



# City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, September 18, 2023, at 5:30 PM

Worcester City Hall

Levi Lincoln Chamber, 3<sup>rd</sup> 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](mailto:planning@worcesterma.gov)  
**Website:** [www.worcesterma.gov/  
planning-regulatory/](http://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 अद्य आवासह अ-म अनरोधपचातु उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

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

Kasa nkyeresee ene akwanya afororo 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  
Eric Flint, Conservation Planner  
Michelle Johnstone, Sr. Preservation Planner  
Rose Russell, Planning Analyst  
Andreana Brenner, Planning Analyst  
Olivia Holden, Administrative Assistant  
Lisa Nguyen, Staff Assistant II

## Upcoming Meetings

October 16, 2023  
November 6, 2023  
November 27, 2023  
December 18, 2023  
January 22, 2024  
February 12, 2024  
March 4, 2024  
March 25, 2024  
May 6, 2024  
June 3, 2024

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](http://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](mailto: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](mailto:planning@worcesterma.gov) or (508) 799-1400 x 31440

## Call to Order – 5:30 pm

## Old Business – Public Hearings

- 11 (aka 8) Earle Terrace (ZB-2023-005) (MBL 01-026-0014A)**  
**Special Permit:** To operate a motor vehicle/trailer/boat sales use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #15)).  
**Special Permit:** To operate a motor vehicle service/repair/garage/display use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #16).  
**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) zoning district.  
**Petition Purpose:** The applicant seeks to retroactively permit operations of a motor vehicle service repair/garage/display and sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).  
**Testimony Date:** 5/15/2023 Constructive Grant Deadline 10/17/2023





**New Business – Public Hearings**

**6. 2 Northboro Street (aka 298 Plantation Street) (ZB-2023-036) (MBL 17-025-04+05)**

**Special Permit:** To allow an extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (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 requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

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

**Variance:** For relief from the maximum dimensional Floor to Area Ratio (FAR) in the RL-7 zone (Article IV, Section 4, Table 4.2)

Petitioner: Rodney Haddad

Present Use: Presently on the premises is a ±2,979 SF building used as a dry-cleaning business and a surface parking facility.

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

Petition Purpose: The applicant seeks to operate a food service use and construct a ±2,979 SF second story addition for accessory kitchen space.

Public Hearing Deadline: 9/18/2023      Constructive Grant Deadline 10/17/2023

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**7. 309 Shrewsbury Street (ZB-2023-055) (MBL 16-029-00002)**

**Special Permit:** To allow a Non-Accessory Freestanding Billboard Sign in a MG-2.0 zoning district (Article IV, Section 6).

Petitioner: Clear Channel LLC

Present Use: Presently on the premises is a three-bay automotive repair shop with a freestanding, two-sided, static billboard with associated site improvements.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district, CCOD-S (Commercial Corridors Overlay district – Shrewsbury Street Subarea), and the USOD (Union Station Sign Overlay District)

Petition Purpose: The petitioner seeks to convert the existing freestanding billboard to two-sided digital display.

Public Hearing Deadline: 10/7/2023      Constructive Grant Deadline N/A

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**8. 77 Amherst Street (ZB-2023-071) (MBL 43-007-00059)**

**Variance:** For relief from the minimum rear-yard setback requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2).

Petitioner: Jimmy Georges

Present Use: Presently on the premises is a single-family detached dwelling with associate site improvements.

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

Petition Purpose: The petitioner seeks retroactive approval to allow the deck to be within the required rear-yard setback.

Public Hearing Deadline: 10/15/2023      Constructive Grant Deadline 11/19/2023

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**New Business – Public Hearings**

**9. 26 and 0 (aka 24) Hermitage Lane (ZB-2023-075) (16-002-0031 & 031-1)**

*Extension of Time:*

**26 Hermitage Lane (Lot 1)**

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

**Variance:** For relief from the minimum off off-street parking requirements (Article IV, Section 7 Table 4.4)

*Extension of Time:*

**0 (aka 24) Hermitage Lane (Lot 2)**

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

Petitioner: Eric M. Figuerido

Present Use: Presently on the premises of 26 Hermitage Lane is a privileged, non-conforming two-family detached dwelling, and 0 Hermitage Lane is a vacant lot.

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

Petition Purpose: The applicant seeks an extension of time of previously granted approvals to allow construct a two-family detached dwelling at 24 Hermitage Lane.

Public Hearing Deadline: 9/20/2023      Public Hearing Deadline: 9/20/2023

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**10. 0 (aka 24) Hermitage Lane (ZB-2023-076) (16-002-0031 & 031-1)**

*Extension of Time:*

**Variance:** For relief from the 2+ story maximum height dimensional requirement for a two-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Eric M. Figuerido

Present Use: Presently on the premises of 26 Hermitage Lane is a privileged, non-conforming two-family detached dwelling, and 0 (aka 24) Hermitage Lane is a vacant lot.

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

Petition Purpose: The applicant seeks an extension of time of previously granted approval to construct a two-family detached dwelling at 0 (aka 24) Hermitage Lane.

Public Hearing Deadline: 9/20/2023      Public Hearing Deadline: 9/20/2023

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**New Business – Public Hearings**

**11. 2 Vaughan Avenue (ZB-2022-074) (MBL 15-019-0019A)**

- Variance:** For relief from the minimum lot area requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
  - Variance:** For relief from the minimum front yard requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
  - Variance:** For relief from the minimum side yard requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
  - Variance:** For relief from the minimum frontage requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
  - Special Permit:** To allow the Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)
  - Special Permit:** To allow a three-family detached dwelling in an RL-7 zoning district. (Article IV, Section 2, Table 4.1).
  - 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:** Monroe Management, LLC trustee of Two Vaughan Avenue Worcester Realty Trust
  - Present Use:** Presently on the premises of 2 Vaughan Avenue is a preexisting, non-conforming, three-3 family dwelling with two garages (both garages to be razed).
  - Zone Designation:** RL-7 (Residence, Limited) zoning district
  - Petition Purpose:** The petitioner seeks to subdivide existing property into two lots and to convert the three-family detached dwelling into a four (4) unit multi-family detached dwelling with associated parking area and landscaping.
- Public Hearing Deadline: 11/3/2023      Constructive Grant Deadline 12/8/2023
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**Other Business**

**12. Communications**

**13. Approval of Minutes –8/7/2023;8/28/2023**

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

**Adjournment**