



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**70 Gold Star Boulevard (MBL 13-30A-00002)**

Gallo Realty Co., Inc. applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-077):

**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)

**Special Permit:** To allow a food service use, with a drive-thru in an MG-2.0 zoning district. (Article IV, Section 2, Table 4.1, Business Use #6)

**Special Permit:** To allow retail sales in an MG-2.0 zoning district. (Article IV, Section 2, Table 4.1, Business Use #26)

**Variance or Special Permit:** To modify the dimensional requirements for a permanent accessory sign (Article IV, Section 6, Table 4.3.1.)

Presently on the premises is a 2-story building being used as an motor vehicle repair/garage/sales and a surface display lot. The property is located in a MG-2.0 (Manufacturing, General) zoning district. The applicant seeks approval to construct a ±18,100 SF commercial structure proposed to be used for retail, professional office, food service, including a drive-thru, and related site work and ±107 surface parking and to exceed the maximum size for a permanent accessory wall signs.

A public hearing on the application will be held on **Monday, October 24, 2022 at 6:00 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <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, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
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**ADVERTISING DATES:** October 7 & October 14, 2022



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**11 (aka 8) Earle Terrace (MBL 01-026-0014A)**

Steven Christopher applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-076):

**Administrative Appeal:** Of a determination issued by the Deputy Building Commissioner to cease and desist operation of a motor vehicle sales and/or repair/garage/display uses in a BL-1.0.

Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot. The property is located in a BL-1.0 (Business, Limited) zoning district. The applicant seeks to overturn the determination issued by the Deputy Building Commissioner to cease and desist operations of a motor vehicle service repair/garage/display & sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**3 Oriol Drive (MBL 46-047-00007)**

Maple Multi-Family Land SE, LP applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-080):

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

**Variance:** To exceed the maximum sign area requirements for an accessory monument sign (Article IV, Section 6, Table 4.3.1)

Presently on the premises is a vacant lot. The property is located in a RG-5 (Residential, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-3)). The applicant seeks to construct two 5-story multi-family high-rise structures (total of 220 dwelling units), surface parking and detached garages (±344 spaces), and related signage and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, October 24, 2022 at 6:00 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**88 Standish Street (MBL 34-004-00003)**

Wilfredo Ponce applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-082):

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

Presently on the premises is a non-conforming single-family detached dwelling. The property is located in a RL-7 (Residence, Limited) zoning district. The applicant seeks to construct an addition.

A public hearing on the application will be held on **Monday, October 24, 2022 at 6:00 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**

**16 (Lot 1B) & 52 (Lot 1F) Great Brook Valley Avenue (MBL 52-INX-0001F & -0001B) and a portion of Great Brook Valley Avenue, Brookview Drive, & Service Road Right of Ways**

Trinity Curtis Phase One Limited Partnership applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-075):

16 (aka 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, & 50) Great Brook Valley Avenue (aka Lot 1B):

**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 off-street parking requirements (Article IV, Section 7, Table 4.4)

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

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

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

52 (aka 54, 56, & 58) Great Brook Valley Avenue (aka Lot 1F):

**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 off-street parking requirements (Article IV, Section 7, Table 4.4)

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

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

Presently on the premises are three multi-family structures with  $\pm 90$  dwelling units. The property is located in a RG-5 (Residential, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-2 & GP-3)). The applicant seeks to demolish the 3 existing structures, construct two new 4-story multi-family high-rise structures (total of  $\pm 129$  dwelling units), re-configure the public-right-of-way layouts and available on-street parking, and to conduct associated site improvements as part of a larger, phased re-development project.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**0 Millbury Street (MBL 10-003-0000A)**

Lamar Advertising Company applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-086):

**Special Permit:** To reconstruct, modify or relocate a non-accessory freestanding billboard sign (Article IX, Section 6, L (1)(b))

Amendment to

**Special Permit:** To convert a non-accessory freestanding billboard sign to a digital sign (per Article IV, Section 6, L (2)(b))

Presently on the premises is non-conforming billboard, previously permitted to convert to a digital display. The property is located in a MG-2.0 (Manufacturing, General) zoning district and within the Blackstone River Parkway Sign Overlay District (BSOD). The applicant seeks approval to reconstruct the billboard at an increased height and to maintain the digital display.

A public hearing on the application will be held on **Monday, October 24, 2022 at 6:00 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**27 Whitla Drive (MBL 41-013-25+26)**

Valerie J. Daniels applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-081):

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

**And/or**

**Special Permit:** To expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4)

Presently on the premises is a non-conforming single-family detached dwelling. The property is located in a RS-7 (Residence, Single-Family) zoning district. The applicant seeks to construct an addition.

A public hearing on the application will be held on **Monday, October 24, 2022 at 6:00 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**0 (fka 90) Barber Avenue (MBL 22-001-00002)**

PSC Worcester, LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-085):

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

**Special Permit:** To allow a self-storage use in a BG-3.0 zone (Article IV, Section 2, Table 4.1, Business Use #39)

Presently on the premises is a vacant lot. The property is located in a BG-3.0 (Business, General) zoning district. The applicant seeks to construct a 4-story, ±127,000SF self-storage facility with ±9 surface parking spaces.

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