



# City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, July 15, 2024, 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 अथवा 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  
Victor Panak, Chief Planner  
Eric Flint, Conservation Planner  
Mattie VandenBoom, Assistant Conservation Agent  
Michelle Johnstone, Sr. Preservation Planner  
Rose Russell, Senior Planner  
Olivia Holden, Planning Analyst  
Lisa Nguyen, Staff Assistant II  
Amy Beth Laythe, Administrative Assistant

## Upcoming Meetings

August 5, 2024  
August 26, 2024  
September 16, 2024  
October 7, 2024  
October 28, 2024  
November 25, 2024  
December 16, 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://cityofworcester.webex.com/meet/zoningboardofappealswebex>
- Call **1-844-621-3956 (Access Code: 2630 362 4924)**

*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

- 12 Oak Knoll Road (ZB-2024-017) (MBL 25-001-00008)**

**Special Permit:** To allow placement, filling, or dumping of earth or other material not associated with any construction activities (Article IV, Section 5.A.4)

**Petitioner:** Frank Deboise & Marguerite Mullaney

**Present Use:** Presently on the premises is a single-family detached dwelling on a lot that slopes down towards the southeast

**Zone Designation:** RS-10 (Residence, Single Family) zoning district & RS-7 (Residence, Single Family) zoning district

**Petition Purpose:** The petitioner seeks retroactive approval to approve the unauthorized fill and approval to add more fill.

**Testimony Date** 5/6/2024    **Constructive Grant Deadline** TBD

**Old Business – Public Hearings**

**2. 487 Park Avenue (ZB-2024-029) (MBL 08-006-0004A)**

**Variance:** For relief from the minimum frontage requirement for a multifamily high-rise building in a BG-3.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum off-street parking requirement for a residential use in a BG-3.0 (Business, General) zoning district (Article IV, Section 7, Table 4.4)

Petitioner: Olsi Gjinko (Gjinko Realty LLC)

Present Use: Presently on the premises is an auto sales and service shop

Zone Designation: BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to demolish existing improvements and develop the property with a mixed-use building with a café, an auto inspection and repair space, and 40 residential units.

Testimony Date: 6/24/2024 Constructive Grant Deadline 8/6/2024

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**New Business – Public Hearings**

**3. 17 Montclair Drive (ZB-2023-095) (MBL 21-11B-00035)**

**Special Permit:** To allow placement of fill/earth excavation. (Article IV, Section 5)

Petitioner: Adnan and Shpresa Paloja

Present Use: Presently on the premises is a single-family detached dwelling with associated fill.

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

Petition Purpose: The applicants seek partially retroactive approval to place fill and regrade their backyard

Public Hearing Deadline: 7/15/2024 Constructive Grant Deadline TBD

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**4. 1125 Pleasant Street (ZB-2024-052) (MBL 40-020-00001)**

**Variance:** For relief from the minimum 10 FT front-yard setback requirement for a bank (Business Use #4) in a BL-1.0 (Business, Limited) Zone (Article IV, Section 4, Table 4.2)

Petitioner: Cornerstone Bank

Present Use: Presently on the premises is a bank with a drive-thru and associated surface parking lot (Business Use #4)

Zone Designation: BL-1.0 (Business, Limited) zoning district

Petition Purpose: The applicant seeks to renovate the existing bank, reconstruct the entrance/vestibule and conduct associated site improvements

Public Hearing Deadline: 8/9/2024 Constructive Grant Deadline 9/13/2024

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**New Business – Public Hearings**

**5. 39 Lamartine Street (ZB-2024-055) (MBL 05-014-00008)**

**Variance:** For relief from the minimum 200 FT frontage requirement for a multi-family high-rise dwelling use in a BG-3 (Business, General) Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum off-street parking space requirement for a multi-family dwelling and retail use (Article IV, Section 7, Table 4.4)

Petitioner: Polar Views LLC

Present Use: Presently on the premises is a vacant lot consisting mostly of gravel and asphalt.

Zone Designation: BG-3 (Business, General) zoning district

Petition Purpose: The applicant seeks to construct a ±6 story, ±48,613 SF mixed-use building with ±1,669 SF of commercial space on the first floor and ±36 units on upper floors, with subterranean parking and ground floor spaces (±40 parking spaces in total), and to conduct associated site improvements

Public Hearing Deadline: 8/29/2024      Constructive Grant Deadline 10/03/2024

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**6. 225 Shrewsbury Street (ZB-2024-056) (MBL 16-032-02+2A)**

**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 the parking dimensional, layout, and/or landscaping requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2)

Petitioner: Lundgren Equity Partners LLC

Present Use: Presently on the premises is a commercial building with a variety of business uses, associated drive-through facilities, and a vacant warehouse building.

