



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, March 13, 2023 at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

Board Members

Russell Karlstad, *Chair*
Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*
Shannon Campaniello, *Alternate Member*

Contacting the Board's Office

The Planning and Regulatory Services Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room 404, Worcester, MA 01608
Hours: M-F, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: www.worcesterma.gov/planning-regulatory/

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ'-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerasese ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

Division Staff

Michelle Smith, ACDO
Pamela Harding, Chief Planner
Stephen Cary, Senior Planner
Paul Dell'Aquila, Senior Planner
Eric Flint, Conservation Planner
Rose Russell, Planning Analyst
Michelle Johnstone, Preservation Planner
Deborah Steele, Principal Staff Assistant
Olivia Holden, Administrative Assistant
Lisa Nguyen, Staff Assistant II

Upcoming Meetings

April 3, 2023
April 24, 2023
May 15, 2023
June 6, 2023

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>
- Call **415-655-0001 (Access Code: 160 884 7670)**

Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.

Application materials may be viewed online at:

www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals. or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

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 2 business days in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440

Call to Order – 5:30 pm

Old Business – Public Hearings

1. 119 May Street (ZB-2022-066) (MBL 14-026-00032)

Special Permit: To allow placing, filling, dumping, and/or excavation of earth (Article IV, Section 5).

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: Dombroski Kynoch Properties, LLC

Present Use: Presently on the premises is a non-conforming multi-family low-rise dwelling with a total of 4-units.

Zone Designation: RL-7 (Residence Limited)

Petition Purpose: The applicant seeks to retroactively permit work conducted to place fill in order to expand the parking area.

Public Hearing Deadline: 3/13/23 **Constructive Grant Deadline:** 4/4/23

Old Business – Public Hearings

2. 757 Salisbury Street (ZB-2023-003) (MBL 50-023-00001)

Variance: For relief from the maximum height requirement in an RS-10 Zone (Article IV, Section 4, Table 4.2)

Petitioner: UW Senior, LLC

Present Use: Presently on the premises is a vacant single-family detached dwelling and associated site improvements.

Zone Designation: RS-10 (Residence, Single Family)

Petition Purpose: The applicant seeks to construct a Continuing Care Retirement Community (CCRC) consisting of three 3-story multi-family low-rise buildings (with a total of ±123 dwelling units), one 1-story ±8,300SF clubhouse building, an associated driveway network and parking (±163 spaces), and related site improvements on approximately 17 acres of land located off Salisbury Street.

Public Hearing Deadline: 3/23/23 Constructive Grant Deadline: 4/27/23

New Business – Public Hearings

3. 11 Earle Terrace (ZB-2022-076) (MBL 1-026-0014A)

Administrative Appeal: Of a determination issued by the Deputy Building Commissioner to cease and desist operation of a motor vehicle sales and/or repair/garage/display uses in a BL-1.0

Petitioner: Steven Christopher

Present Use: Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot.

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The applicant seeks to overturn the determination issued by the Deputy Building Commissioner to cease and desist operations of a motor vehicle service repair/garage/display & sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Public Hearing Deadline: 3/13/23 Constructive Grant Deadline: 4/4/23

4. 79 Sussex Lane (ZB-2022-092) (MBL 47-19H-00079)

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 side-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

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

Petitioner: Ana De la Torre and Rocco DeMalia

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

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

Petition Purpose: The applicant seeks to construct an addition and to conduct associated site work.

Public Hearing Deadline: 4/29/2023 Constructive Grant Deadline 6/3/2023

New Business – Public Hearings

5. 112 Rodney Street (ZB-2023-007) (MBL 16-003-00002)

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 side-yard setback in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum lot area requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the parking requirements in an RG-5 Zone (Article IV, Section 4, Table 4.4)

Petitioner: Grandx Property Management, LLC

Present Use: Presently on the premises of 112 Rodney Street is a non-conforming three-family dwelling. Presently on the premises of 116 Rodney Street is a vacant property.

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

Petition Purpose: The applicant seeks to install a driveway and conduct associated site improvements.

Public Hearing Deadline: 4/30/2023 Constructive Grant Deadline 6/4/2023

6. 116 Rodney Street (ZB-2023-007) (16-003-00003)

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 frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum lot requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

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

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

Petitioner: Grandx Property Management, LLC

Present Use: Presently on the premises of 112 Rodney Street is a non-conforming three-family dwelling. Presently on the premises of 116 Rodney Street is a vacant property.

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

Petition Purpose: The applicant seeks to construct a two-family detached dwelling and conduct associated site improvements.

