



# City of Worcester Zoning Board of Appeals Meeting Agenda

## Monday, January 27, 2025, at 5:30 PM

Worcester City Hall  
Levi Lincoln Chamber, 3<sup>rd</sup> Floor (Room 309), 455 Main Street

### Board Members

Jordan Berg Powers, *Vice Chair*  
Lawrence Abramoff  
Shannon Campaniello  
George Cortes  
Eric Torkornoo  
Erik Bartenhagen, *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 التورية 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 aforo 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 Houle, Planning Analyst  
Amy Beth Laythe, Planning Analyst  
Lisa Nguyen, Staff Assistant II  
Jorjette Lewis-Tyndale, Administrative Assistant

### Upcoming Meetings

February 10, 2025  
March 3, 2025  
March 24, 2025  
April 14, 2025  
May 5, 2025  
June 2, 2025

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. **120 Washington Street (aka proposed Lot C on the corner of Green Street & Spruce Street) (ZB-2024-108)**

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

**Petitioner:** Rossi Development LLC

**Present Use:** Presently on the premises is a vacant lot.

**Zone Designation:** BG-6.0 (Business, General) zoning district, within the CCOD-D (Commercial Corridor Overlay Districts – Downtown Subarea) and within the DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay zoning districts.

**Petition Purpose:** The applicant seeks to construct a 5-story mixed-use building with ±46 studio apartments, approximately ±1,509 SF ground floor commercial and/or retail unit and to conduct associated site work.

<b>Public Hearing</b>	1/27/2025	<b>Constructive Grant</b>	2/11/2025
<b>Deadline:</b>		<b>Deadline:</b>	

**New Business – Public Hearings**

**2. 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 applicant seeks partially retroactive approval to place fill and regrade their backyard.  
Public Hearing Deadline: 1/27/2025                      Constructive Grant Deadline TBD

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**3. 640 Franklin Street (ZB-2024-080)**

**Special Permit:** To extend, alter or change a privileged pre-existing, nonconforming use. (Article XVI, Section 4.C).  
Petitioner: Joseph G. Haddad/Haddad Enterprises, LLC  
Present Use: Presently on the premises is a 3-bay garage, a landscaping business, vehicle and material storage  
Zone Designation: The property is split zoned between the RS-7 (Residence, Single Family) and BL-1.0 (Business, Limited) zoning districts  
Petition Purpose: The applicant seeks to operate a landscaping business as a use of a similar nature to previous uses at this location  
Public Hearing Deadline: 2/26/25                      Constructive Grant Deadline TBD

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**4. 34 Eskow Road & 224 Southwest Cutoff (ZB-2024-087)**

**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 Auction House (Manufacturing Use #2) in an ML-2.0 and MG-2.0 zoning district  
Petitioner: CarMax Auto Superstores, Inc  
Present Use: Presently on the premises is a vacant lot with a gravel/dirt driveway running from Eskow Road to the eastern portion of the site and connecting to Balis Road at the north  
Zone Designation: RS-7 (Residence, Single-Family), ML-0.5 (Manufacturing, Limited) and MG-2.0 (Manufacturing, General)  
Petition Purpose: The applicant seeks to construct a ±7,125 SF Auction House, a ±117 space parking lot for employees/public use, a ±255,089 SF display lot and to conduct associated site improvements, including retaining walls, a detention pond, etc.  
Public Hearing Deadline: 1/27/25                      Constructive Grant Deadline TBD

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**New Business – Public Hearings**

**5. 119 Rodney Street (ZB-2024-090)**

*Lot 1 (Existing)*

**Variance:** For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

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

*Lot 2 (Proposed)*

**Variance:** For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum lot area requirements for a three-family dwelling (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the maximum height requirement (stories) for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum front yard setback requirements for a three-family detached dwelling in an RG-5 zone (article IV, Section 4, Table 4.2)

**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: K&S Realty Investors Inc.

Present Use: Presently on the premises is a three-family detached dwelling with a three-car parking area.

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

Petition Purpose: The applicant seeks to divide the existing lot into two with the existing three-family detached dwelling to remain on Lot 1 and to build a three-family detached dwelling on Lot 2 with a parking area to include ±6 parking spaces and to conduct associated site work.

