



# City of Worcester Zoning Board of Appeals Meeting Agenda

## Monday, August 26, 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 وغيرها الفورية الترجمة تتوفر المسبق.

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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. 12 Oak Knoll Road (ZB-2024-017)

**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)

**Petition Purpose:** The applicant seeks retroactive approval to allow the unauthorized fill and approval to add more fill

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

**New Business – Public Hearings**

**2. 16 Carver Street (ZB-2024-057)**

*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:*

**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)

**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)

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 10/17/2024

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**New Business – Public Hearings**

**3. 8 Nebraska Street & 14 Putnam Lane (ZB-2024-063)**

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

Petitioner: Franchi Brothers Auto Body Corporation

Present Use: Presently on the premises at 8 Nebraska Street is an existing commercial building and parking lot. Presently on the premises at 14 Putnam Lane is a contractor’s yard with an existing warehouse garage.

Zone Designation: MG-2.0 (Manufacturing, 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 a portion of the existing building at 14 Putnam Lane, to construct an addition that connects the remainder of the structure to the existing building at 8 Nebraska Street, and to conduct associated site improvements

Public Hearing Deadline: 9/15/2024                      Constructive Grant Deadline TBD

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**4. 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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**New Business – Public Hearings**

**5. 210 & 212 Perry Avenue (ZB-2024-068)**

*Lot 2*

**Variance** For relief from the minimum lot regularity factor (Article IV, Section 4, Table 4.2, Note 5)

Petitioner: Habitat for Humanity MetroWest/Greater Worcester

Present Use: Presently on the premises is an existing two-family detached dwelling

Zone Designation: RG-5 (Residence, General) zoning district and within the BSOD (Blackstone River Parkway Sign Overlay District) overlay district

Petition Purpose: The applicant seeks approval to establish a zero-lot line dividing the existing two-family, thereby creating two semi-detached single-family dwellings.

Public Hearing Deadline: 10/18/2024 Constructive Grant Deadline 11/22/2024

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**6. Lot 1R (aka 25) Kendig Street (fka part of 9 Glade Street) (ZB-2024-069)**

**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 lot area dimensional requirement for a two-family dwelling in the 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 the RG-5 zone (Article IV, Section 4, Table 4.2).

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

Petitioner: Jon Pouliot

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 two-family dwelling on Lot 1R, (aka 25 Kendig Street)

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

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**7. 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

Public Hearing Deadline: 10/12/2024 Constructive Grant Deadline: 11/16/2024

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**New Business – Public Hearings**

**8. 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

Public Hearing Deadline: 10/12/2024 Constructive Grant Deadline TBD

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**9. 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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**10. 97 Millbury Street (ZB-2024-079)**

**Variance:** For relief from the minimum front yard setback requirement for uses with ground-floor residences in the CCOD-C (Article IX, Section 6.A).

Petitioner: DJC Properties LLC

Present Use: Presently on the premises of 97 Millbury Street is a 3-story, mixed use structure with 4-units and a vacant commercial unit on the first floor, most recently operated as restaurant/bar (Business Use #8).

Zone Designation: BG-3 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay District, Canal District Subarea) overlay zoning district

Petition Purpose: The applicant seeks to convert the ground floor space into two additional dwelling units for a total of 6 units on the property. Minor façade changes are proposed; no other changes to the property are proposed.

Public Hearing Deadline: 10/06/2024 Constructive Grant Deadline 11/10/2024

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**New Business – Public Hearings**

**11. 34-36 Lakeside Avenue, 19 Garland Street, 52 and 54 Circuit Avenue South (ZB-2024-082)**

*Amendment:*

- Special Permit:** To allow an extension, alteration, and/or change a pre-existing non-conforming structure/use to a use of a similar nature (Article XVI, Section 4, C.2)
- 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)
- Variance:** For relief of 4 stories and 32 feet to exceed the maximum height (2+ stories or 35 feet) dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of 9.4 feet from the 25-foot minimum front-yard setback dimensional requirement in an RS-7 Zone for other permitted use (Article IV, Section 4, Table 4.2)
- Variance:** For relief of 24.9 feet from the 50-foot minimum rear-yard setback dimensional requirement in an RS-7 for other permitted use (Article IV, Section 4, Table 4.2)
- Variance:** For relief of ±0.88:1 to exceed the 0.5:1 maximum Floor Area Ratio (FAR) density requirement in an RS-7 Zone for other permitted use (Article IV, Section 4, Table 4.2) following density bonus provided in accordance with Article VII, Section 6.
- Variance:** For relief of 104 spaces from the 148 minimum off-street parking requirements for 116 dwelling units (Article IV, Section 4, Table 4.4) following density bonus provided in accordance with Article VII, Section 6.
- Variance:** For relief of ±3 feet from the 15-foot maximum height requirements for accessory structures (Article IV, Section 8.B.10)

Petitioner: Tremont Development Partners LLC and E3 Development LLC

Present Use: Presently on the premises are approximately 34 three-story buildings with 202 rental units and accessory office and operations space known as the Lakeside Apartments, approximately 166 parking spaces, and various other site improvements

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

Petition Purpose: The applicant seeks to amend a previous decision of the Board to reflect a reduction in the necessary zoning relief now that the entire property has been rezoned into the RG-5 zoning district. The previous decision granted the necessary zoning relief for Phase 1 of the Lakeside Apartments redevelopment, specifically, the demolition of 8 three-story multi-family buildings and the construction of 2 new high-rise multi-family buildings consisting of a total of 116 units, construction of 69 parking spaces, and other site improvements.

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

**Other Business**

**12. Communications**

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

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

**Adjournment**