Meeting Canceled - All Items Postponed to 4/6/2020

Board Site Views

Call to Order – 5:30 PM

Approval of the Minutes - 1/14/19, 2/25/19, 3/18/19, 4/8/19, 4/29/19, 5/20/19, 6/10/19, 7/1/19, 7/22/19, 8/12/19, 9/9/19, 10/7/19, 10/28/19; 1/13/20; 2/3/20; 2/24/20

Requests for Continuances, Extensions, Postponements, & Withdrawals

Old Business

1. 0 Roslyn Road (aka Lot 2 or 37A & B Belcourt Road) & 39 (aka Lot 1) Belcourt Road (MBL 46-009-368-A & -00368)(ZB-2019-065)

Variance: For relief from the minimum frontage dimensional requirement (Article IV, Section 4, Table 4.2)

Petitioner: Tony Nguyen of Worcester Affordable Housing Trust

Present Use: Presently on the premises at 39 Belcourt Road (Lot 1) is a single-family dwelling and on proposed Lot 2 is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a two-family detached dwelling and conduct related site work on proposed Lot 2.

Hearing Opened: 1/13/2020; Constructive Grant Deadline: 4/7/2020

New Business

2. 33 Dominion Road (MBL 46-006-00180) (ZB-2019-011)

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

Petitioner: Silver Tree Realty, LLC

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

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

Petition Purpose: The applicant seeks to construct a single-family attached dwelling (with a total of 3 dwelling units), and to conduct associated site work.

Public Hearing Deadline: 3/16/2020; Constructive Grant Deadline: TBD
New Business

3. 14 (aka Lots 1 & 2) Wendover Road (MBL 49-016-00014) (ZB-2020-016)

Lot 2 Wendover Road (Proposed):

Variance: For relief from the minimum frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Joshua & Aura Hernandez

Present Use: Presently on the premises at 14 Wendover Road (aka proposed Lot 1) is an existing, single-family detached dwelling, proposed Lot 2 is vacant, and on both proposed Lot 1 and proposed Lot 2 is a driveway.

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

Petition Purpose: The applicant seeks to divide the existing lot into two, with the existing dwelling at 14 Wendover Road to remain, demolish the existing driveway, and construct a single-family detached dwelling on proposed Lot 2, along with related site work.

Public Hearing Deadline: 4/16/2020; Constructive Grant Deadline: 5/21/2020

4. 55 Greencourt Street (MBL 35-015-0003) (ZB-2020-018)

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

Petitioner: Luigi DiGioia

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

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

Petition Purpose: The applicant seeks to construct a single-family detached dwelling and conduct related site work.

Public Hearing Deadline: 4/16/2020; Constructive Grant Deadline: 5/21/2020

5. 5 (aka Lots 5A & 5B) Reeves Street (MBL 10-024-00022) (ZB-2020-020)

Proposed Lot 5A Reeves Street:

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

Variance: For relief from the minimum frontage dimensional requirement for a single-family semi-detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Michelle M. and David D. Hutchins, Sr.

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

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

Petition Purpose: The applicant seeks to construct a single-family semi-detached (aka duplex) dwelling (with a total of 2 dwelling units), and conduct related site work.

Public Hearing Deadline: 4/19/2020; Constructive Grant Deadline: 5/24/2020
Other Business

6. Communications

7. Review & Approval of the Draft 2021 Schedule of Meeting Dates and Filing Deadlines

8. Discussion of Board Policies and Procedures

9. Signing of Decisions (from prior meetings)

Adjournment