



### Board Members

Vadim Michajlow, *Chair*  
Joseph Wanat, *Vice-Chair*  
Andrew Freilich  
Robert Haddon, *Alternate Member*  
Russell Karlstad, *Alternate Member*

Contacting the Board's Office  
Division of Planning and Regulatory  
Services serves as the Board's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 31440
- **Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)

The Zoning Board 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.

### Decisions

Typically, the Board signs decisions at its next regularly scheduled meeting and files its decision (final action) with the City Clerk the next day. Applicants will be notified of the Board's final action via mail. After the 20 day appeal period has expired, the applicant must obtain a certified copy of the decision from the City Clerk and record that same copy at the Worcester County Registry of Deeds.

### Our Mission

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

### Division Staff

Stephen S. Rolle, Director  
Domenica Tatasciore, Chief Planner  
Michelle Smith, Senior Planner  
Michael Antonellis, Senior Planner  
Susan Arena, Preservation Planner  
Deborah Steele, Principal Staff Asst

### Upcoming Meetings

February 12, 2018  
March 5, 2018  
March 26, 2018  
April 23, 2018  
May 14, 2018  
June 4, 2018  
June 25, 2018  
July 16, 2018  
August 6, 2018  
August 27, 2018

# City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, January 22, 2018

Worcester City Hall, Levi Lincoln Chamber (3rd floor, #309), 455 Main Street, 5:30 P.M.

## Board Site Views

Call to Order – 5:30 pm

## Former Board Member - Certificates of Service

## Approval of the Minutes

## Requests for Continuances, Extensions of Time, Postponements, Withdrawals

## Unfinished Business

### 1. 496 Hamilton Street (ZB-2017-063)

#### **Special Permit:**

To allow single-family attached dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)

Petitioner:

Edward Kooyomjiam

Present Use:

Presently on the premises is a single-family detached dwelling, with associated site improvements.

Zone Designation:

RL-7 (Residence, Limited) zoning district

Petition Purpose:

The applicant seeks to demolish the existing structure and construct a development, consisting of 10 single-family attached dwelling units, along with related grading, paving, drainage, and site work.

Public Hearing Deadline: ~~42/21/17~~, 1/8/18

**MEETING CANCELLED – ALL ITEMS  
POSTPONED TO FEBRUARY 12, 2018 AT  
5:30 PM, LEVI LINCOLN CHAMBERS**

**2. 37 Fruit Street & 59 William Street (ZB-2018-003)**

- Special Permit:** To allow a multi-family residence in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #5)
- Special Permit:** To allow a lodging house in an BO-1.0 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)
- 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 (Article IV, Section 7, Table 4.4)
- Variance:** For relief from the minimum frontage dimensional requirements (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum front-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum rear-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum exterior side-yard setback dimensional requirements (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum lot area dimensional requirements (Article IV, Section 4, Table 4.2)
- Petitioner:** Hampton Properties, LLC
- Present Use:** Presently on the premises at 37 Fruit Street & 59 William Street are two residential/professional office structures.
- Zone Designation:** 37 Fruit Street - BO-1.0 (Business, Office) zoning district & 59 William Street - RL-7 (Residence, Limited) zoning district
- Petition Purpose:** The applicant seeks to convert the existing structure at 37 Fruit Street into a lodging house with a total of 12 dwelling units along with office space and to convert the existing structure at 59 William Street into a multi-family low-rise dwelling, with a total of 6 dwelling units, along with related exterior changes for egress, and to re-configure and expand the parking areas to be used in association therewith, along with related site work.

**Public Hearing Deadline:** 2/8/18

**Constructive Grant Deadline – Variance:** 3/15/18

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## **New Business**

### **3. Lot 2 – 36 Mountain Street West (ZB-2017-054)**

**Variance:** For relief from the minimum frontage dimensional requirement in a BL-1.0 Zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Lorne Johnson

**Present Use:** Presently on the premises is a partially paved lot.

**Zone Designation:** BL-1.0 (Business, Limited)

**Petition Purpose:** The applicant seeks to construct a two-family detached dwelling along with related site work.

**Public Hearing Deadline:** ~~11/22/17~~, ~~1/8/18~~, 1/22/18

**Constructive Grant Deadline – Variance:** ~~12/27/17~~, ~~1/30/18~~, 2/28/18

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### **4. 249, 261 & 265 Lake Avenue (ZB-2017-058)**

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

**Petitioner:** Cherele Gentile, Trustee of Manor Real Estate Trust

**Present Use:** Presently on the premises at 249 Lake Avenue is a restaurant and at 261 & 265 Lake Avenue are residential structures with related site improvements.

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

**Petition Purpose:** The applicant seeks demolish the existing structures and construct 2 single-family attached structures, for a total of 7 dwelling units, along with associated parking and related site work.

**Public Hearing Deadline:** ~~11/30/17~~, ~~1/8/18~~, 1/22/18

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### **5. 384 Southwest Cutoff (ZB-2017-065)**

**Special Permit:** To allow filling and/or excavating of earth (Article IV, Section 5)

**Petitioner:** Joseph F. Shay, Jr.

**Present Use:** Presently on the premises is a vacant lot with an existing driveway and stormwater features servicing the abutting property, at 330 Southwest Cutoff.

**Zone Designation:** ML-0.5 (Manufacturing, Limited) zoning district

**Petition Purpose:** The applicant seeks to conduct granite quarrying operations at the site, along with related grading, drainage, and site work.

