



**MINUTES OF THE PROCEEDINGS OF THE  
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER  
November 14, 2022**

Worcester City Hall – Levi Lincoln Chamber,  
with remote participation options available via Webex online at:  
<https://cow.webex.com/meet/planningboardwebex> and  
call-in number 415-655-0001 (Access Code: 160 884 7670).

Zoning Board Members Present:        Russell Karlstad, Chair  
   George Cortes  
   Anthony Dell'Aera – *Participated Remotely*  
   Shannon Campaniello  
   Jordan Berg Powers, Vice Chair - *Participated Remotely*  
   Nathan Sabo - *Participated Remotely*

Zoning Board Members Absent:        Eric Torkornoo

Staff Participating:                        Michelle Smith, Division of Planning & Regulatory Services  
   Rose Russell, Division of Planning & Regulatory Services  
   Paul Dell'Aquila, Division of Planning & Regulatory Services  
   David Horne, Building Commissioner

**Call to Order –**

Chair Karlstad called the meeting to order at 5:30.

**Requests for Continuances, Extensions, Postponements, and Withdrawals**

- Item 1:                    192 Norfolk Street (ZB-2022-052) Variance**  
Request to Postpone the Public Meeting to December 5, 2022  
Extend the Constructive Grant Deadline to January 24, 2023
  
- Item 2:                    1 & 7 Brattle Street (ZB-2022-062) Special Permit & Variance**  
Request to Postpone the Public Meeting to December 5, 2022  
Extend the Constructive Grant Deadline to January 24, 2023
  
- Item 6:                    11 Earle Terrace (ZB-2022-76) Administrative Appeal**  
Request to Postpone the Public Meeting to December 5, 2022  
Extend the Constructive Grant Deadline to January 24, 2023
  
- Item 13:                   382 Chandler Street (ZB-2022-88) Variance & Special Permit**  
Request to Postpone the Public Meeting to December 5, 2022  
Extend the Constructive Grant Deadline to January 24, 2023

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to postpone the applications.**

**New Business – Public Hearings**

**3. 16 Alden Street (MBL 06-026-00065) (ZB-2022-071)**

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

**Petitioner:** Sean L. Martin

**Present Use:** Presently on the premises is a single-family preexisting, non-conforming dwelling.

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

**Petition Purpose:** The applicant seeks retroactive approval to extend an existing deck

**Public Hearing Deadline:** 11/23/2022      **Constructive Grant Deadline:** 12/28/2022

Sean Martin described his application before the Board. Ms. Russell gave an description of the application and staff comments. Mr. Martin stated he would like to buy a portion of the abutting property but has not been able to come to an agreement with the owner. Chairman Karlstad asked how maintenance would be conducted if the deck extends to the property line. Mr. Berg Powers stated he doesn't have any issues with the fence being set on the property line.

Mr. Karlstad asked about the Staff-recommended waivers; Mr. Martin formally requested.

**Public Comment**

Frank Zitomersky, 32 Castle Street, President of the Castle Street Development Association, spoke as the owner of the adjacent property. Mr. Zitomersky noted that he had pointed out to Mr. Martin that he was building over his property line and built a deck without a licensed contractor and doesn't think it should be allowed. He offered to sell Mr. Martin the lot.

Mr. Karlstad asked the applicant if he would accept a condition to have at least a 1- or 2-ft. offset from the property line. Mr. Martin said he is amenable to a 1-ft. setback. Mr. Karlstad suggested the applicant continue the hearing until contractor gets is able to provide updated plans to DPRS. Mr. Cortes stated he is in agreement to continue the application. Mr. Dell'Aera and Ms. Campaniello also agreed. Mr. Martin requested the meeting be pushed to January 23 to allow him time to get the survey from the builder completed.

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to continue the public hearing to January 23, and to extend the constructive grant approval deadline to February 14, 2023.**

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**4. 77 Seymour Street (MBL 05-035-00009) (ZB-2022-073)**

**Special Permit:** To modify dimensional standards for a Residential Conversion (Article IV, Section 9)  
**Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)  
**Petitioner:** Maria Cuadro  
**Present Use:** Presently on the premises is a non-conforming three-family detached dwelling.  
**Zone Designation:** RG-5 (Residence, General)  
**Petition Purpose:** The applicant seeks to renovate and convert the existing structure into a multi-family dwelling with no exterior changes to the structure.  
**Public Hearing Deadline:** 12/31/22      **Constructive Grant Deadline:** 2/4/23

Maria Cuadro described her petition (with the assistance of a translator). She would like to finish the existing basement as an additional 3BR apartment. She would live on the First floor. Second and Third floors are also 3BR. There would be five parking spots total on the site.

