Presently on the premises is a former carriage house, recently renovated into a single-family detached dwelling

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

**Petition Purpose:** The applicant seeks approval for the approved driveway and parking layout which exceed imperviousness limitations, and to conduct to associated site work.

**Public Hearing Deadline:** 9/27/2020; **Constructive Grant Deadline:** 11/1/2020

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## New Business – Public Hearings

### **5. 73A (aka Lot A-1) & 73B (aka Lot A-2) Progressive Street (MBL 34-012-00013) (ZB-2020-031)**

*Lot A-1 Progressive Street (Proposed):*

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

*Lot A-2 Progressive Street (Proposed):*

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

**Petitioner:** Dennis Dean

**Present Use:** Presently on the premises at 73A Progressive Street (aka proposed Lot A-1 & A-2) is a single-family detached dwelling, with associated site improvements.

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

**Petition Purpose:** To demolish the existing dwelling and site improvements, divide the existing lot into two, construct a single-family semi-detached (aka duplex) dwelling (with a total of 2 dwelling units), and conduct related site work.

**Public Hearing Deadline:** 9/27/2020; **Constructive Grant Deadline:** 11/1/2020

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### **6. 40 Pullman Street (MBL 23-01A-0001E) (ZB-2020-035)**

**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 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 maximum floor area ratio requirement for the MG-0.5 Zone (Article IV, Section 4, Table 4.2)

**Petitioner:** O'Brien Commercial Properties

**Present Use:** Presently on the premises is a multi-story, +/- 86,009 SF commercial building, recently used as offices and general storage, with associated parking and loading areas.

**Zone Designation:** MG-0.5 (Manufacturing, General) zoning district

**Petition Purpose:** To renovate the existing building into a self-storage facility, install new outdoor storage units (+/-4,900 SF), re-configure parking and loading and conduct associated site work.

**Public Hearing Deadline:** 9/27/2020; **Constructive Grant Deadline:** 11/1/2020

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## **New Business – Public Hearings**

### **7. 11 Canterbury Street (MBL 07-027-00010) (ZB-2020-037)**

**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 in a MG-2.0 Zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Jake Properties, LLC

**Present Use:** Presently on the premises are two buildings - a +/- 3,881 SF commercial building, used as a daycare, and a +/- 8,451 SF warehouse building - with associated surface parking and outdoor storage.

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

**Petition Purpose:** To demolish the existing warehouse building, with the commercial (daycare) building to remain, construct a new +/- 20,741 SF warehouse building and reconfigure the surface parking areas on-site along with associated site work.

**Public Hearing Deadline:** 9/27/2020; **Constructive Grant Deadline:** 11/1/2020

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## **Other Business**

### **8. Communications**

### **9. Discussion of Board Policies and Procedures**

## **Adjournment**