



City of Worcester

Zoning Board of Appeals Meeting Agenda

Monday, November 9, 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 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
October 18, 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; 6/15/2020

Old Business – Public Hearings

1. 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: 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 parking lot used for open lot storage.

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.

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

New Business – Public Hearings

2. 32 Tirrell Street (MBL 07-014-00009) (ZB-2020-047)

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 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: A 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 site improvements in order to construct a multi-family low-rise dwelling (total of 6 units), associated parking, and conduct related site work.

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

3. 19 Ferdinand Street (MBL 14-016-44+53) (ZB-2020-049)

Special Permit: To allow a multi-family low-rise dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #11)

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 frontage dimensional requirement for a multi-family low-rise dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

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

Petitioner: Dariusz Pietron

Present Use: A three-family detached dwelling with associated site improvements.

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

Petition Purpose: To demolish a portion of the existing structure, construct an addition, and renovate the remaining portions of the existing structure in order to convert the existing three-family detached dwelling into a multi-family low-rise dwelling (with a total of 6 units) and construct associated parking, and to conduct related site work.

Public Hearing Deadline: 12/26/2020; **Constructive Grant Deadline:** 1/30/2021

4. 4 Stebbins Street (MBL 10-015-00005) (ZB-2020-050)

Lot 2 Stebbins Street (Proposed):

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: Paulo Cordeiro

Present Use: At 4 Stebbins Street (aka Lot 1) is a privileged, non-conforming three-family detached dwelling with a detached garage, and on proposed Lot 2 is a vacant lot.

Zone Designation: RL-7 (Residence, Limited) and a BL-1.0 (Business, Limited) zoning district and partially within the Commercial Corridors Overlay District (CCOD-E)

Petition Purpose: To divide the existing lot into two, with the existing dwelling at 4 Stebbins Street to remain (on Lot 1), and to construct a new three-family detached dwelling on proposed Lot 2, and to conduct related site work.

Public Hearing Deadline: 12/27/2020; **Constructive Grant Deadline:** 1/31/2021

New Business – Public Hearings

5. 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

6. 11 (Lot A & Lot B) Sever Street (MBL 06-005-00039) (ZB-2020-056)

11 (aka Lot A) Sever Street (Existing):

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

Amendment to:

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

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

Lot B Sever Street (Proposed):

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

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

Petitioner: Sever Street Development LLC

Present Use: At 11 Sever Street (aka Lot A) is an existing non-conforming 10-story multi-family high-rise dwelling (with 98 units total), with associated parking areas on both proposed Lot A and Lot B.

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

Petition Purpose: To divide the existing lot into two, with the existing 98-unit multi-family high-rise dwelling known as 11 Sever Street to remain on Lot A, and to construct a new 4-story multi-family high-rise dwelling (with 49 units) on proposed Lot B, and to re-configure and expand parking areas and make associated site improvements.

Public Hearing Deadline: 12/27/2020; Constructive Grant Deadline: 1/31/2021

Other Business

7. Communications

8. Discussion of Board Policies and Procedures

9. Elections of Officers

Adjournment