



# City of Worcester Zoning Board of Appeals Meeting Agenda

## Monday, July 19, 2021 at 5:30 PM

Worcester City Hall  
Levi Lincoln Chamber, 3<sup>rd</sup> Floor (Room 309), 455 Main Street

### Board Members

Joseph Wanat, *Chair*  
Russell Karlstad, *Vice Chair*  
Jordan Berg Powers  
George Cortes  
Robert Haddon, *Alternate Member*  
Nathan Sabo, *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 all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours 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  
Marisa Lau, Senior Planner  
Stephen Cary, 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 9, 2021  
August 30, 2021  
September 20, 2021  
October 18, 2021  
November 8, 2021  
December 13, 2021  
January 10, 2022  
January 31, 2022  
March 21, 2022  
April 11, 2022  
May 2, 2022  
May 23, 2022  
June 13, 2022

This Worcester Zoning Board of Appeals meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer <https://cow.webex.com/meet/zoningboardofappealswebex> or
- Call 415-655-0001 (Access Code: 160 884 7670).

*Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.*

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, to request a reasonable accommodation or interpretation, 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. Note: Interpretation requests must be received no later than 48 hours in advance of the meeting.

### Call to Order – 5:30 PM

### 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.

**Testimony Dates:** 10/5/2020; 2/11/2021  
**Constructive Grant Deadline:** TBD

**Old Business – Public Hearings**

**2. 0 Hartford Road (MBL 23-038-19+21) (ZB-2021-037)**  
**Variance:** For relief from the lot area dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)  
**Petitioner:** Christopher DeSantis  
**Present Use:** A vacant lot.  
**Zone Designation:** RS-7 (Residence, Single Family) zoning district  
**Petition Purpose:** To construct a single-family detached dwelling and to conduct associated site work.  
**Testimony Dates:** 6/7/2021                      **Constructive Grant Deadline:** 8/29/2021

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**New Business – Public Hearings**

**3. 757 Salisbury Street (MBL 50-023-00001) (ZB-2021-001)**  
**Variance:** For relief of the maximum height dimensional requirements (Article IV, Section 4, Table 4.2)  
**Petitioner:** Premier Property Group, LLC  
**Present Use:** Vacant residential buildings.  
**Zone Designation:** RS-10 (Residence, Single Family) and RS-7 (Residence, Single Family) zoning districts  
**Petition Purpose:** To construct a Continuing Care Retirement Community (CCRC) consisting of three multi-family, low-rise buildings with a total of +/- 123 dwelling units, an associated driveway network, and related site work on approximately 17 acres of land (located off Salisbury Street).  
**Public Hearing Deadline:** 7/19/2021                      **Constructive Grant Deadline:** 8/10/2021

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**4. 116 Malvern Road (MBL 26-022-00003) (ZB-2021-030)**  
**Variance:** For relief from the minimum lot area requirement for a three-family detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)  
**Special Permit:** To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)  
**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, A. 2)  
**Petitioner:** Wilbert DeLaRosa  
**Present Use:** A two-family detached dwelling with off-street parking  
**Zone Designation:** RL-7 (Residence, Limited) zoning district  
**Petition Purpose:** To construct an addition to convert the existing two-family detached dwelling into a three-family detached dwelling, with associated site improvements.  
**Public Hearing Deadline:** 7/25/2021                      **Constructive Grant Deadline:** 8/29/2021

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## **New Business – Public Hearings**

### **5. 49 Chilmark Street (MBL 16-019-00002) (ZB-2021-033)**

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

*Lot 2 Chilmark Street (Proposed):*

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

*Lot 3 Chilmark Street (Proposed):*

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

**Petitioner:** Harry Avery

**Present Use:** A vacant lot.

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

**Petition Purpose:** To construct a single-family attached dwelling (with a total of 4 units), and to conduct associated site work.

**Public Hearing Deadline:** 7/25/2021      **Constructive Grant Deadline:** 8/29/2021

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### **6. 43 Lancaster Street (MBL 02-043-00094) (ZB-2021-038)**

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

**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, A. 2)

**Petitioner:** Gregory Lavelle

**Present Use:** A low-rise residential building with 3 units and associated off-street parking.

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

**Petition Purpose:** To convert a portion of the existing building into one (1) additional dwelling unit (for a total of 4 dwelling units), and to conduct associated site work.

**Public Hearing Deadline:** 7/25/2021      **Constructive Grant Deadline:** TBD

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### **7. 34 William Street (MBL 02-039-0039A) (ZB-2021-040)**

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

**Variance:** For relief from the minimum parking requirements for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)

**Petitioner:** Eileen Milton

**Present Use:** A two-family detached dwelling.

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

**Petition Purpose:** To convert the existing two-family detached dwelling into a three-family detached dwelling, and to conduct associated site work.

**Public Hearing Deadline:** 7/25/2021      **Constructive Grant Deadline:** 8/29/2021

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## **New Business – Public Hearings**

- 8. 638 (aka 642) Chandler Street (MBL 40-010-00017) (ZB-2021-044)**  
**Special Permit:** Extension, Alteration, or Change of a Privileged Pre-existing, Nonconforming Structure and/or Use (Article XVI, Section 4)  
**Petitioner:** 638 D Chandler Street, LLC  
**Present Use:** Two structures, one non-conforming multi-tenant commercial structure containing a pharmacy and restaurant, and a structure used as a bank with ATM.  
**Zone Designation:** RS-7 (Residence, Single Family) and a BL-1.0 (Business, Limited) Zoning District and partially within the Floodplain Overlay District  
**Petition Purpose:** To construct a permanent outdoor seating area/patio at the front of the structure for use by the privileged non-conforming restaurant/bar (aka Scruffy Murphy's) and to conduct associated site work.  
**Public Hearing Deadline:** 9/5/2021      **Constructive Grant Deadline:** TBD
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- 9. 320 (aka Lots 1 & 2) Massasoit Road (MBL 45-025-00214) (ZB-2021-045)**  
**Lot 2 Massasoit Road:**  
**Extension of Time - 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:** David Cole DiRoberto  
**Present Use:** At 320 Massasoit Road (aka Lot 1) is a privileged, non-conforming two-family detached dwelling, Lot 2 is vacant, and on both Lot 1 and Lot 2 is a paved driveway.  
**Zone Designation:** RS-7 (Residence, Single Family) zoning district  
**Petition Purpose:** The applicant seeks a six month extension of time for the relief previously approved (final action June 30, 2020) for a recently subdivided the lot with the existing dwelling at 320 Massasoit Road proposed to remain on Lot 1, and the existing driveway to be demolished and a single-family detached dwelling to be constructed on Lot 2, along with related site work.  
**Public Hearing Deadline:** 9/5/2021      **Constructive Grant Deadline:** 10/10/2021
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## **Other Business**

- 10. Communications**  
**11. Discussion of Board Policies and Procedures**  
**12. Approval of Minutes – 8/3/2020; 8/24/2020; 2/22/2021**

## **Adjournment**