Ms. Smith described the staff comments to the Board. The total number of bedrooms on site would remain the same although this would become a 4-family, not a 3-family. A previous application for a lodging house was denied this past summer.

Ms. Smith noted staffs suggested waivers, and Ms. Cuadro made the request formal.

Mr. Cortes stated he is in support and appreciates the applicant’s effort to be responsive to previous Board feedback. of a different approach and is in favor of approving the project. Ms. Campaniello stated she agrees that feels this is more appropriate. Mr. Dell’Aera asked if the applicant still planned to live on the premises, which was confirmed.

Public Comment

Joanne Szlyck, 59 Seymour Street asked to confirm the findings of fact was in reference to more than single people per dwelling unit and to confirm it will not be a rooming house. Mr. Karlstad and Ms. Smith clarified.

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to close the public hearing.**

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to approve the requested relief with the current bedroom count remaining the same.**

**4. 70 Gold Star Boulevard (MBL 13-30A-00002) (ZB-2022-077)**

**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)  
**Special Permit:** To allow a food service use, with a drive-thru in an MG-2.0 zoning district. (Article IV, Section 2, Table 4.1, Business Use #6)  
**Special Permit:** To allow retail sales in an MG-2.0 zoning district. (Article IV, Section 2, Table 4.1, Business Use #26)  
**Special Permit:** To modify the dimensional requirements for a permanent accessory sign (Article IV, Section 6. Table 4.3.1.)

Petitioner: Parkingway Management LLC.

Present Use: Presently on the premises is a 2-story building being used for motor vehicle repair/garage/sales and a surface display lot.

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

Petition Purpose: The applicant seeks approval to construct a ±18,100 SF commercial structure proposed to be used for retail, professional office, food service, including a drive-thru, and related site work, and ±107 surface parking, and to exceed the maximum size for permanent accessory wall signs.

Public Hearing Deadline: 12/11/2022 Constructive Grant Deadline: 1/15/2023

Mark Donahue from Fletcher Tilton on behalf of Parkingway Management introduced the project team and described the application before the Board. Luke DiStefano from Bohler Engineering was also present. Representatives from Kelly's Roast Beef attended virtually. Mr. Donahue gave a history of the site and Mr. DiStefano went over details of the plan including drive-thru configuration, landscaping, and pedestrian access/connectivity to Gold Star Blvd. and Glennie Street.

Ms. Smith detailed staff comments and recommended conditions of approval, including 5 additional suggested conditions from DTM. Shade trees at 20-foot intervals along Gold Star and should be conditioned and elimination of proposed hardscaping to promote one-way traffic on the southern Gold Star Blvd. entrance to the drive-through.

Mr. Donahue formally requested waivers for showing distance from adjacent buildings and percentage of lot covered by principal and accessory buildings.

Mr. Donahue stated they are amenable to removing the hardscape landscape island buffer surrounding the drive-through. Gold Star Blvd. exit still needs to be two-way until it gets to drive-through.

Tony Libro COO/CFO of AAM 15 Management (Kelly's Roast Beef franchisee) described the heavy drive-through traffic compared to 25% of sales coming from in-store purchases for fast food, which is why a drive-through is so important to this development in post-COVID era.

Mr. Donahue described the special permit sought for the expanded signage for ConvenientMD and the need for increased visibility.

He described the team is amenable to all proposed listed conditions except for condition K. Mr. Donahue expressed his wish to only provide only 8 EV capable charging stations instead of the 16 recommended. According to Ms. Smith, the rule of thumb standard is for 15% of total parking spaces, but that isn't codified yet. The idea is to provide infrastructure for future EV charging installation so parking lot doesn't have to be dug up. Applicant is open to 8 spaces charger-ready, whether they be double-head or not.

#### Board Discussion

Mr. Berg-Powers stated he is in favor of greener, less intense use with better pedestrian connectivity. He asked for 16 EV capable ready chargers (not 8) and Mr. Sabo agreed.

Mr. Cortes asked about sign illumination and Mr. Donahue noted that lighting would be internally illuminated. Mr. Cortes asked about parking lot lighting and Mr. DiStefano noted that site-lighting would be down-lit with no light trespass onto abutting properties or rights of way. Ms. Smith noted that a photometric plan would be part of the site plan to be reviewed by the Planning Board. Mr. Donahue noted that there will also be wall sconces to produce a more unified effect amongst the business establishments.

