City of Worcester
Zoning Board of Appeals Meeting Agenda
Monday, January 11, 2021 at 5:30 PM*

To participate, please call 415-655-0001 (Access Code: 160 884 7670) or use this link to join: https://cow.webex.com/meet/zoningboardofappealswebex

*Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via remote participation.

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 or
- Call 415-655-0001 (Access Code: 160 884 7670) for the Zoning Board.

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 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.

Call to Order – 5:30 PM

Due to technical difficulties experienced during this meeting, all items listed on this agenda were unanimously postponed to a Special Meeting of the Zoning Board of Appeals to be held remotely on Wednesday, January 27, 2021 at 5:30 PM.

Please e-mail planning@worcesterma.gov for more information.
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.

   **Previous Testimony Date(s):** 10/5/2020; **Constructive Grant Deadline:** TBD

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New Business – Public Hearings

2. **54 Cedar Street (MBL 02-048-00012) (ZB-2020-062)**

   **Special Permit:** To allow a multi-family low-rise dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #11)

   **Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

   **Petitioner:** Hampton Properties LLC

   **Present Use:** A +/- 15,470 SF residential structure, most recently used as a dormitory, with associated off-street parking.

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

   **Petition Purpose:** To renovate and convert the existing structure into a multi-family low-rise dwelling (total of 5 units) and conduct associated site work.

   **Public Hearing Deadline:** 3/3/2021; **Constructive Grant Deadline:** 4/7/2021

3. **64 (aka 66) Cedar Street (MBL 02-048-00002) (ZB-2020-063)**

   **Special Permit:** To allow a multi-family low-rise dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #11)

   **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 multi-family low-rise dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

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

   **Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

   **Petitioner:** Hampton Properties LLC

   **Present Use:** A +/- 11,348 SF structure, formerly used as a dormitory, with associated off-street parking.

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

   **Petition Purpose:** To renovate and convert the existing structure into a multi-family low-rise dwelling (total of 9 units), construct related parking, and conduct associated site work.

   **Public Hearing Deadline:** 3/3/2021; **Constructive Grant Deadline:** 4/7/2021
New Business – Public Hearings

4. 61 South Ludlow Street (MBL 28-023-00001) (ZB-2021-002)

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

Petitioner: SA Partners, Inc.

Present Use: A privileged, non-conforming automobile refueling station and convenience store with associated site improvements.

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

Petition Purpose: To maintain the existing uses and add a package store (sale of alcoholic beverages) use within the existing building.

Public Hearing Deadline: 2/26/2021; Constructive Grant Deadline: TBD

Other Business

5. Communications

6. Discussion of Board Policies and Procedures

7. Approval of Minutes

Adjournment