



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, February 10, 2025, at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber, 3rd 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
Website: 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 غيرها الفورية الترجمة تتوفر المسبق.

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Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkhithimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerasese ene akwanya aforors 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

March 3, 2025
March 24, 2025
April 14, 2025
May 5, 2025
June 2, 2025
June 23, 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. 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 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 or (508) 799-1400 x 31440

Call to Order – 5:30 pm

Requests for Continuances, Extensions, Postponements, & Withdrawals

New Business – Public Hearings

- 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: 2/10/25 **Constructive Grant Deadline:** TBD

Old Business – Public Hearings

2. 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.

Public Hearing Deadline: 2/10/2025 Constructive Grant Deadline: 3/4/2025

3. 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

New Business – Public Hearings

4. 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: 2/10/2025 Constructive Grant Deadline TBD

5. 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

New Business – Public Hearings

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

7. 15 Clay Street (ZB-2024-110)

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

Variance: For relief from the minimum front yard setback requirements for a two-family 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 two-family dwelling in an RL-7 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: 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 convert the existing single-family dwelling to a two-family dwelling by constructing a ±1,563 SF addition with parking and associated site improvements

Public Hearing Deadline: 3/27/2025 Constructive Grant Deadline 5/1/2025

8. 23 Johnson Street (ZB-2025-008)

Variance: For relief from the 2+ stories maximum height dimensional requirement for a single-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

Petitioner: Rafael Hernandez

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 single-family detached dwelling, parking and associated site improvements.

Public Hearing Deadline: 3/21/2025 Constructive Grant Deadline 4/25/2025

New Business – Public Hearings

9. 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

10. 119 & 125 Chandler Street and 127A Austin Street (ZB-2025-010)

Variance: For relief from the minimum rear yard setback requirements for a multi-family high-rise dwelling in a BG-3 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: Polar Views, LLC

Present Use: Presently on the premises are two buildings formally used for auto sales and an auto repair shop.

Zone Designation: Located partly in a BG-3.0 (Business, General) zoning district and partly in an RG-5 (Residence, General) zoning district and also located in the Commercial Corridors Overlay District – Elsewhere (CCOD-E) overlay zoning district

Petition Purpose: The applicant seeks to raze the existing buildings and construct a ±114,318 SF, 6-story mixed-use high-rise building with ±56 residential units, ±3,435 SF of commercial space, ±70 subsurface parking spaces, amenities, and other site improvements.

Public Hearing Deadline: 3/13/2025 Constructive Grant Deadline 4/17/2025

11. 120 Washington Street (aka proposed Lot D on the corner of Ash Street & Green Street) (ZB-2025-016)

Variance: To extend, alter or change a privileged pre-existing, nonconforming structure. (Article XVI, Section 4.D.).

Petitioner: Rossi Development, LLC

Present Use: Presently on the premises is a parking lot.

Zone Designation: BG-6.0 (Business, General) zoning district and also located in the Commercial Corridors Overlay District – Downtown (CCOD-D) overlay zoning district and the Downtown/Blackstone Canal Sign Overlay District (DSOD).

Petition Purpose: The applicant seeks to demolish and reconstruct an existing nonconforming retaining wall located within 5 FT of the southern property line as part of a proposal to construct a 5-story mixed-use building with ±36 studio residential units and two commercial/retail spaces that complies with all zoning requirements.

Public Hearing Deadline: 3/27/2025 Constructive Grant Deadline 5/1/2025

New Business – Public Hearings

12. 304 Shrewsbury Street (ZB-2025-018)

Variance: For relief from the minimum front yard setback requirements for uses with ground-floor residences within the CCOD (Commercial Corridors Overlay District) zone (Article IX, Section 6.A.1.a)

Petitioner: NLC Properties LLC

Present Use: Presently on the premises is a 3-story, mixed use structure with 2 residential units and a commercial unit on the first floor, most recently operated as an Office, general (Business Use #18).

Zone Designation: BG-2.0 (Business, General) zoning district and is also located in the Commercial Corridors Overlay District – Shrewsbury Street Subarea (CCOD-S) overlay zoning district and the Union Station Sign Overlay District (USOD)

Petition Purpose: The applicant seeks to convert the ground-floor space into two additional dwelling units for a total of 4 units on the property. No exterior changes to the property are proposed.

Public Hearing Deadline: 3/12/2025 Constructive Grant Deadline 4/16/2025

13. 55-57 East Worcester Street (ZB-2025-019)

Lot 1:

Variance: For relief from the minimum lot area requirements for a residential building in a BG-2.0 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage requirements for a residential building in a BG-2.0 zone (Article IV, Section 4, Table 4.2)

Lot 2:

Variance: For relief from the minimum lot area requirements for a residential building in a BG-2.0 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum frontage requirements for a residential building in a BG-2.0 zone (Article IV, Section 4, Table 4.2)

Petitioner: The Estate of Joseph J. Daboul

Present Use: Presently on the premises are two residential buildings: a two-family dwelling and a three-family dwelling.

Zone Designation: BG-2.0 (Business, General) zoning district and also located in the Commercial Corridors Overlay District – Shrewsbury Street Subarea (CCOD-S) overlay zoning district and the Union Station Sign Overlay District (USOD)

Petition Purpose: The applicant seeks to divide the existing lot into two lots so that each residential building may be separately owned.

Public Hearing Deadline: 3/27/2025 Constructive Grant Deadline 5/1/2025

Other Business

14. Consider Request from Worcester Jewish Community Housing for the Elderly, Inc. for a determination on whether a proposed change to the Comprehensive Permit at 475 Chandler Street constitutes a Substantial Change or Insubstantial Change per 760 CMR 56.05 (11)

15. Communications

16. Discussion of Board Policies and Procedures

a. 2026 Meeting Schedule

17. Approval of Minutes – 10/28/2024, 11/25/2024, 12/16/2024, 1/27/2025

18. Adjournment