City of Worcester Zoning Board of Appeals
Meeting Agenda
Monday, June 28, 2021 at 5:30 PM
Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

This meeting is canceled.
All items listed on the agenda are postponed to the next Zoning Board of Appeals Meeting to be held on Monday, July 19, 2021 at 5:30 PM.

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

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://cow.webex.com/meet/zoningboardofappealswebex or

Note: If technological problems interrupt the virtual meeting, the meeting will continue.

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, 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 no later than 48 hours in advance of the meeting.

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 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.

Testimony Dates: 10/5/2020; 2/11/2021

Constructive Grant Deadline: TBD

New Business – Public Hearings

2. 116 Malvern Road (MBL 26-022-00003) (ZB-2021-030)

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

Special Permit: To allow a three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

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: Wilbert DeLaRosa

Present Use: A two-family detached dwelling with off-street parking

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

Petition Purpose: To construct an addition to convert the existing two-family detached dwelling into a three-family detached dwelling, with associated site improvements.

Public Hearing Deadline: 7/25/2021

Constructive Grant Deadline: 8/29/2021

3. 49 Chilmark Street (MBL 16-019-00002) (ZB-2021-033)

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

Lot 2 Chilmark Street (Proposed):

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

Lot 3 Chilmark Street (Proposed):

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

Petitioner: Harry Avery

Present Use: A vacant lot.

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

Petition Purpose: To construct a single-family attached dwelling (with a total of 4 units), and to conduct associated site work.

Public Hearing Deadline: 7/25/2021

Constructive Grant Deadline: 8/29/2021
**New Business – Public Hearings**

<table>
<thead>
<tr>
<th>No.</th>
<th>Address</th>
<th>Special Permit</th>
<th>Variance</th>
<th>Petitioner</th>
<th>Present Use</th>
<th>Zone Designation</th>
<th>Petition Purpose</th>
<th>Public Hearing Deadline</th>
<th>Constructive Grant Deadline</th>
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<tbody>
<tr>
<td>4.</td>
<td>43 Lancaster Street (MBL 02-043-00094) (ZB-2021-038)</td>
<td>To modify dimensional standards for a Residential Conversion (Article IV, Section 9)</td>
<td>For relief from the minimum parking requirements for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)</td>
<td>Gregory Lavelle</td>
<td>A low-rise residential building with 3 units and associated off-street parking.</td>
<td>RG-5 (Residence, General) zoning district</td>
<td>To convert a portion of the existing building into one (1) additional dwelling unit (for a total of 4 dwelling units), and to conduct associated site work.</td>
<td>7/25/2021</td>
<td>TBD</td>
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| 5.  | 34 William Street (MBL 02-039-0039A) (ZB-2021-040) | To modify dimensional standards for a Residential Conversion (Article IV, Section 9) | For relief from the minimum parking requirements for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4) | Eileen Milton                   | A two-family detached dwelling. | RG-5 (Residence, General) zoning district | To convert the existing two-family detached dwelling into a three-family detached dwelling, and to conduct associated site work. | 7/25/2021               | 8/29/2021                   |

**Other Business**

6. Communications

7. Discussion of Board Policies and Procedures

8. Approval of Minutes – 8/3/2020; 2/22/2021

**Adjournment**