Mr. Cortes asked about demarcating one-way traffic with signs. Mr. Donahue stated they would explore that option with signage or pavement markings in site plan approval process.

Mr. Karlstad noted that the tear-down of the existing building should allow for 16 EV-ready spaces.

Mr. Dell’Aera asked about semi-trailers for deliveries. Mr. Libro answered. Mr. DiStefano noted that deliveries would be off hours and behind the building. Mr. Karlstad states he doesn’t feel that there has been an issue with the existing neighboring Chick-Fil -A relative to potential deliveries to Kelly’s.

Mr. Karlstad noted an abutter comment for the record, which expressed concerns about traffic on Glennie St. and bike racks.

Ms. Smith noted DTM conditions of approval and that Glennie St. has already been ordained for stop signs. Mr. Karlstad noted that the Millbrook/Glennie intersection is an issue but needs to be looked at separately. Applicant noted that bike racks have been added to the plan.

*No public comment*

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Mr. Sabo as alternate) to close the public hearing.**

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Mr. Sabo as alternate) to approve the requested relief and waivers requested, including clarification on traffic flow and importance of 16 EV charging stations with the additional five comments provided by the Dept. of Transportation & Mobility.**

**7. 1073 & 1075 Pleasant Street (MBL 25-014-00003) (ZB-2022-078)**

**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)

**Special Permit:** To expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4)

**Petitioner:** Global Montello Group Corp.

**Present Use:** Presently on the premises is a ±3,200SF non-conforming convenience store (aka #1073), associated surface parking lot and vacant 2-story residential structure (aka #1075)

**Zone Designation:** BO-1.0 (Business, Office) zoning district

**Petition Purpose:** The applicant seeks to demolish the vacant structure at #1075 Pleasant Street to provide expanded parking (total of ±21 spaces) associated with the existing non-conforming use.

**Public Hearing Deadline:** 11/20/2022      **Constructive Grant Deadline:** N/A

Mark Donahue (Attorney) and Luke DiStefano (Bohler Engineering) were present on behalf of the applicant. Mr. DiStefano noted that the existing curb cut on Pleasant Street would be narrowed, and a new curb cut provided onto Copperfield Road.

Mr. Karlstad asked if the existing signage would remain and Mr. DiStefano noted that no new signs are being proposed.

Mr. Karlstad asked if emergency vehicles accessed were loaded through the rear of the adjacent fire station and Mr. Donohue noted that vehicles are loaded through the front of the station and the rear is used for parking & storage.

Ms. Smith described the application and described City staff comments and recommendations and asked for the second proposed DTM condition to be merged with condition 1c and the first condition that sidewalks continue interrupted across the driveway be included.

There were no additional Board comments or public comments.

Mr. Karlstad asked if the applicant was requesting the proposed four waivers for distance from adjacent buildings, showing contours, field verification and percentage of lot covered, which Mr. Donohue confirmed. Mr. Donohue noted that original condition 1c was not acceptable, but the revised one described by Ms. Smith is fine.

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to close the public hearing.**

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to approve the requested relief with the staff recommended conditions with revised condition 1c and additional conditions from the Dept. of Transportation & Mobility.**

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**8. 27 Whitla Drive (MBL 41-013-25+26) (ZB-2022-081)**  
**Variance:** For relief from the minimum side-yard setback dimensional requirement for a single-family detached dwelling (Article IV, Section 4, Table 4.2).  
**Special Permit:** To expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4)  
**Petitioner:** Valerie J. Daniels  
**Present Use:** Presently on the premises is a non-conforming single-family detached dwelling  
**Zone Designation:** RS-7 (Residence, Single-Family) zoning district  
**Petition Purpose:** The applicant seeks to construct an addition  
**Public Hearing Deadline:** 12/22/2022      **Constructive Grant Deadline:** 1/26/2023

Nate Cospo of Brady-Built Inc. in Auburn representing Valerie Daniels Rossi described the petition. He noted they are no longer seeking the requested Variance and are just seeking the requested Special Permit. Per Mr. Cospo, the proposed sunroom is near wetlands and the proposal has already been approved by the Conservation Commission and neighbors are okay with the project. Mr. Cospo formally requested the staff-recommended waivers.

Ms. Russell gave City staff comments and stated the standard conditions of approval were recommended.

*No board discussion*  
*No public comment*

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Mr. Sabo as alternate) to close the public hearing.**

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Mr. Sabo as alternate) to approve the requested relief.**

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**9. 54 Plantation Street (MBL 18-008-00002) (ZB-2022-083)**

**Variance:** For relief from the minimum side-yard setback dimensional requirement for a single-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2).