**Public Hearing Deadline:** ~~1/3/18~~, ~~1/8/18~~, 1/22/18

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**6. 5 Trowbridge Road (ZB-2017-066)**

**Special Permit:** To allow a fraternity/sorority/cooperative residence in an RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #5)

**Petitioner:** AGD Fraternity Housing Corporation-Zeta Zeta (Worcester Polytechnic University), LLC

**Present Use:** Presently on the premises is a single-family detached dwelling, with associated site improvements

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

**Petition Purpose:** The applicant seeks to convert the existing structure into a sorority house and to construct a parking area to be used in association therewith, along with related site work.

**Public Hearing Deadline:** ~~4/4/18, 4/8/18, 1/22/18~~

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**7. 118 Commonwealth Avenue (ZB-2017-067)**

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

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

**Petitioner:** Goldstar Builders, Inc.

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

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

**Petition Purpose:** The applicant seeks to construct a two dwelling unit addition to the existing structure, to be used as a single-family attached dwelling (total of three units), along with associated site work.

**Public Hearing Deadline:** ~~4/4/18, 4/8/18, 1/22/18~~

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**8. 11 Nathaniel Court (aka 80 Southwest Cutoff) (ZB-2018-002)**

**Special Permit:** To allow for a change of a privileged non-conforming use to a use of a similar nature (Article XVI, Section 4)

**Petitioner:** David M. Abramo

**Present Use:** Presently on the premises is a vacant partially paved lot, previously used in association with a privileged non-conforming commercial use.

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

**Petition Purpose:** The applicant seeks to construct a commercial structure, to be used in association with a motor-vehicle/trailer/boat sales/rental and/or motor vehicle service, repair, garage, and/or display use, & to conduct associated site work.

**Public Hearing Deadline:** 2/8/18

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**9. 182 Southwest Cutoff (ZB-2018-004)**

**Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7)

**Petitioner:** Sabatini Realty Trust/Dario Diesel, Inc.

**Present Use:** Presently on the premises is a structure that is under construction to be used for truck sales, maintenance, and repair.

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

**Petition Purpose:** The applicant seeks to eliminate required landscaping.

**Public Hearing Deadline:** 2/9/18

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**10. 15 Decatur Street (ZB-2018-006)**

**Special Permit:** For relief of the dimensional requirements for a Residential Conversion in a RG-5 Zoning District (Article IV, Section 9)

**Petitioner:** Dariusz Pietron

**Present Use:** Presently on the premises is a pre-existing non-conforming three-family detached dwelling and associated site improvements.

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

**Petition Purpose:** The applicant seeks to convert the existing structure to provide for an additional dwelling unit (for a total of 4 dwelling units), to be used as a multi-family low-rise, and to construct an associated off-street parking area, along with related site work.

**Public Hearing Deadline:** 2/11/18

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**11. 231 Lake Avenue (ZB-2018-007)**

**Special Permit:** To allow a Three-Family Dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

**Petitioner:** One Waterfront, LLC

**Present Use:** Presently on the premises is a two-family detached dwelling and associated site improvements.

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

**Petition Purpose:** The applicant seeks to convert the existing structure to provide an additional dwelling unit (for a total of 3 dwelling units), to be used as a three-family dwelling, along with related site work.

**Public Hearing Deadline:** 2/15/18

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**12. 646 Salisbury Street (ZB-2018-008)**

**Special Permit:** To allow for a change of a privileged non-conforming use to a use of a similar nature (Article XVI, Section 4)

**Petitioner:** Jewish HealthCare Center, Inc.

**Present Use:** Presently on the premises is structure and associated parking area used as a privileged non-conforming business use.

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

**Petition Purpose:** The applicant seeks to allow the structure to be used in association with a proposed nursing home use.

**Public Hearing Deadline:** 2/21/18

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**13. 9 Mount Pleasant Street (ZB-2018-009)**

**Variance:** For relief from the frontage dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Matthew 25 Inc.

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

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

**Petition Purpose:** The applicant seeks to construct to construct 2 two-family detached dwellings (for a total of 4 units), along with associated site work.

**Public Hearing Deadline:** 2/21/18

**Constructive Grant Deadline – Variance:** 3/28/18

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**14. 52 Queen Street (ZB-2018-010)**

**Special Permit:** To allow a Professional Office Use in an RG-5 Zone (Article IV, Section 2, Table 4.1, Business Use #19)

**Petitioner:** Matthew 25 Inc.

**Present Use:** Presently on the premises multi-family dwelling and associated site improvements.

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

**Petition Purpose:** The applicant seeks to convert one dwelling unit into professional office space, along with associated site work.

**Public Hearing Deadline:** 2/22/18

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**15. 131 (aka Lot 47 & 48) Sachem Avenue (ZB-2018-011)**

131 (aka Lot 47) Sachem Avenue:

- Variance:** For relief from the minimum lot area dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side-yard setback dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the front-yard setback dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Lot 48 Sachem Avenue:

- Variance:** For relief from the minimum lot area dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Petitioner: V&J, LLC
- Present Use: Presently on the premises at 131 (aka Lot 47) Sachem Avenue is a single-family dwelling and associated improvements and Lot 48 is presently vacant.
- Zone Designation: RS-7 (Residence, Single-Family) zoning district & Water Resources Overlay District (WR(GP-3))
- Petition Purpose: The applicant seeks to construct a new single-family detached dwelling on Lot 48, along with associated site work, with no exterior changes to 131 (aka Lot 47) proposed.
- Public Hearing Deadline: 2/22/18
- Constructive Grant Deadline – Variance: 3/29/18
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**Other Business**

**16. Communications**

- a. Letter from ATC Group Services, dated December 18, 2017 re: AUL for 47 Indian Lake Parkway.

**17. Signing of Decisions from prior meetings**

**Adjournment**