



- Item 5: 2 Milton Street (ZB-2023-009) Special Permit & Variance**  
Request to Postpone the Public Meeting to April 24, 2023  
Extend the Constructive Grant Deadline to May 16, 2023
  
- Item 6: 28 Westfield Street (ZB-2023-012) Special Permit & Variance**  
Request to Postpone the Public Meeting to April 24, 2023  
Extend the Constructive Grant Deadline to May 16, 2023
  
- Item 7: 105 (aka 101), 115, and 117 Stafford Street (ZB-2023-013) Special Permits**  
Request to Postpone the Public Meeting to April 24, 2023  
Extend the Constructive Grant Deadline to May 16, 2023
  
- Item 9: 70 & 80 Gold Star Boulevard, and 32 (aka 36) Millbrook Street - Special Permits**  
Request to Postpone the Public Meeting to April 24, 2023  
Extend the Constructive Grant Deadline to May 16, 2023
  
- Item 10: 45 Brattle Street (ZB-2023-022) Special Permit & Variances**  
Request to Postpone the Public Meeting to April 24, 2023  
Extend the Constructive Grant Deadline to May 16, 2023
  
- Item 12: 4 North Worcester Avenue (ZB-2023-025) Special Permit**  
Request to Postpone the Public Meeting to April 24, 2023  
Extend the Constructive Grant Deadline to May 16, 2023

**New Business – Public Hearings**

- 8. 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      **Public Hearing Deadline:** NA

Attorney Donald O’Neil, representative for the applicant, described the petition before the Board and noted the number of people in the room to address concerns from previous iteration. Mr. O’Neil noted the traffic report and DTM comments and stated that the use will not generate excessive traffic, nor would it affect school traffic. Mr. O’Neil noted DTM’s recommendations to reduce driveway width from 30’ to 24’ and providing a wider sidewalk and had no objections to the recommended conditions of approval.

Mr. O’Neil noted the presence of land use consultant Edward Pimentel from Pimentel Consulting LLC in Cranston, RI, regarding the need and demand for a car wash; Jeff Geysens, with the 25-30 years in the industry to speak to adjacent uses and how this proposal is different from the previous submittal; and Steve Cabral from Grossman engineering is here to detail changes

Mr. O’Neil has spoken to the Conservation Commission regarding a restrictive covenant and will appear before them on 4/10/23. He stated will provide a substantial buffer of over 100 feet and 2 acres.

Mr. O'Neil pointed out that this proposal is a \$5-6 million project and noted charging stations and agreement with Shell.

Edward Pimental, from Pimentel Consulting LLC, Cranston RI, noted he was a former municipal planner in RI & MA. He stated he reviewed four car washes (2 new, 2 old) and noted that when the new ones came in, the older carwashes came in to upgrade. Mr. Pimental stated that his typical methodology is to ask what the interaction of adjacent uses is, at different time periods during day, and the interaction of residential & commercial uses. Mr. Pimental stated that despite denser development beyond wetlands, the impact will be limited and doesn't think residential will be affected.

Jeff Geysens, Naples, FL, CEO of Wash Equity Advisers, introduced himself as a consultant to the car wash industry with 40-plus years' experience and has served on various professional boards.

Mr. Geysens noted that this proposal is an express car wash, highly automated and environmentally sustainable. Wastewater will go through 3 baffle tanks and 60-75% of the water will be recycled. He described different configurations of car washes and heat map methodology. He stated there are no similar express car wash within 2 miles.

Mr. O'Neil noted that there are 104,000 residents within 3 miles of the site and 217,000 within 5 miles. He noted that the project would generate over \$200,000 of tax revenue without a heavy demands on municipal services.

Steve Cabral of Grossman Engineering described the site.

(Zoning Board member Campaniello left the meeting at 6:34pm)

Mr. Cabral stated that 20 vehicles can be accommodated on site and there will be an escape lane. He described how staff would move cones to allow patrons to "escape" without interfering with other customer entering. He noted that there will be 21 parking spaces including 3 for employees and an added a walkway per staff comments. He noted all vacuums will have EV conduit with 4 chargers per agreement. Mr. Cabral described the landscape plan and that landscape requirements have been exceeded. He noted that lights will be dark-sky-compliant and described snow stockpile areas.

