



# City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, September 16, 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.

الطلب عند التيسير وسائل من غيرها الفورية الترجمة تتوفر 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 nkyerases 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  
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  
Amy Beth Laythe, Planning Analyst  
Lisa Nguyen, Staff Assistant II

## Upcoming Meetings

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

## Requests for Continuances, Extensions, Postponements, & Withdrawals

### Old Business – Public Hearings

#### 1. 39 Lamartine Street (ZB-2024-055)

**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.

**Testimony Date** 8/5/2024 **Constructive Grant Deadline** 10/8/2024

**Old Business – Public Hearings**

**2. Lot 1B (fka part of 27 Forsberg Street) (ZB-2024-073)**

**Variance:** For relief from the minimum frontage dimensional requirement for a detached single-family dwelling in the RS-7 zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum exterior side yard dimensional requirement for a detached single-family dwelling in the RS-7 zone (Article IV, Section 4, Table 4.2).

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

Petitioner: Gold Star Builders, Inc

Present Use: Presently on the premises is a mostly vacant lot with a detached garage structure and a paved driveway.

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

Petition Purpose: The applicant seeks to construct a new detached single-family dwelling attached to the existing detached garage, and to conduct associated site improvements

Testimony Date: 8/26/2024 Constructive Grant Deadline: 11/16/2024

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**3. 7 & 9 Richards Street (ZB-2024-074)**

**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: Gold Star Builders, Inc

Present Use: Presently on the premises is a recently constructed 9-unit multi-family dwelling with associated parking.

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

Petition Purpose: The applicant seeks to retroactively permit changes to the previously approved plan, specifically reducing the amount of parking spaces, lack of landscaping adjacent to the parking facility. The proposed changes require additional zoning relief not previously granted by the Board

Testimony Date: 8/26/2024 Constructive Grant Deadline 10/8/2024

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**New Business – Public Hearings**

**4. 17 Montclair Drive (ZB-2023-095)**

**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: 9/16/2024 Constructive Grant Deadline 10/8/2024

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**New Business – Public Hearings**

**5. 10 Grosvenor Street (ZB-2024-066)**

**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).

**Variance:** For relief from the minimum off-street parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4).

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

**Variance:** For relief from the minimum frontage requirements for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum front yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum exterior side yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum side yard setback requirement for a high-rise, multi-family dwelling in the R-5 zone (Article IV, Section 4, Table 4.2).

Petitioner: Daniel Yarnie

Present Use: Presently on the premises is a 2,264 SF structure, previous operated as a multi-family dwelling and as a church.

Zone Designation: RG-5 (Residence, General) zoning district and partially in the BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to demolish all existing site improvements to construct a ±4-story, ±19,052 SF, ±12-unit multifamily dwelling and to conduct associated site improvements. The applicant is proposing 10 parking spaces to serve the dwelling, with some of them located in a surface lot, and the remainder in a cantilevered garage on the first floor of the building.

Public Hearing Deadline: 9/20/2024                      Constructive Grant Deadline 10/25/2024

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**6. 36 Fifth Avenue (ZB-2024-072)**

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

**Variance:** For relief from the minimum off-street parking requirements for a low-rise, multi-family use (Article IV, Section 7, Table 4.4).

**Variance:** For relief from the minimum setback dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)

**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: Robert Puntieri

Present Use: Presently on the premises is a garage and an asphalt driveway.