Public Hearing Deadline: 1/27/2025                      Constructive Grant Deadline 2/11/2025

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**6. 4 Brandt Lane/0 Grafton Street (ZB-2024-098)**

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

**Variance:** For relief from the minimum setback requirement for an accessory structure (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: Brandt Lane Development, LLC

Present Use: Presently on the premises is a vacant single-family dwelling and 16.9 acres of land historically used as a landfill/dumping ground

Zone Designation: BG-2.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to remove all existing improvements, clean the landfill area, and construct five mixed use, 4-5 story multi-family apartment buildings with amenities, parking and associated site improvements. Overall, the proposal includes ±491 dwelling units, ±793 surface and garage parking spaces, ±2,089 SF of commercial space, and indoor and outdoor amenity spaces

Public Hearing Deadline: 2/21/2025                      Constructive Grant Deadline 3/28/2025

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**New Business – Public Hearings**

**7. 494 Lincoln Street (ZB-2024-100)**

**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 a Food service (drive-thru) use in a BG-4.0 zoning district. (Article IV, Section 2, Table 4.1, Food Service (drive-thru), Business Use #6)

**Special Permit:** To allow dimensional relief for accessory signs. (Article IV, Section 6.J.1.a)

Petitioner: Raising Cane’s Restaurants, LLC

Present Use: Presently on the premises is a vacant commercial restaurant structure with a surface parking lot.

Zone Designation: BG-4.0 (Business, General) zoning district and Water Resources Protection Overlay District (GP-3).

Petition Purpose: The applicant seeks to construct a new ±3447 SF restaurant with a two-lane drive-thru, ±40 surface parking spaces and to conduct associated site work.

Public Hearing Deadline: 1/27/2025                      Constructive Grant Deadline TBD

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**8. 28 Boyden Avenue (ZB-2024-111)**

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

Petitioner: Southbridge Street Properties, LLC

Present Use: Presently on the premises is a single-family detached dwelling

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

Petition Purpose: The applicant seeks to construct an addition to the existing structure and convert the resulting building into a two-family dwelling and make associated site improvements

Public Hearing Deadline: 2/19/2025                      Constructive Grant Deadline 3/26/2025

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**9. 0, 2 Tyson Road & 0 Burncoat Street (ZB-2024-112)**

**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 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)

Petitioner: M. McDermott Construction Company, Inc

Present Use: Presently on the premises are three vacant lots

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

Petition Purpose: The applicant seeks to construct an attached single-family (townhouse) dwelling on each lot and make associated site improvements

Public Hearing Deadline: 2/19/2025                      Constructive Grant Deadline TBDBTD

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**New Business – Public Hearings**

**10. 19 Dixon Avenue (ZB-2025-002)**

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

Petitioner: Candy Lo

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 demolish the existing rear deck and, in its place, construct an addition to the rear of the dwelling with an attached deck

Public Hearing Deadline: 2/19/2025                      Constructive Grant Deadline 3/26/2025

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**11. 24 Simone Street (aka 0 Valmor Street & 0 Maranda Street) (ZB-2025-004)**

*Lot 3A*

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

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

*Amendment*

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

*Lot 3B*

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

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

*Amendment*

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

Petitioner: JAE Wor, LLC

Present Use: Presently on the premises are two partially constructed single-family semi-detached dwellings (one duplex).

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

Petition Purpose: The applicant seeks to complete construction of the single-family semi-detached dwellings

Public Hearing Deadline: 2/21/2025                      Constructive Grant Deadline 3/28/2025

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**12. 18 Birch Street (ZB-2025-005)**

**Special Permit:** To allow a residential conversion from a single-family dwelling to a two-family dwelling in an RG-5 zone. (Article IV, Section 9)

Petitioner: Mindy T. Nguyen

Present Use: Presently on the premises is a single-family dwelling

Zone Designation: Located partly in an RG-5 (Residence, General) zoning district and partly in a BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to convert the single-family dwelling to a two-family dwelling

Public Hearing Deadline: 2/19/2025                      Constructive Grant Deadline TBD

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**New Business – Public Hearings**

**13. 342 West Boylston Street (ZB-2025-006)**

**Variance:** For relief from the maximum height requirement (stories+feet) for a high-rise multi-family dwelling in an BL-1.0 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum rear yard setback requirements for a high-rise multi-family dwelling in a BL-1.0 zone (Article IV, Section 4, Table 4.2)

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

Petitioner: 342 West Boylston LLC

Present Use: Presently on the premises is a vacant commercial building previously used as a restaurant.