Mr. Cabral stated a new stormwater system with underground infiltration allowed for reduced size of detention pond; and noted observed traffic associated with the nearby school parking north of site in morning and a lineup at Hilltop in the afternoon.

Michelle Smith gave a brief description of the project, stated the recommended conditions of approval and noted DTM comments and recommended conditions from the staff memo. She asked applicant to clarify discrepancies in plan materials.

Mr. O'Neil said that 21 spaces on site is correct, the building size is 4,000 sf +/-, and the curb cut could be narrowed to 26'. He said applicant would be willing to have hours 8am-8pm instead of 7am-9pm. They will also add a bicycle rack, but no air pumps are planned.

### **Board Discussion**

Mr. Berg Powers said that he was inclined to support the proposal, but felt testimony was too long and thought was Wash Equity Advisers' report was disturbing and ridiculous, stating his frustration.

Mr. O'Neil responds that Mr. Berg Powers wasn't present at last meeting, but the applicant was trying to be responsive to the ZBA and staff feedback from the previous hearing. He noted other neighboring car washes are self-serve, outdated, don't have the amenities provided at this location and simply are not comparable to the proposal.

Mr. Berg Powers said he thought the information in the report was dishonest and more promotional.

Mr. Cortes noted that the applicant has the right to present info as they see fit and it and it is up to ZBA to analyze it. He said the presentation isn't what is up for approval, and he appreciated the explanation of the changes. It is important for the Board & public to understand what is proposed and he will go along with staff

recommendations unless there are other issues. He said the city is growing and can't block progress & competition.

Mr. Cortes asked about the rendering as he had safety concerns about traffic entering/exiting the facility. Chair Karlstad said he doesn't think there will be a conflict.

Mr. Cabral noted larger queueing lanes and stated he anticipates that 90% of traffic will be for the car wash and only 10% from vacuums. He said there could be additional striping.

Ms. Smith described the site layout.

Chair Karlstad asked if the applicant accepted the requested waivers, to which they responded affirmatively.

**Public Comments:**

Mike Pizzarella, Millbury, showed a photo of the nearby Scrub-a-Dub car wash from 2 weeks ago, with cars queueing into Grafton Street, showing the demand for carwashes in this location. He stated has owned the adjacent AP Fish for 30 years and is a trustee of the subject property and he lets parents park in his lot for school pick up.

Rose Russell read the following abutter comments into the record:

Saturday March 11, 2022 [sic],

To whom it may concern:

RE: Zoning Board of Appeals: 1059 Grafton St (MBL 38-035-00002), March 13 5:30p

Good afternoon. My wife, Eliane Ribeiro, and I are residents of 4B Ockway St.

Further to my email dated 4 January 2022 I wish to reiterate the following points to the Zoning Board of Appeals.

The local community does not need two carwashes or a motor vehicle service in such close proximity, when the locality is already well served by such amenities.

Given that the parcel of land is not insignificant the Town should canvas local residents and ask them what the land should be used for.

For instance:

- a) Affordable housing for first time-buyers?
- b) A fenced recreational park for families, children and toddlers?
- c) Garden allotments?

While we appreciate b) may not be of interest to the owner of the land for revenue purposes it would significantly enhance the attraction of the area and provide a much needed boost for families.

FYI: feedback in this letter has been shared with community members (Mr. Edwin Mitchell, Mr. George Jenkins, and others via the Pine Hill Road Page on Facebook).

Thank you for your consideration in this matter.

