

**WORCESTER ZONING BOARD OF APPEALS
MINUTES OF MEETING
September 12, 2005**

Board Members Present: Thomas Hannigan
Leonard Ciuffredo
John Reynolds
Matthew Armendo
Jerry Horton
Morris Bergman
David George

Staff Present: Dave Holden, Department of Code Enforcement
Lara Bold, Division of Planning and Regulatory Services

Regular Meeting (5:30 PM) – Saxe Room, Worcester Public Library

Call to Order: Thomas Hannigan called the meeting to order at 5:30 P.M.

- 1) **137 Lovell Street (Z05-139) – Variance & Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the petitioner's request for Leave to Withdraw without Prejudice.
- 2) **293 Cambridge Street (Z05-130) - Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance for three hundred sixty three (363) square feet of relief from the gross dimensional requirement.
- 3) **223-225 Lincoln Street (Z05-133A) – Variance & Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance for 5 feet of relief from the frontage requirement and the requested Special Permit for expansion or change of a pre-existing non conforming use.
- 4) **12 May Street (Z05-133) - Variances:** Upon a motion by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to continue the hearing until October 17, 2005 and asked the applicant to provide explanation of any hardship.
- 5) **5 Albert Street (Z05-134) - Variances:** Upon a motion by Jerry Horton and seconded by John Reynolds, the Board voted 5-0 to continue the hearing until October 17, 2005 and asked the applicant to provide a more detailed plot plan.
- 6) **38-40 Vinton Street (Z05-135)– Variance:** Upon a motion by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to approve the petitioner's request for five (5) feet of relief from the rear yard setback requirement.

- 7) **51 Hamilton Street** (Z05-136) – **Variance:** Upon a motion by Leonard Ciuffredo and seconded by Matthew Armendo, the Board voted 5-0 to deny the petition because the petitioner did not supply the board with sufficient information.
- 8) **24 Northboro Street** (Z05-137) – **Special Permits and Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the hearing until October 17, 2005 and asked the applicant to provide information about how the proposed structure will look.
- 9) **19 Waterman Street** (Z05-138) – **Special Permit:** Upon a motion by John Reynolds and seconded by Leonard Ciuffredo, the Board voted 5-0 to approve the requested Special Permit for the expansion or change of a non conforming structure.
- 10) **31 Richmond Avenue** (Z05-140) – **Variances & Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the petition because the petitioner did not supply the board with sufficient information.
- 11) **455A Lake Avenue** (Z05-141) – **Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit for expansion or change of a non-conforming structure.
- 12) **9 Imperial Road** (Z05-142) – **Variances:** Upon a motion by Matthew Armendo and seconded by Leonard Ciuffredo, the Board voted 5-0 to approve the requested Variance of 1300 square feet of relief from gross dimensional requirements, the requested Variance of 8 feet or relief from frontage requirement, and the requested Variance to allow parking in the front yard.
- 13) **135 Stafford Street** (Z05-143) – **Variances and Special Permit:** Upon a motion by John Reynolds and seconded by Leonard Ciuffredo, the Board voted 5-0 to approve the requested Variance for 15 feet of relief from the rear yard setback requirement, the requested Special Permit for expansion or change of a pre-existing non conforming use, and a Special Permit for waiver of the landscaping requirements.
- 14) **70 Trenton Street** (Z05-144) – **Variance:** Upon a motion by Matthew Armendo and seconded by Jerry Horton, the Board voted 5-0 to approve the requested one (1) foot of relief from the front yard setback.
- 15) **149 Olean Street** (Z05-145) – **Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to deny the requested Special Permit to allow single family semi-detached in an RS-7 zone because the use was not compatible with the surrounding neighborhood area.
- 16) **745-747 Main Street** (Z05-146) – **Variances:** Upon a motion by Jerry Horton and seconded by Matthew Armendo the Board voted 5-0 to approve the requested Variance to allow a sign to be located within five (5) feet of the setback, the requested Variance to allow parking in the front yard setback, the Variance to waive 3 off street parking spaces and the Variance for relief of five feet from the landscape buffer.

Other Business

- 17) **79 East Central Street – Extension of Time:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Extension of Time.
- 18) **3 Channing Street Extension of Time:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested extension of time.
- 19) **43 Olga Avenue (Z05-116):** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the hearing until September 26, 2005 because it was not advertised for the September 12, 2005 meeting.
- 20) **67 King Street (Z05-120):** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the hearing until September 26, 2005 because it was not advertised for the September 12, 2005 meeting.

Approval of Minutes: Upon a motion by Leonard Ciuffredo and seconded by John Reynolds, the Board voted 5-0 to approve the July 11, 2005 minutes as amended.

Upon a motion by Leonard Ciuffredo and seconded by John Reynolds, the Board voted 5- 0 to approve the August 15, 2005 minutes.

The meeting adjourned at 7:00 P.M.