



City of Worcester Zoning Board of Appeals Meeting Agenda

Wednesday, April 17, 2024, at 5:30 PM

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

Board Members

Russell Karlstad, *Chair*
Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*
Shannon Campaniello, *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/](http://www.worcesterma.gov/planning-regulatory/)

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 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ'-म अनरोधपचात उ
उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyereasee ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

Division Staff

Michelle Smith, ACDO
Victor Panak, Chief Planner
Eric Flint, Conservation Planner
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Andreana Brenner, Planning Analyst
Olivia Holden, Planning Analyst
Lisa Nguyen, Staff Assistant II
Amy Beth Laythe, Administrative Assistant

Upcoming Meetings

May 6, 2024
June 3, 2024
June 24, 2024
July 15, 2024
August 5, 2024
August 26, 2024
September 16, 2024

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://cityofworcester.webex.com/meet/zoningboardofappealswebex>
- Call **1-844-621-3956 (Access Code: 2630 362 4924)**

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

Application materials may be viewed online at:

www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.
or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

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 2 business days in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440

Call to Order – 5:30 pm

New Business – Public Hearings

1. 37 Natural History Drive (ZB-2024-004) (MBL 46-011-108-3)

Variance: For relief from the minimum frontage requirement for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Rocco Leone

Present Use: Presently on the premises is a vacant lot with an existing driveway

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

Petition Purpose: The petitioner seeks to construct a new single-family detached dwelling and make associated site improvements

Public Hearing Deadline: 6/2/2024 **Constructive Grant Deadline:** 7/7/2024

New Business – Public Hearings

2. 43 (aka 41) Harvard Street (ZB-2024-020) (MBL 02-030-08-10)
Special Permit: To extend, alter, or change a privileged nonconforming structure and/or use (Article XVI, Section 4)
Petitioner: Flanders Harvard Street Associates
Present Use: Presently on the premises is a ±21,740 SF office building.
Zone Designation: BO-1.0 (Business, Office)
Petition Purpose: The petitioner seeks to install an elevator to allow access to the 2nd floor of the existing office building.
Public Hearing Deadline: 6/1/2024 Constructive Grant Deadline TBD

3. 4 (Lot B) & 6 (Lot A) Cliff Street (ZB-2024-022) (MBL 31-002-002+5)
Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2)
Variance: For relief from the minimum frontage requirement for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum side-yard requirement for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)
Petitioner: B+V
Present Use: Presently on the premises of 4 Cliff Street is an existing single-family detached dwelling
Zone Designation: RL-7 (Residence, Limited) & MG-1.0 (Manufacturing, General) zoning district
Petition Purpose: The petitioner seeks to divide the lot and construct a 2-story, 3-bedroom, single-family detached dwelling at 6 Cliff Street (Lot A)
Public Hearing Deadline: 6/2/2024 Constructive Grant Deadline 7/7/2024

4. 225 Shrewsbury Street & 68 Albany Street (ZB-2024-023) (MBL 16-031-00003 & -032-02+2A)
Extension of Time:
Variance: For relief from the maximum height dimensional requirement in an BG-3.0 Zone (Article IV, Section 4, Table 4.2)
Petitioner: Lundgren Equity Partners LLC
Present Use: Presently on the premises of 225 Shrewsbury Street is multi-tenant commercial structure and related surface parking and on 68 Albany Street is an industrial building
Zone Designation: BG-2.0 (Business, General) and MG-2.0 (Manufacturing, General) zoning district
Petition Purpose: At 225 Shrewsbury Street the applicant seeks an extension of time for previously approved relief to construct a ±204,413 SF, ±7-story, multifamily high-rise structure with ±218 dwelling units, with the majority of the existing multi-tenant building to remain, to re-configure parking to provide ±178 spaces, and conduct associated site improvements. At 68 Albany Street the applicant seeks to demolish the existing building, construct a ±100 space surface parking lot, and conduct associated site improvements.
Public Hearing Deadline: N/A Constructive Grant Deadline 5/2/2024

New Business – Public Hearings

5. 16 Tamar Avenue (ZB-2024-024) (MBL 34-030-00014)

Variance: For relief from the minimum frontage requirement for a single-family dwelling in an RS-7 (Residence, Single-Family) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: GM Properties LLC

Present Use: Presently on the premises is a ±2,715 SF single-family detached dwelling

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

Petition Purpose: The petitioner seeks to subdivide the existing lot and construct an additional single-family detached dwelling with 3 bedrooms on the second lot, and associated site improvements.

Public Hearing Deadline: 6/1/2024 **Constructive Grant Deadline** 7/6/2024

6. 112, 114, 116, 120 & 120 ½ Houghton Street & 1 Nuttall Lane (ZB-2024-026) (MBL 35-006-00085, -00086, -00094; 35-007-87-92, -00019)

Extension of Time:

Special Permit: To allow a Nursing Home (General Use # 12, Table 4.1) in an RG-5 (Residence, General) zoning district

Petitioner: Houghton Street Holdings, LLC

Present Use: Presently on the premises at 112, 114, 120 and 120 ½ Houghton Street are single-family detached dwellings, and at 116 Houghton Street is an existing nursing home with associated site improvements, and at 1 Nuttall Lane is an existing three-family dwelling

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

Petition Purpose: The applicant seeks to extend the previously granted approval for demolition of most of the existing site improvements (including the residential dwellings, nursing home, and related parking) and construction of a new 87-bed nursing home (+/- 17,350 SF) with 38 parking spaces, along with associated site work.

Public Hearing Deadline: N/A **Constructive Grant Deadline:** 4/14/2024

7. 6 Brattle Street (ZB-2024-027) (MBL 49-028-00055)

Special Permit: To allow placement, filling, or dumping of earth or other material not associated with any construction activities (Article IV, Section 5.A.4)

Petitioner: Kostantinos Angelis

Present Use: Presently on the premises is a single-family detached dwelling

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

Petition Purpose: The petitioner seeks to store soil onsite excavated from a building project located across the street at 1-7 Brattle Street, and then remove the soil after the completion of excavation.

Public Hearing Deadline: 6/1/2024 **Constructive Grant Deadline** TBD

Other Business

8. Communications

9. Approval of Minutes –3/25/2024

10. Discussion of Board Policies and Procedures

- a. 54 North Ramah Circle – Notice of Activity & Use Limitation.
- b. 7 Clapp Street – Notice of Recorded Notice & Use Limitation.
- c. 158 Dorchester Street – Notice of Activity & Use Limitation.

Adjournment