Yours faithfully,

David Dixon, Eliane Ribeiro

4B Ockway St

April 3, 2023

Paul Dell'Aquila read the following abutter abutter comment into the record:

To whom it may concern:

Hello. My wife (Alison C. Hanrahan) and I live at 49A Pine Hill Road. This email includes our feedback regarding the above referenced special permit request submitted to the Zoning Board Of Appeals:

- The community does not need a THIRD car wash. The community is already well served with 2 car washes within 0.5 miles of 1059 Grafton Street. One of those 2 car washes is within 200 yards of 1059 Grafton Street. A check of Apple/Google Maps can easily confirm this fact.
- Given the high cost of rents in the region, affordable housing is needed. The special permit request does not address this community need. A better proposal would be to develop on the land affordable housing for first-time buyers, or a) for garden allotments, or b) a fenced recreational park for children and families. The community currently lacks "b."
- Given that the parcel of land is significant, the City should canvas the community and ask them what the land should be used for. FYI: feedback in this letter has been shared with community members (Mr. Edwin Mitchell, Mr. David Dixon, and others via the Pine Hill Road Page on Facebook).

Thank you for considering the feedback in this letter. Sincerely,  
George A. Jenkins, Jr.  
49A Pine Hill Road  
Worcester, MA 01604  
Email: [jenkins.george@earthlink.net](mailto:jenkins.george@earthlink.net) (<mailto:jenkins.george@earthlink.net>)  
Mobile: 617-470-5133

Mr. Cortes noted that Board does listen to public feedback.

Mr. Dell'Aera asked why this location was chosen versus a comparable site in Shrewsbury or Grafton or Millbury.

Mr. O'Neil responds that this site is on a busy stretch of road and was for sale and asked if it makes sense for tis to be located in the city and paying taxes to the city instead of a neighboring town.

Chair Karlstad noted that the length of this meeting was his fault, and he believes getting passive land conserved onsite is almost a park.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

Ms. Smith recommended amended conditions as follows: condition 4 to read 8am-8pm; item 1c related to driveway narrowing to 26' not 24'; DTM curb cut and extension of sidewalk; add bicycle rack as 1h; and additional signage and striping to be determined by site plan and DTM

Ona motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 4-1 (Dell Aera opposed) to approve the applications with the conditions amended by Ms. Smith.

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### 13. Communications

#### a. Approval of Updated Zoning Board Application Forms

Ms. Smith reported that this a precursor to migrating Zoning Board applications to OpenGov, which is the City's online portal for building permits and that this was a chance to pilot the updated application forms in the meantime.

Mr. Cortes asked who had the final sign off. Ms. Smith noted that ultimately the ZBA approves rules & regulations, but DPRS wants to standardize applications, starting with Special Permit and Variance.

Mr. Berg Powers thought that there should be a pilot period. Ms. Smith suggested the Board authorize a pilot period through July 17. At that time, this item could be placed back on ZBA's agenda for approval. DPRS can gather ZBA feedback in meantime over a few application cycles.

**On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the pilot program through July 17.**

b. Worcester Now | Next – Public Draft Plan Workshop

Ms. Smith described the March 30 public workshop and process going forward and encouraged Board members to attend virtually on April 12. The Planning Board may vote to adopt in Fall. Team will go into community, e.g., REC mobile markets, to get non-traditional community members to give feedback.

Chair Karlstad noted the interactive nature at the 3/30/23 event and reported that the food was very good. However, he noted inadequate advertising for this and other city initiatives and events. Ms. Smith noted that there has been some discussion about a common "community calendar."

c. Notice of upcoming Personal Wireless Service Facility petition at 30 Tyler Prentice Road

Carl Gehring was present on behalf of Verizon. He noted that there is a service gap in the area and noted regulations for a pre-application notification to the ZBA about balloon flying on Tuesday April 18<sup>th</sup> so he can produce photo simulations for a monopole.

Mr. Dell'Aera asked about state jurisdiction. Ms. Smith noted that if a coverage gap is shown, the Board "shall/must" approve the application, although there are other technical requirements.

**14. Approval of Minutes – 3/13/2023**

On a motion by Mr. Berg Powers, and seconded by AD, the Board voted 3-0 to approve the minutes from 3/13/2023 (Mr. Cortes & Mr. Torkornoo not voting).

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

Ms. Smith stated the Board will need to schedule a Special Meeting(s) for 5/2/23 and/or 5/9/23, the Board members described their availability.

**Adjournment:**

**On a motion by Mr. Berg Powers, seconded by Mr. Dell'Aera the Board voted unanimously to adjourn at 8:07pm.**