Public Hearing Deadline: 4/30/2023 Constructive Grant Deadline 6/4/2023

New Business – Public Hearings

7. 77 Cohasset Street (ZB-2023-011) (MBL 18-022-00005)

Lot 1 (Existing):

- Special Permit:** To allow the extension, alteration, or change to a privileged pre-existing, non-conforming structure/use (Article XVI, Section 4)
- Variance:** For relief from the minimum lot area requirement in an RG-5 zone. (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage requirement in an RG-5 zone. (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum setback requirement for accessory structures in an RG-5 zone. (Article IV, Section 4, Table 4.2)

Lot 1 & 2 (Proposed):

- Variance:** For relief from the minimum lot area requirement in an RG-5 zone. (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage requirement in an RG-5 zone. (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum side-yard setback requirement in an RG-5 zone. (Article IV, Section 4, Table 4.2)
- Petitioner: 28 Kitchen Cabinet LLC
- Present Use: Presently on the premises is a three-family detached dwelling with a detached garage.
- Zone Designation: RG-5.0 (Residence, General) zoning district.
- Petition Purpose: The applicant seeks to maintain the existing structure, divide the property into three lots and construct a single-family semi-detached structure with associated site improvements.

Public Hearing Deadline: 3/26/2023 Constructive Grant Deadline 4/30/2023

8. 143 Blithewood Avenue (ZB-2023-015) (MBL 34-29D-00048)

Parcel A

- Variance:** For relief from the minimum frontage requirement in an RS-7 zone. (Article IV, Section 4, Table 4.2)
- Petitioner: David Cole DiRoberto
- Present Use: Presently on the premises is a single-family detached dwelling with associated site improvements.
- Zone Designation: RS-7 (Residence, Single-Family) zoning district.
- Petition Purpose: The applicant seeks to divide the existing property into two lots, with the existing structure to remain on Parcel A in order to create a second buildable lot (Parcel B) to construct a single-family detached dwelling and to conduct associated site improvements.

Public Hearing Deadline: 4/29/2023 Constructive Grant Deadline 6/3/2023

9. 1059 Grafton Street (ZB-2023-016) (MBL 38-035-00002)

- Special Permit:** To allow a motor vehicle service, repair, garage, display use (Article IV, Section 2, Table 4.2, Business Use #16) in a BL-1.0 zone)
- Petitioner: 1059 Grafton Street, LLC
- Present Use: Presently on the premises is a vacant lot.
- Zone Designation: The property is split zoned BL-1.0 (Business, Limited) and RL-7 (Residence, Limited) zoning district.
- Petition Purpose: The applicant seeks relief to construct and operate a car wash facility within the BL-1.0 zoned portion of the parcel.

Public Hearing Deadline: 4/29/2023 Constructive Grant Deadline N/A

New Business – Public Hearings

10. 67 & 69 Tacoma Street (ZB-2023-018) (MBL 52-004-00001 & a portion of 52-INX-003H)

Special Permit: To allow a professional office use in an RG-5 zoning district (Article IV, Section 2, Table 4.1, Business Use #19)

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 parking requirements for an office use (Article IV, Section 4, Table 4.4)

Petitioner: Worcester Housing Authority

Present Use: Presently on 67 Tacoma Street is a single-story structure operated as a maintenance facility and on the subject portion of 69 Tacoma Street is a single-story office building and associated surface parking.

Zone Designation: RG-5 (Residence, General) zoning district and within the Water Resource Protection Overlay District (WRPOD (GP-3)).

Petition Purpose: The applicant seeks to demolish the existing two non-residential structures and construct a two-story, ±30,916 GSF building (aka Economic Opportunity Center) to be used as WHA offices, a public library, and related community space, to construct a ±45 space surface parking lot, and to conduct associated site improvements.

Public Hearing Deadline: 4/28/2023 Constructive Grant Deadline 6/2/2023

11. 47 Westminster Street (ZB-2023-019) (MBL 09-002-00013)

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: Capstone Realty Trust

Present Use: Presently on the premises of 47 Westminster Street is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a two-family dwelling with associated site improvements.

Public Hearing Deadline: 4/29/2023 Constructive Grant Deadline N/A

12. 45 Westminster Street (ZB-2023-020) (MBL 09-002-00016)

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: Capstone Realty Trust

Present Use: Presently on the premises of 45 Westminster Street is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a two-family dwelling with associated site improvements.

Public Hearing Deadline: 4/29/2023 Constructive Grant Deadline N/A

13. Communications

- a. Approval of Updated Zoning Board Application Forms
- b. Worcester Now | Next – Public Draft Plan Workshop

14. Approval of Minutes - 2/13/2023

15. Discussion of Board Policies and Procedures

Adjournment