



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, January 10, 2022 at 5:30 PM

To participate, please call 415-655-0001 (Access Code: 160 884 7670) or
join at <https://cow.webex.com/meet/zoningboardofappealswebex>

Board Members

Joseph Wanat, *Chair*
Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
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
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
Stephen Cary, Planning Analyst
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Susan Daly, Staff Assistant

Upcoming Meetings

January 31, 2022
March 21, 2022
April 11, 2022
May 2, 2022
May 23, 2022
June 13, 2022
July 11, 2022
August 1, 2022
August 22, 2022
September 12, 2022
October 3, 2022
October 24, 2022
November 14, 2022
December 5, 2022

This meeting of the Worcester Zoning Board of Appeals held via **remote participation only**.

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, you may:

- Use the following link to join the meeting via computer <https://cow.webex.com/meet/zoningboardofappealswebex>
- 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, 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 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

New Business – Public Hearings

1. 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

Hearing Deadline: 1/10/2022 **Constructive Grant Deadline:** 02/02/2022

New Business – Public Hearings

2. 75 Quinsigamond Avenue (MBL 05-023-00093) (ZB-2021-061)
Special Permit: To allow an automobile refueling station in a BG-3.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17)
Special Permit: To allow an food service use with drive-thru in a BG-3.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6)
Petitioner: Neon Marketplace Operating I, LLC
Present Use: Vacant lot
Zone Designation: BG-3.0 (Business, General) zoning district & within the floodplain overlay district
Petition Purpose: The applicant seeks to construct a +/- 5,785 SF convenience store with a food-service drive-thru component, a +/- 5,000 SF fueling canopy for a proposed gas station, and related surface parking and to conduct associated site work
Public Hearing Deadline: 1/23/2022 Constructive Grant Deadline: 02/02/2022

3. 0, 9, & 19 Hemans Street, 7 Hemans Court, and 40R Milton Street (MBL 09-030-00005, -00009, -004-5, -007-2; & 09-031-00023) (ZB-2021-064)
Variance: For relief from the minimum parking requirement for a residential use (Article IV, Section 7, Table 4.4)
Petitioner: Boghos Properties, LLC
Present Use: Presently on the premises at 7 Hemans Court, 0 & 9 Hemans Street, and 40R Milton Street are vacant lots and at 19 Hemans Street is a single-family dwelling (slated for demolition)
Zone Designation: RG-5 (Residence, General) zoning district
Petition Purpose: The applicant seeks to construct a +/- 7 story multi-family dwelling, with a total of +/- 216 residential units, +/- 329 parking spaces (surface and garage), and related site improvements
Public Hearing Deadline: 1/23/2022 Constructive Grant Deadline: 2/27/2022

4. 30 June Street (MBL 11-030-00009) (ZB-2021-065)
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 reduce the number of required parking spaces by 10% (Article IV, Section 7, A. 2.)
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 three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.)
Variance: For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
Petitioner: Permit Solutions c/o Kevin Kieler
Present Use: Presently on the premises is an existing two-family detached dwelling
Zone Designation: RL-7 (Residence, Limited) zoning district
Petition Purpose: The applicant seeks to convert the existing two-family structure into a three-family detached dwelling and conduct associated site work.
Public Hearing Deadline: 02/05/22 Constructive Grant Deadline: 03/12/22

New Business – Public Hearings

5. 16 Fremont Street (MBL 27-019-00006) (ZB-2022-001)
Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
Petitioner: Diana Altamirano
Present Use: Presently on the premises is a single-family detached dwelling
Zone Designation: RG-5 (Residential, General) zoning district
Petition Purpose: The applicant seeks to convert the single-family detached dwelling into a two-family detached dwelling and to conduct associated site work.
Public Hearing Deadline: 02/11/22 Constructive Grant Deadline: TBD

6. 13 Butternut Hill Drive (MBL 21-014-00003) (ZB-2022-002)
Extension of Time:
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 (Residential, Single Family) zoning district
Petition Purpose: The applicant seeks to construct an additional two-car garage adjacent to the existing garage, and to conduct associated site work.
Public Hearing Deadline: N/A Constructive Grant Deadline: N/A

Other Business

- 7. Communications**
- 8. Discussion of Board Policies and Procedures**
- 9. Approval of Minutes – 12/8/2021**

Adjournment