



# City of Worcester

## Zoning Board of Appeals Meeting Agenda

### Monday, September 14, 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  
Stefanie Covino, Conservation Planner  
Michelle Johnstone, Preservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Deborah Steele, Principal Staff Assistant  
Ariel Lim, Staff Assistant

#### Upcoming Meetings

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  
June 7, 2021  
June 28, 2021  
July 19, 2021  
August 9, 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** – 5/11/2020; 6/15/2020; 6/22/2020; 7/13/2020

#### **Old Business – Public Hearings**

##### **1. 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 Opened:** 8/3/2020; **Constructive Grant Deadline:** 11/1/2020

## New Business – Public Hearings

### **2. 60 Wall Street (MBL 04-011-09+10) (ZB-2020-014)**

**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 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:** 9/14/2020; **Constructive Grant Deadline:** TBD

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### **3. 1193 (aka 1239) & 1243 (aka 1241) Millbury Street (MBL 31-003-00011, -00005) (ZB-2020-036)**

**Special Permit:** To allow open lot storage of more than one (1) unregistered automobile in excess of seven (7) days (Article IV, Section 2, Table 4.1, General Use #13)

**Special Permit:** To allow open lot storage and/or salvage recycling operations (Article IV, Section 2, Table 4.1, Manufacturing Use #8)

**Petitioner:** Boakye Osei Bonsu

**Present Use:** Presently on the premises at 1243 (aka 1241) Millbury Street are two buildings – a +/- 1,319 SF commercial building, formerly used as convenience store, and a +/- 3,480 SF commercial building, formerly used for retail food sales – each with associated surface parking and at 1193 (aka 1239) Millbury Street is a surface parking lot used for open lot storage of vehicles.

**Zone Designation:** MG-1.0 (Manufacturing, General) zoning district and the Blackstone River Parkway Sign Overlay District (BSOD)

**Petition Purpose:** To allow open lot storage of vehicles on both lots, to convert the existing +/- 3,480 SF commercial building into a garage to be used for dismantling of vehicles, with the existing +/- 1,319 SF building to remain, and conduct associated site work.

**Public Hearing Deadline:** 9/14/2020; **Constructive Grant Deadline:** TBD

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### **4. 353 Chandler Street (MBL 11-036-00001) (ZB-2020-039)**

**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 frontage dimensional requirement for a three-family detached dwelling in a BL-1.0 Zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Spiro Kelly

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

**Zone Designation:** BL-1.0 (Business, Limited) zoning district

**Petition Purpose:** 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:** 10/31/2020; **Constructive Grant Deadline:** 12/5/2020

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## New Business – Public Hearings

### **5. 224 Brooks Street (MBL 23-003-002-4) (ZB-2020-044)**

**Special Permit:** To allow single-family attached dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1 Residential Use #12)

**Petitioner:** Robert Clark

**Present Use:** Presently on the premises is a vacant lot.

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

**Petition Purpose:** To construct two structures to be used as single-family attached (townhouse style) dwellings (with a total of 6 units), and to conduct associated site work.

**Public Hearing Deadline:** 10/31/2020; **Constructive Grant Deadline:** TBD

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### **6. 18 (aka Lot 25A & Lot 27) Adelle Circuit (MBL 29-024-0025B) (ZB-2020-046)**

#### **Lot 27 Adelle Circuit (Proposed):**

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

**Petitioner:** Silverman & Shepard, LLC

**Present Use:** Presently on the premises at 18 Adelle Circuit (aka Lot 25A) is a privileged, non-conforming, single-family detached dwelling, and on proposed Lot 27 is a vacant lot.

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

**Petition Purpose:** To divide the existing lot into two, with the existing dwelling at 18 Adelle Circuit to remain (on Lot 25A), and to construct a new single-family detached dwelling on proposed Lot 27, and conduct related site work.

**Public Hearing Deadline:** 10/31/2020; **Constructive Grant Deadline:** 12/5/2020

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### **7. 32 Tirrell Street (MBL 07-014-00009) (ZB-2020-047)**

**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 lot area dimensional requirement for a multi-family low-rise use in an RG-5 Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

**Petitioner:** 32 Tirrell Street, LLC

**Present Use:** Presently on the premises is an existing single-family detached dwelling and a detached garage and shed, with associated site improvements.

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

**Petition Purpose:** To demolish the existing dwelling and site improvements in order to construct a multi-family low-rise dwelling (with a total of 6 units), to construct associated parking, and conduct related site work.

**Public Hearing Deadline:** 11/6/2020; **Constructive Grant Deadline:** 12/11/2020

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## **New Business – Public Hearings**

### **8. 50 Benefit Street (MBL 06-032-00022) (ZB-2020-048)**

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)  
**Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)  
**Petitioner:** Juan Carlos Rodriguez  
**Present Use:** Presently on the premises is a privileged, non-conforming three-family detached dwelling, with associated site improvements.  
**Zone Designation:** MG-2.0 (Manufacturing, General) zoning district  
**Petition Purpose:** To convert the existing three-family detached dwelling into a multi-family dwelling (with a total of 4 units), and to conduct associated site work.  
**Public Hearing Deadline:** 10/21/2020; **Constructive Grant Deadline:** 11/25/2020

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## **Other Business**

### **9. Communications**

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

## **Adjournment**