



City of Worcester

Zoning Board of Appeals Meeting Agenda

Monday, October 19, 2020 at 5:30 PM

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

Board Members

Joseph Wanat, *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
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

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
August 30, 2021
September 20, 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: 160 884 7670). 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 – 5:30 PM

Approval of Minutes – 5/11/2020

New Business – Public Hearings

1. 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

New Business – Public Hearings

2. 185 Madison Street (MBL 05-008-00010) (ZB-2019-064)

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

Petitioner: J+K Gas, Inc.

Present Use: Presently on the premises is an automobile refueling station with a convenience store, donut-shop with drive-thru, carwash, and associated site improvements.

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

Petition Purpose: To demolish the existing site improvements and construct three new buildings (+/- 12,375 SF) maintaining the same uses, with +/- 35 parking spaces and a +/- 16 pump fueling station, and to conduct associated site work.

Public Hearing Deadline: 10/19/2020; **Constructive Grant Deadline:** TBD

3. 13 Butternut Hill Drive (MBL 21-014-00003) (ZB-2020-051)

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 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 front-yard setback dimensional requirement for a single-family detached dwelling in an RS-10 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Guy Rososhansky

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

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

Petition Purpose: To construct an additional two-car garage adjacent to the existing garage, and to conduct associated site work.

Public Hearing Deadline: 11/22/2020; **Constructive Grant Deadline:** 12/27/2020

4. 36 & 40 Jackson Street (MBL 03-002-12+13 & -08+11) (ZB-2020-052)

Variance: For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4)

Petitioner: The Corner Emporium LLC

Present Use: Presently on the premises is a privileged, non-conforming multi-tenant commercial structure (+/- 22,697 SF), mainly used as offices, and associated surface parking.

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

Petition Purpose: To renovate a portion of the existing structure and conduct associated site work in order to add an adult-use marijuana establishment – storefront retailer use within the building.

Public Hearing Deadline: 11/26/2020; **Constructive Grant Deadline:** 12/31/2020

New Business – Public Hearings

5. 49 Arlington Street (MBL 05-037-00031) (ZB-2020-054)

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)

6-Month Extension of Time for:

Variance: For relief from the minimum side-yard setback dimensional requirement for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front-yard setback dimensional requirement for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Fortin Investments, LLC

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

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

Petition Purpose: To construct a three-family detached dwelling with associated retaining walls and parking, and to conduct associated site work.

Public Hearing Deadline: 12/18/2020; **Constructive Grant Deadline:** 1/22/2021

Other Business

6. Communications

7. Discussion of Board Policies and Procedures

- a. Policy on Withdrawal before Denials

8. Elections of Officers

Adjournment