Zone Designation: BG-2.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-S), and the Union Station Sign Overlay District (USOD)

Petition Purpose: The applicant seeks approval to demolish the existing warehouse building and drive-through facilities, construct a new ±15,370 SF building with three retail units and a new accessory two-lane drive-through, and to conduct associated site improvements

Public Hearing Deadline: 8/29/2024      Constructive Grant Deadline: TBD

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**New Business – Public Hearings**

**7. 16 Carver Street (ZB-2024-057) (MBL 17-010-48+50)**

*Lot 129A:*

**Variance:** For relief from the minimum 4,000 SF lot area requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum 35 FT frontage requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum 8 FT side-yard setback requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum 20 FT rear-yard setback requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2)

*Lot 129B:*

**Variance:** For relief from the minimum 4,000 SF lot area requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum 35 FT frontage requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum 8 FT side-yard setback requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum 20 FT rear-yard setback requirement for a semi-detached single-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2)

*Lot 130:*

**Variance:** For relief from the minimum 9,000 SF lot area requirement for a three-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum 75 FT frontage requirement for a three-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum 8 FT side-yard setback requirement for a three-family dwelling in the RL-7 (Residence, Limited) zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum off-street parking space requirement for a three-family dwelling use (Article IV, Section 7, Table 4.4)

**Special Permit:** To modify the parking dimensional, layout, and/or landscaping requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2).

**Special Permit:** To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Petitioner: YJ Properties LLC

Present Use: Presently on the premises is a three-family detached dwelling.

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

Petition Purpose: The applicant seeks to divide the lot into three lots (129A, 129B and 130) and construct a semi-detached single-family dwelling on proposed lots 129A & 129B, with the three-family dwelling to remain on lot 130.

Public Hearing Deadline: 8/28/2024 Constructive Grant Deadline 10/2/2024

**New Business – Public Hearings**

**8. 45 Cedar Street (ZB-2024-059) (MBL 02-046-0055A)**

- Variance:** For relief from the minimum 200 FT frontage requirement for a multi-family low-rise dwelling in a BO-1.0 (Business, Office) zone (Article IV, Section 4, Table 4.2)
  - Variance:** For relief from the minimum off-street parking space requirement for a multi-family dwelling use (Article IV, Section 7, Table 4.4)
  - 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 the parking dimensional, layout, and/or landscaping requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2).
  - Special Permit:** To allow a multi-family low-rise dwelling in the RL-7 (Residence, Limited) Zone (Residential Use #11) (Article IV, Section 2, Table 4.1)
  - Petitioner:** Mar Vista Management LLC, Trustee of the Forty-Five Cedar Street Worcester Realty Trust
  - Present Use:** Presently on the premises is a three-story building, most recently used by Becker College.
  - Zone Designation:** The property is located primarily within a BO-1.0 (Business, Office) zoning district and partially within the RL-7 (Residence, Limited) zoning district
  - Petition Purpose:** The applicant seeks to convert the structure to a ±7-unit, multi-family low-rise dwelling, demolish the existing garage, reconfigure the existing parking area to provide 3 on-site parking spaces and conduct associated site improvements
  - Public Hearing Deadline:** 8/15/2024      **Constructive Grant Deadline** 9/19/2024
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**9. 2 Sachem Avenue (ZB-2024-061) (MBL 36-024-00087)**

- Special Permit:** To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)
  - Petitioner:** Luciano Begnami & Debrora E. Ferreira-Begnami
  - Present Use:** Presently on the premises is a single-family detached dwelling, recently constructed on the same foundation as the previous privileged nonconforming single-family dwelling
  - Zone Designation:** RS-7 (Residence, Single-Family) zoning district and the Water Resource Protection Overlay District (WR(GP-3)).
  - Petition Purpose:** The applicant seeks retroactive approval to construct a new detached single-family dwelling that maintains the privileged nonconformities of the previous building.
  - Public Hearing Deadline:** 8/28/2024      **Constructive Grant Deadline** TBD
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**Other Business**

**10. Communications**

**11. Approval of Minutes – 6/3/2024; 6/24/2024**

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

**Adjournment**