City of Worcester Zoning Board of Appeals
Special Meeting Agenda
Thursday, February 11, 2021 at 5:30 PM*

To participate, please call 415-655-0001 (Access Code: 160 884 7670) or use this link to join: https://cow.webex.com/meet/zoningboardofappealswebex

*Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via remote participation.

The meeting will be livestreamed from the City Website at www.worcesterma.gov/video-on-demand and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at www.worcesterma.gov after the meeting.

To participate during the public comment portion of the meeting, you may:
- Use the following link to join the meeting via computer https://cow.webex.com/meet/zoningboardofappealswebex or
- Call 415-655-0001 (Access Code: 160 884 7670) for the Zoning Board.

If you have difficulty accessing the call, please e-mail planning@worcesterma.gov. Application materials may also be viewed on the City Website at www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

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 no later than 48 hours in advance of the meeting.

Call to Order – 5:30 PM

Old Business – Public Hearings

1. 1193 (aka 1239) & 1243 (aka 1241) Millbury Street (MBL 31-003-0011, -00005) (ZB-2020-036)

Special Permit: To allow open lot storage of more than one (1) unregistered automobile in excess of seven (7) days (Article IV, Section 2, Table 4.1, General Use #13)

Special Permit: To allow open lot storage and/or salvage recycling operations (Article IV, Section 2, Table 4.1, Manufacturing Use #8)

Petitioner: Boakye Osei Bonsu

Present Use: At 1243 (aka 1241) Millbury Street are two buildings – a +/- 1,319 SF commercial building, formerly used as convenience store, and a +/- 3,480 SF commercial building, formerly used for retail food sales – each with associated surface parking and at 1193 (aka 1239) Millbury Street is a parking lot used for open lot storage

Zone Designation: MG-1.0 (Manufacturing, General) zoning district and th Blackstone River Parkway Sign Overlay District (BSOD)

Petition Purpose: To allow open lot storage of vehicles on both lots, to convert the existing +/- 3,480 SF commercial building into a garage to be used for dismantling of vehicles.

Previous Testimony Date(s): 10/5/2020 Constructive Grant Deadline: TBD
# New Business – Public Hearings

## 2. 132 Sears Island Drive (MBL 13-034-73+74) (ZB-2020-057)

**Special Permit:** To exceed the maximum size (footprint or SF) limitation for a detached garage (Article IV, Section 8)

**Variance:** For relief from the maximum height dimensional requirement for an accessory structure in a residential district (Article IV, Section 8)

**Petitioner:** Aaron P. Dahrooge

**Present Use:** A single-family detached dwelling and two detached garages, with associated site improvements.

**Zone Designation:** RS-7 (Residence, Single Family) zoning district and within the floodplain overlay district

**Petition Purpose:** To demolish the existing garages, construct a detached garage, and conduct associated site work.

**Public Hearing Deadline:** 3/26/2021  
**Constructive Grant Deadline:** 4/20/2021

## 3. 298 Plantation Street (aka 2 Northboro Street) (MBL 17-025-04+05) (ZB-2020-065)

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

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

**Variance:** For relief from the maximum floor area ratio (FAR) requirements for the RL-7 Zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Rodney Haddad of Remp Realty LLC

**Present Use:** A +/- 2,979 SF non-conforming one-story commercial structure, formerly used as a dry cleaner, with associated off-street parking.

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

**Petition Purpose:** To renovate and convert the existing structure into a food service establishment (deli), construct a second story addition with two dwelling units, construct off-street parking, and conduct associated site work.

**Public Hearing Deadline:** 4/10/2021  
**Constructive Grant Deadline:** 5/15/2021

## 4. 757 Salisbury Street (MBL 50-023-00001) (ZB-2021-001)

**Variance:** For relief of the maximum height dimensional requirements (Article IV, Section 4, Table 4.2)

**Petitioner:** Premier Property Group, LLC

**Present Use:** Vacant residential buildings.

**Zone Designation:** RS-10 (Residence, Single Family) and RS-7 (Residence, Single Family) zoning districts

**Petition Purpose:** To construct a Continuing Care Retirement Community (CCRC) consisting of three multi-family, low-rise buildings with a total of +/- 123 dwelling units, an associated driveway network, and related site work on approximately 17 acres of land (located off Salisbury Street).

**Public Hearing Deadline:** 4/10/2021  
**Constructive Grant Deadline:** 5/15/2021
New Business – Public Hearings

5. 222 Brooks Street (MBL 23-002-00002) (ZB-2021-004)

Amendment to:
Special Permit: To allow multi-family low-rise dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #11)
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: GoVenture Capital Group, LLC
Present Use: A vacant lot. The applicant previously received approval to construct two (2) multi-family low-rise dwellings (with a total of 111 units) with associated surface and garage parking areas, and to conduct related site work (ZB-2020-043).
Zone Designation: RL-7 (Residence, Limited) zoning district
Petition Purpose: To amend the existing approval to combine the buildings into one (1) multi-family low-rise structure (with a total of 111 units) and to reconfigure the site layout (including structure and parking areas), and to conduct related site work.
Public Hearing Deadline: 3/26/2021 Constructive Grant Deadline: TBD

6. 21 Sigel Street (aka Lot 1B) & 39 Endicott Street (aka Lot 1A) (MBL 05-021-00058) (ZB-2021-006)

21 (aka Lot 1B) Sigel Street (Proposed):
Variance: For relief from the minimum lot area dimensional requirement for a two-family dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum frontage dimensional requirement for a two-family dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

39 (aka Lot 1A) Endicott Street (Proposed):
Variance: For relief from the minimum lot area dimensional requirement for a three-family dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum frontage dimensional requirement for a three-family dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)
Petitioner: Wando Oliveira
Present Use: At 21 Sigel Street (aka Lot 1B) is a privileged, non-conforming two-family detached dwelling, and at 39 Endicott Street (aka Lot 1A) is a privileged, non-conforming three-family detached dwelling.
Zone Designation: RG-5 (Residence, General) zoning district and within the floodplain overlay district
Petition Purpose: To divide the existing lot into two, with the two-family detached dwelling at 21 Sigel Street and the three-family detached dwelling at 39 Endicott Street each to remain on their own lot.
Public Hearing Deadline: 3/26/2021 Constructive Grant Deadline: 4/30/2021

Other Business
7. Communications
8. Discussion of Board Policies and Procedures
9. Approval of Minutes
Adjournment