

**MINUTES OF THE PROCEEDINGS OF THE  
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER  
February 11, 2021**

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 was conducted through remote participation. The meeting was livestreamed from the City of Worcester website and via the local cable access channel and is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 730323290#), which was publicized on the posted meeting agenda and during the video broadcast.

Zoning Board Members Joseph Wanat, Chair  
Participating: Russell Karlstad, Vice Chair  
Jordan Berg Powers  
George Cortes  
Robert Haddon, Alternate Member

Zoning Board Members Not  
Participating:

Staff Participating: Stephen Rolle, Division of Planning & Regulatory Services  
Amanda Molina Dumas, Division of Planning & Regulatory Services  
John Kelly, Department of Inspectional Services

**Call to Order – 5:30 PM**

**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 Parkwa 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

Boakye Osei Bonsu called in for the application. Mr. Bonsu stated that he received approval for open lot storage in 2014 and he is now looking to do the additional business of dismantling of vehicles on the site.

Mr. Wanat stated that this application had been before the Board before and it looks like changes have been made to the plan and asked Mr. Bonsu to review the changes that have been made. Mr. Bonsu reviewed the changes he had made to the plans.

Mr. Rolle reviewed the amended plans for the site and stated that staff still have concerns relative to the layout and the screening proposed for the site.

Mr. Kelly asked Mr. Bonsu to review the different operations for the site and how long each operation has been in business. Mr. Bonsu stated that he currently sells cars and stores cars that will eventually be sold at auction.

The Board members stated that they think this application was brought before the Board prematurely as the applicant has not addressed all the city concerns so the applicant should request to continue the item until he has straightened out all the issues the city has concerns with.

**Public Comment**

Mr. Greene stated that in past few years the cars on site have expanded and expressed concern about leaking oil fuel on site and how that will be handled.

Janice Stefano stated that the site is already overcrowded and cars are blocking the sidewalk and she has concerns that the applicant has not complied with original license so does not think he should be able to expand as the site is an eyesore.

Shirley Burke stated that she has similar concerns and stated she wants to be notified of next meeting and this project will devalue her property. Mr. Rolle explained that the Board will specify the date that the meeting is continue to tonight and the public is welcome to email staff or view the city web site where agendas are posted.

Jeff Duclos stated he agreed with the neighbors but would like to add there are safety concerns as the trucks dropping off cars are blocking Millbury Street.

Monica Gortz stated she also has concerns about the traffic safety in the area.

Richard Anderson stated that the 2013 meeting the application was for car sales and right now the applicant is not meeting the requirements for what he originally applied for.

Jeff Lockler stated that he has concern about debris and fluids leaking from the site.

Mr. Wanat reviewed the questions that need to be addressed by Mr. Bonsu.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers, the Board voted 5-0 to continue the application to the April 5, 2020 Zoning Board of Appeals meeting.

**New Business – Public Hearings**

**2. 132 Sears Island Drive (MBL 13-034-73+74) (ZB-2020-057)**

**Special Permit:** To exceed the maximum size (footprint or SF) limitation for a detached garage (Article IV, Section 8)

**Variance:** For relief from the maximum height dimensional requirement for an accessory structure in a residential district (Article IV, Section 8)

**Petitioner:** Aaron P. Dahrooge

**Present Use:** A single-family detached dwelling and two detached garages, with associated site improvements.

**Zone Designation:** RS-7 (Residence, Single Family) zoning district and within the floodplain overlay district

**Petition Purpose:** To demolish the existing garages, construct a detached garage, and conduct associated site work.

**Public Hearing Deadline:** 3/26/2021      **Constructive Grant Deadline:** 4/20/2021

Aaron Dahrooge and Dave Sadowski, the engineer for the project, called in for the application. He stated that he is looking demolish the existing garage and build a better garage for the site.

Mr. Molina Dumas reviewed the project proposed.

Mr. Dahrooge requested the waivers suggested by staff and was in agreement with the Conditions of Approval suggested by staff.

Mr. Berg Powers requested the applicant review the height proposed for the garage.

Mr. Karlstad requested to know how many cars would be stored in garage. Mr. Dahrooge stated two and a sailboat.