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

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

**Petitioner:** Stephen P. Kubert

**Present Use:** Presently on the premises is a non-conforming detached three-car garage

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

**Petition Purpose:** The applicant seeks to demolish the existing site improvements and construct a single-family detached dwelling.

**Public Hearing Deadline:** 12/22/2022      **Constructive Grant Deadline:** 1/26/22

Steve Kubert, of 1 Cohasset Street, described his application. Brian MacEwan from GRAZ Engineering attended virtually. Mr. Karlstad asked if the proposed project would be owner-occupied, which was confirmed by Mr. Kubert.

Ms. Russell detailed City staff comments, noted the parcel it pre-existing non-conforming. Mr. MacEwan agreed to make changes per staff comments.

Mr. Karlstad asked if the current garage is a zero-lot line building, which was confirmed by Mr. Kubert. Mr. Karlstad stated that the current proposal is an improvement in that regard.

*No public comment*

Mr. Karlstad asked about the rear egresses and deck arrangement; Mr. Kupert described the arrangement.

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to close the public hearing.**

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to approve the requested relief.**

**10. 24 Simone Street (aka 0 Valmor Street & 0 Maranda Street) (MBL 34-010-00004) (ZB-2022-084); Lot 3A, Lot 3B, Lot 4A, Lot 4B, Lot 5A, Lot 5B, Lot 6A, Lot 6B**

**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).

**Petitioner:** JAE Worc LLC

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

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

**Petition Purpose:** The applicant seeks to demolish the existing site improvements and construct four semi-detached (duplex) single-family dwellings (total of 8 units), each on their own lot.

**Public Hearing Deadline:** 12/31/2022      **Constructive Grant Deadline:** 2/4/22

Attorney Donald O’Neil appeared before the Board on behalf of the applicant. Anna Szeto was also present.

Mr. Cortes noted he might have a conflict of interest since a member of his family rents a space from JAE LLC and recused himself at the suggestion of Ms. Smith.

Mr. O’Neil described the petition to create four single-family semi-attached dwellings or duplexes (8 units total). He described two parking spaces to be provided for each unit, with one in a garage and one in the driveway. No improvements are being proposed for Simone Street or Miranda Street. To mitigate concern for the poor conditions of Simone Street, the proposed units facing Simone will be rotated to face Valmor Street and Maranda Street, diminishing need for Simone Street to be improved, and to eliminate potential setback encroachments from proposed decking.

Mr. O’Neil formally requested waivers for showing distances from adjacent buildings and percentage of the lot covered by the principal and accessory building.

Ms. Russell shared City staff comments. Lot has already been ANR’d into four lots and those lots will be further ANR’d to create 8 lots with zero-lot lines for the duplexes. Ms. Russell suggested ZBA review a revised plan showing the proposed rotation of the houses. Ms. Smith discussed intensity of use and orientation of curb cuts and suggested modifying proposed Condition 1c to demonstrate zoning compliance with setbacks on Lots 3 & 4 and rotate proposed structure on Lot 3 to front Valmor Street and rotate proposed structure on Lot 4 to front on Miranda Street.

Board Discussion

Ms. Campaniello stated she is comfortable with the relief without first seeing a revised plan.

Mr. Karlstad noted that he doesn’t have issue given these are low-volume roads and other approvals are needed.

Public Comment

Mike Gingras, 79 Maranda Street, noted surface water concerns and history of stormwater runoff issues.

Ms. Smith states that although topographic information has not yet been submitted, Lots 3 and 5 would need Planning Board approval due to potential 15% slopes and the project also will likely require an NOI filling with the Conservation Commission due to nearby storm drains. Three duplex units could be developed by right with no conditioning. Mr. O’Neil was unaware of existing stormwater issues.

Mr. Karlstad asked the applicant if they are amenable to conditioning a post-construction survey for stormwater facilities. Mr. Karlstad suggested a condition that post-development runoff will not exceed pre-development runoff levels. Mr. Berg Powers expressed his concern about ZBA overstepping into ConComm territory.



Tom Opacki, 22 County Street, expressed concern about congestion on streets and speeding traffic on Valmor Street. Mr. Karlstad asked if DTM had looked at this, but Ms. Smith noted limited jurisdiction on private streets. Ms. Smith noted that traffic impact study applies to developments greater than 20 units and it will not trigger traffic review at such low density development. If on-street parking is a concern, Ms. Smith suggested a common driveway on Valmor Street could preserve space for on-street parking if applicant was amenable. Mr. Berg Powers suggested many of these issues will be addressed by Planning and Conservation.