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

Petition Purpose: The applicant seeks to construct a low-rise, multifamily dwelling with ±4 units, expand the driveway to provide additional parking, and to conduct associated site improvements

Public Hearing Deadline: 10/30/2024                      Constructive Grant Deadline 12/04/2024

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**New Business – Public Hearings**

**7. 34 Lakeside Avenue (aka 52 and 54 Circuit Avenue South) (ZB-2024-076)**

**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).

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

**Variance:** For relief from the minimum off-street parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4).

Petitioner: Tremont Development Partners LLC and E3 Development LLC

Present Use: Presently on the premises of 52 and 54 Circuit Avenue South (a portion of the property at 34 Lakeside Avenue) is a 1.4-acre lot occupied by two existing three-story multi-family dwellings, accessory parking, and outdoor amenity space

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

Petition Purpose: The applicant seeks to demolish the existing buildings (except foundations) and construct two new buildings on the remaining foundations. One building is proposed to be a low-rise multi-family building with 5 units and the other building is proposed to be 5 attached single-family dwellings (townhouses). The applicant also proposes to conduct other site improvements, including the reconfiguration of parking areas resulting in 12 parking spaces

Public Hearing Deadline: 10/11/2024      Constructive Grant Deadline 11/15/2024

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**8. 36 Butler Street (ZB-2024-077)**

*Lot A:*

**Variance:** For relief from the minimum off-street parking requirements for a two-family detached dwelling (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).

*Lot B:*

**Variance:** For relief from the minimum lot area requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum frontage dimensional requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

**Variance:** For relief from the minimum rear yard setback dimensional requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

**Special Permit:** To allow a single-family attached dwelling use in an RL-7 Zone (Article IV, Section 2, Table 4.1, Single-family attached dwelling, Residential Use #12)

**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: GM Properties LLC

Present Use: Presently on the premises is a 2-story structure, previously operated as a funeral home, a garage, and an asphalt driveway.

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

Petition Purpose: The applicant seeks to divide the existing parcel into Lot A and Lot B. Lot A will contain the existing building, which is proposed to be converted into a two-family dwelling. On Lot B, the applicant seeks to construct two single-family attached townhouse-style buildings with ±9 total units, ±22 parking spaces, to reconfigure the drive aisles, and to conduct associated site improvements.

Public Hearing Deadline: 11/01/2024      Constructive Grant Deadline 12/06/2024

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**New Business – Public Hearings**

**9. 15 Gardner Street (ZB-2024-078)**

- Variance:** For relief from the minimum frontage dimensional requirement for a high-rise, multi-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 high-rise, multi-family detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2).
- Variance:** For relief from the minimum off-street parking requirements for a high-rise, multi-family dwelling (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).

Petitioner: Fifteen Gardner Worcester, LLC  
Present Use: Presently on the premises is a vacant lot.  
Zone Designation: RG-5 (Residence, General) zoning district  
Petition Purpose: The applicant seeks to construct a ±4-story, ±8 unit high-rise multi-family detached dwelling, ±9 surface parking spaces and to conduct associated site improvements.

Public Hearing Deadline: 10/27/2024      Constructive Grant Deadline 12/01/2024

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**10. 29 Tennyson Street (ZB-2024-081)**

*Lot 1 (Existing):*

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

*Lot 2 (Proposed):*

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

Petitioner: Ayad and Yosra Sharif  
Present Use: Presently on the premises is a single-family dwelling.  
Zone Designation: RS-7 (Residence, Single Family) zoning district  
Petition Purpose: The applicant seeks to divide the property into two lots and construct a single-family detached dwelling on the second lot.

Public Hearing Deadline: 10/26/2024      Constructive Grant Deadline 11/30/2024

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**11. 17-19 (Lot 27R & Lot 28R) Pocasset Avenue (ZB-2024-084)**

*Lot 27R:*

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

*Lot 28R:*

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

Petitioner: Amy Mae Denning  
Present Use: Presently on the premises is a two-family detached dwelling  
Zone Designation: RL-7 (Residence, Limited) zoning district  
Petition Purpose: The applicant seeks approval to establish a zero-lot line dividing the existing two-family, thereby creating two lots, each with one semi-detached single-family dwelling (duplex)

Public Hearing Deadline: 10/26/2024      Constructive Grant Deadline 11/30/2024

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**Other Business**

**12. Communications**

**a. Scrivener's Error Decision – 45 Cedar Street (ZB-2024-059)**

**13. Approval of Minutes – 8/5/2024; 8/26/2024**

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

**Adjournment**