Zone Designation: BL-1.0 (Business, Limited) zoning district and within the Commercial Corridors Overlay District – Elsewhere (CCOD-E)

Petition Purpose: The applicant seeks to raze the current building and construct a 24-unit multi-family high-rise dwelling, parking facilities, and associated site improvements.

Public Hearing Deadline: 2/20/2025                      Constructive Grant Deadline                      3/27/2025

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**14. 23 Lorenzo Street (ZB-2025-009)**

*Lot 2B:*

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

Petitioner: Guillermo Garcia

Present Use: Presently on the premises is a vacant lot with a sewer easement.

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

Petition Purpose: The applicant seeks relief to divide the property into two lots and construct a single-family semi-detached dwelling (aka duplex) and make associated site improvements

Public Hearing Deadline: 3/14/2025                      Constructive Grant Deadline                      4/18/2025

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**New Business – Public Hearings**

**15. 67 & 69 Tacoma Street (aka Lot 5) (ZB-2025-011)**

*Amendment to Decision ZB-2024-009, to request the following relief:*

**Variance:** For relief from the minimum parking requirement for an office use and multi-family use (Article IV, Section 4, Table 4.4)

**Variance:** For relief from the maximum allowed 50% compact spaces (Article IV, Section 7, Table 4.4, Note 3.b)

**Special Permit:** To allow a professional office use in an RG-5 zoning district (Article IV, Section 2, Table 4.1, Business Use #19)

**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:** Trinity Curtis Phase Two Limited Partnership

**Present Use:** Presently on the premises of 67 and 69 Tacoma Street are 2 buildings, which are currently used for a public library, maintenance and equipment storage, and offices for Curtis Apartments Complex and Great Brook Valley Gardens.

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

**Petition Purpose:** The applicant seeks to amend a previous decision to make changes to the previously proposed site layout while still proposing one mixed-use building with a public library, economic opportunity center and community rooms on the first level, accessory offices on the second level and 24 residential units on the third and fourth levels. Parking for ±36 spaces is proposed and other associated site improvements are also proposed

**Public Hearing Deadline:** 3/15/2025

**Constructive Grant Deadline**

4/19/2025

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**New Business – Public Hearings**

**16. 37 & 60 Great Brook Valley Avenue & a portion of 180 Constitution Avenue (aka Lots 1-4) (ZB-2025-012)**

*Amendment to decision ZB-2024-006, to request the following relief:*

*Lot 1:*

**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 parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4)

*Lot 2:*

**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 requirements for a multi-family high-rise dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2).

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

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

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

*Lot 3:*

**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 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).

**Variance:** For relief from the maximum allowed 50% compact spaces (Article IV, Section 7, Table 4.4, Note 3.b).

**Petitioner:** Trinity Curtis Phase Two Limited Partnership

**Present Use:** Presently on the premises are 3 multi-family low-rise dwellings.

**Zone Designation:** RG-5 (Residence, General) zoning district and partially within the Water Resources Protection Overlay District (GP-2 and GP-3)

**Petition Purpose:** The applicant seeks to amend a previous decision to eliminate previously proposed single-family attached dwellings and instead enlarge the 2 multi-family high-rise dwellings to contain ±126 units, realign street layouts and other related site improvements.

**Public Hearing Deadline:** 3/15/2025                      **Constructive Grant Deadline**                      4/19/2025

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**New Business – Public Hearings**

**17. 22 Huron Avenue (ZB-2025-013)**

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

**Petitioner:** Happy Hen Properties, LLC

**Present Use:** Presently on the premises is a vacant lot.

**Zone Designation:** RS-7 (Residential Single Family) zoning district

**Petition Purpose:** The applicant seeks to construct a single-family dwelling on lot 1

**Public Hearing Deadline:** 3/14/2025                      **Constructive Grant Deadline**                      4/18/2025

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**Other Business**

**18. Communications**

- a. Letter from Dee McGinley regarding gas station development
- b. Preservation Act Survey reminder
- c. Community Preservation Act Survey: [Take the Survey](#)
- d. Mobility Action Plan Released: [Mobility Action Plan](#)

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

- a. 2026 Meeting Schedule

**20. Approval of Minutes – 10/28/2024, 11/25/2024, 12/16/2024**

**21. Adjournment**