**Public Comment**

No Public Comment.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers, the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers, the Board voted 5-0 to approve the Special Permit to exceed max size limitation by 530 SF for a detached garage & Variance for 3.5 feet from the max height requirement; approved with waivers requested by the applicant; approved with Conditions of Approval from staff memo which include prior to issuance of a building permit that submission of final revised site plan-set & architectural plans; that recharge 100% roof runoff; that prior to issuance of Certificate of Occupancy, provide written certification from Professional Engineer or Architect re: stormwater system and flood vents; perpetual – no expansion of impervious area except those depicted on approved plan; floor vents shall remain in working condition; garage shall not be habitable; garage shall be used in associated with residential dwelling and not for business purposes; Variance for height applies to the garage as proposed; substantial accordance); and friendly amendment that: 1). no repair of motor vehicles or body work of any type, with no storage of hazardous materials; 2). No storage of unregistered vehicle.

**3. 298 Plantation Street (aka 2 Northboro Street) (MBL 17-025-04+05) (ZB-2020-065)**

**Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use in a RL-7 zone (Article XVI, Section 4)

**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)

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

**Variance:** For relief from the minimum exterior side-yard setback dimensional requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the maximum floor area ratio (FAR) requirements for the RL-7 Zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Rodney Haddad of Remp Realty LLC

**Present Use:** A +/- 2,979 SF non-conforming one-story commercial structure, formerly used as a dry cleaner, with associated off-street parking.

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

**Petition Purpose:** To renovate and convert the existing structure into a food service establishment (deli), construct a second story addition with two dwelling units, construct off-street parking, and conduct associated site work.

**Public Hearing Deadline:** 4/10/2021      **Constructive Grant Deadline:** 5/15/2021

Zac Couture from H.S&T Group along with Rodney Haddad called in for the application.

Mr. Couture stated that this application was approved in 2015 but that approval has expired and now the application is back before the Board with some amendments. The applicant wants to convert the second story into two dwelling units, with the previously proposed deli on the first story, and the parking has been re-configured. Mr. Couture reviewed the changes proposed. Mr. Couture stated that they would be requesting the waivers suggested by staff and was in agreement with Conditions of Approval suggested by staff.

Mr. Rolle reviewed the scope of the project and what changes had been made since original approval including the parking layout.

The Board and Mr. Couture discussed the parking layout for the site.

Mr. Berg Powers stated that he would not be in support of the project as it is too much for the area.

**Public Comment**

Leonard Ciffuido stated he lives in the neighborhood and chairperson of the local neighborhood association and expressed concern about how large the proposed project would be and the lack of parking

Yvonee Dibetto stated that her tenants have been asking for this type of food establishment in neighborhood for years and thinks the parking could be worked out.

Carolyn Barelli, expressed concern about the parking and increased traffic in the area.

David and Susan Niddrie stated that they were calling in to support of the applicant.

Olivia Casella spoke in support of the application.

David Wilder spoke in support of the application

Mr. Wanat stated he believes the application could work but needs to know more about fencing and how delivery would be handled and asked Mr. Haddad to review that.

Mr. Couture stated that he like to continue the application to see if he can make changes to the plan to address the Board's concerns.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers, the Board voted 5-0 to continue the Special Permit and Variance applications to the March 16, 2021 Zoning Board of Appeals meeting.

**4. 757 Salisbury Street (MBL 50-023-00001) (ZB-2021-001)**

**Variance:** For relief of the maximum height dimensional requirements (Article IV, Section 4, Table 4.2)

**Petitioner:** Premier Property Group, LLC

**Present Use:** Vacant residential buildings.

**Zone Designation:** RS-10 (Residence, Single Family) and RS-7 (Residence, Single Family) zoning districts

**Petition Purpose:** To construct a Continuing Care Retirement Community (CCRC) consisting of three multi-family, low-rise buildings with a total of +/- 123 dwelling units, an associated driveway network, and related site work on approximately 17 acres of land (located off Salisbury Street).

**Public Hearing Deadline:** 4/10/2021      **Constructive Grant Deadline:** 5/15/2021

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers, the Board voted 5-0 to postpone the application to the February 22, 2021 Zoning Board of Appeals meeting and to extend the Constructive Grant Deadline to March 16, 2021.

**5. 222 Brooks Street (MBL 23-002-00002) (ZB-2021-004)**

***Amendment to:***

**Special Permit:** To allow multi-family low-rise dwellings 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, A, 2)

**Petitioner:** GoVenture Capital Group, LLC

**Present Use:** A vacant lot. The applicant previously received approval to construct two (2) multi-family low-rise dwellings (with a total of 111 units) with associated surface and garage parking areas, and to conduct related site work (ZB-2020-043).