Jeffery, an abutter called in to express concern about impacts of driveways to existing drainage ditch. Mr. Karlstad noted that proposed Condition 1c. was revised to reflect no disruption to existing drainage would be allowed. The applicant did not object to adding this condition. This in addition to limiting runoff to current levels.

Ms. Smith notes revision to Condition 1c to reflect the structures being rotated to reflect lot 3 and 4 to face Maranda and Valmor accordingly.

**On a motion made by Mr. Berg Powers, seconded by Mr. Dell’Aera, the Board voted 5-0 (Ms. Campaniello & Mr. Sabo as alternates) to close the public hearing.**

**On a motion made by Mr. Berg Powers, seconded by Mr. Dell’Aera, the Board voted 5-0 (Ms. Campaniello & Mr. Sabo as alternates) to approve the requested relief with the additional comments from the Dept. of Transportation & Mobility.**

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**5 Minute Recess**

**11. 0 Millbury Street (Southeast of the 146 & 290 interchange) (MBL RR- ROW-000PW) (ZB-2022-086)**

**Special Permit:** To reconstruct, modify or relocate a non-accessory freestanding billboard sign (Article IX, Section 6, L (1)(b))

*Amendment to*

**Special Permit:** To convert a non-accessory freestanding billboard sign to a digital sign (per Article IV, Section 6, L (2)(b))

**Petitioner:** Lamar Advertising Company

**Present Use:** Presently on the premises is non-conforming billboard, previously permitted to convert to a digital display.

**Zone Designation:** MG-2.0 (Manufacturing, General) zoning district and within the Blackstone River Parkway Sign Overlay District (BSOD)

**Petition Purpose:** The applicant seeks approval to reconstruct the billboard at an increased height and to maintain the digital display

**Public Hearing Deadline:** 12/10/2022      **Constructive Grant Deadline:** 1/14/2023

Matt Renninger from Lamar, East Providence, RI appeared before the Board and described the requested relief. The existing pole would have to be replaced due to new state highway signs on I-290, but existing location and sign would stay the same.

Ms. Smith gave staff comments and noted that DTM asked that distractions be limited and traffic safety shouldn't be impacted. The Board sets the height as part of this process and asked the applicant to confirm that

the increase is only 21 feet due to new highway signage and light poles. DTM noted no increased crashes in this area as distractions should be limited in this corridor.

*No public comment*

Mr. Renninger requested for the waivers identified by staff.

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Mr. Sabo as alternate) to close the public hearing.**

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Mr. Sabo as alternate) to approve the requested relief.**

**12. 34 Boardman Street (MBL 13-014-00027) (ZB-2022-087)**

**Variance:** For relief from the minimum rear-yard dimensional requirement (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum exterior side-yard dimensional requirement (Article IV, Section 4, Note 5b)

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

**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:** Biodun Akande

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

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

**Petition Purpose:** The applicant seeks relief to expand the second story in order to covert the structure into a two-family dwelling and conduct associated site improvements.

**Public Hearing Deadline:** 12/31/2022      **Constructive Grant Deadline:** 2/4/22

Biodun and Abisola Akande appeared before the Board and gave an overview of his project.

Ms. Russell detailed Staff comments on the requested relief, and noted the special permit is no longer required due to changes to the application and requested the applicant request to withdraw it.

Ms. Smith asked Mr. Akande if the two proposed curb cuts could be consolidated to preserve on street parking and Mr. Akande was amenable. The applicant also stated he was also amenable to showing sidewalk to street per DTM comments.

Mr. Akande formally requested waivers suggested by staff: distances to adjacent buildings, percentage of the lot covered by the principal and accessory buildings; proposed topography; and names of abutting property owners.

Ms. Smith suggested existing condition b (for landscape buffer) be stricken and new condition be added to consolidate driveways with 22' curb cut.

**On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to close the public hearing.**

On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Ms. Campaniello as alternate) to approve the requested relief with the additional edits and comments from the Dept. of Transportation & Mobility.

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**Other Business:**

**14. Communications**

*No discussion*

**12. Approval of Minutes -- 10/3/2022**

On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 (Mr. Sabo as alternate) to approve the October 3, 2022 meeting minutes.

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

*No discussion*

**Meeting Adjourned**

On a motion made by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted unanimously to adjourn the meeting at 8:35pm.