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

**Petition Purpose:** To amend the existing approval to combine the buildings into one (1) multi-family low-rise structure (with a total of 111 units) and to reconfigure the site layout (including structure and parking areas), and to conduct related site work.

**Public Hearing Deadline:** 3/26/2021      **Constructive Grant Deadline:** TBD

Chris Anderson from Hannigan Engineering called in for the applicant, GoVenture Capital Group, LLC. The project had previously been before the Zoning Board of Appeals and this application is to amend the existing

approval to combine the two approved buildings into one multi-family building, and some changes to the site work.

Mr. Rolle and Ms. Molina Dumas reviewed the changes made from the original proposal.

Mr. Karlstad stated that he does not see this as an amendment but as a whole new project and would not be in support of it.

Mr. Berg Powers stated that he feels like that it stretching it calling it an amendment but will vote yes on application.

Mr. Cortes asked if any of the apartments would be designated as affordable units. Response was that that all apartments would be market rate.

**Public Comment**

No Public comment.

Upon a motion by Mr. Berg Powers and seconded by Mr. Karlstad, the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. Berg Powers and seconded by Mr. Karlstad, the Board voted 4-1 (Mr. Karlstad voting against) to approve the amendment to the Special permit to allow multi-family low-rise dwelling in RL-7 and Special permit to modify parking; approved with Condition of Approval from staff memo which includes submission of final revised site plan-set, architectural plans & landscaping plan; minimum of 40 EV or EV ready spaces shall be provided at time of CO; rear/eastern portion of site shall remain wooded; all parking spaces shall be striped in accordance with plans and accessible spaces placarded; snow storage shall not be located in required parking or landscaped buffers and shall be trucked off site so as to not impede visibility; and that the project be built in substantial accordance with the plans submitted.

**6. 21 Sigel Street (aka Lot 1B) & 39 Endicott Street (aka Lot 1A) (MBL 05-021-00058) (ZB-2021-006)**

**21 (aka Lot 1B) Sigel Street (Proposed):**

**Variance:** For relief from the minimum lot area dimensional requirement for a two-family dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

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

**39 (aka Lot 1A) Endicott Street (Proposed):**

**Variance:** For relief from the minimum lot area dimensional requirement for a three-family dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

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

**Petitioner:** Wando Oliveira

**Present Use:** At 21 Sigel Street (aka Lot 1B) is a privileged, non-conforming two-family detached dwelling, and at 39 Endicott Street (aka Lot 1A) is a privileged, non-conforming three-family detached dwelling.

**Zone Designation:** RG-5 (Residence, General) zoning district and within the floodplain overlay district

**Petition Purpose:** To divide the existing lot into two, with the two-family detached dwelling at 21 Sigel Street and the three-family detached dwelling at 39 Endicott Street each to remain on their own lot.

**Public Hearing Deadline:** 3/26/2021      **Constructive Grant Deadline:** 4/20/2021

David Sadowski called in for the applicant, Wando Oliveria.

Mr. Sadowski stated that Mr. Oliveria purchased these two lots and seeks to divide the lots and have a building on each lot.

Ms. Molina Dumas reviewed the scope of the project.

Mr. Sadowski stated he would request the waivers suggested by staff and was in agreement with Conditions of Approval suggested by staff.

**Public Comment**

No Public comment.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers, the Board voted 5-0 to close the Public Hearing.

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers, the Board voted 5-0 Motion to approve the Variance for lot area (2,274 SF) and frontage(5 feet) for proposed 21 Sigel Street and Variance for lot area (2,681 SF) and frontage (10.4 feet) for proposed 39 Endicott Street; approved requested with waivers requested by the applicant; approved with Conditions of Approval from staff memo which includes; conditions of variances apply to and carry with affected land known as lots 1A and 1B; and that the project be built in substantial accordance with the plans submitted.

**Other Business**

**7. Communications**

**8. Discussion of Board Policies and Procedures**

**9. Approval of Minutes - 7/13/2020** – Upon a motion by Mr. Berg Powers and seconded by Mr. Karlstad the Board voted 5-0 to approve the minutes of July 13, 2020.

**Adjournment**

Upon a motion by Mr. Karlstad and seconded by Mr. Berg Powers, the Board voted 5-0 to adjourn the meeting at 8:43 p.m.