



City of Worcester

Zoning Board of Appeals Meeting Agenda

Monday, December 11, 2017

Worcester City Hall, Levi Lincoln Chamber (3rd floor, #309), 455 Main Street, 5:30 P.M.

Board Members

Vadim Michajlow, *Chair*
Joseph Wanat, *Vice-Chair*
Robert Haddon, *Alternate Member*
Andrew Freilich, *Alternate Member*

Contacting the Board's Office

Division of Planning and Regulatory Services serves as the Board's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 31440
- **Email:** planning@worcesterma.gov

The Zoning Board is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

Decisions

Typically, the Board signs decisions at its next regularly scheduled meeting and files its decision (final action) with the City Clerk the next day. Applicants will be notified of the Board's final action via mail. After the 20 day appeal period has expired, the applicant must obtain a certified copy of the decision from the City Clerk and record that same copy at the Worcester County Registry of Deeds.

Our Mission

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Stephen S. Rolle, Director
Domenica Tatasciore, Chief Planner
Michelle Smith, Senior Planner
Michael Antonellis, Planner
Susan Arena, Preservation Planner
Deborah Steele, Principal Staff Asst

Upcoming Meetings

January 8, 2018
January 22, 2018
February 12, 2018
March 5, 2018
March 26, 2018
April 23, 2018
May 14, 2018
June 4, 2018
June 25, 2018
July 16, 2018
August 6, 2018

Board Site Views

Call to Order – 5:30 pm

Approval of the Minutes

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

New Business

1. Lot 2 – 36 Mountain Street West (ZB-2017-054)

Variance: For relief from the minimum frontage dimensional requirement in a BL-1.0 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Lorne Johnson

Present Use: Presently on the premises is a partially paved lot.

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The applicant seeks to construct a two-family detached dwelling along with related site work.

Public Hearing Deadline: ~~11/22/17~~, 12/11/17

Constructive Grant Deadline – Variance: ~~12/27/17~~, 1/30/18

2. 384 Southwest Cutoff (ZB-2017-065)

Special Permit: To allow filling and/or excavating of earth (Article IV, Section 5)

Petitioner: Joseph F. Shay, Jr.

Present Use: Presently on the premises is a vacant lot with an existing driveway and stormwater features servicing the abutting property, at 330 Southwest Cutoff.

Zone Designation: ML-0.5 (Manufacturing, Limited) zoning district

Petition Purpose: The applicant seeks to conduct granite quarrying operations at the site, along with related grading, drainage, and site work.

Public Hearing Deadline: 1/3/18

MEETING CANCELLED DUE TO LACK OF QUORUM – ALL ITEMS POSTPONED TO JANUARY 8, 2018 AT 5:30 PM, LEVI LINCOLN CHAMBERS

3. 5 Trowbridge Road (ZB-2017-066)

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| Special Permit: | To allow a fraternity/sorority/cooperative residence in an RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #5) |
| Petitioner: | AGD Fraternity Housing Corporation-Zeta Zeta (Worcester Polytechnic University), LLC |
| Present Use: | Presently on the premises is a single-family detached dwelling, with associated site improvements |
| Zone Designation: | RG-5 (Residence, General) zoning district |
| Petition Purpose: | The applicant seeks to convert the existing structure into a sorority house and to construct a parking area to be used in association therewith, along with related site work. |
| Public Hearing Deadline: | 1/4/18 |

4. 118 Commonwealth Avenue (ZB-2017-067)

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| Special Permit: | To allow single-family attached dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12) |
| Special Permit: | To allow the extension, alteration, or change to a privileged non-conforming structure (Article XVI, Section 4) |
| Petitioner: | Goldstar Builders, Inc. |
| 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 a two dwelling unit addition to the existing structure, to be used as a single-family attached dwelling (total of three units), along with associated site work. |
| Public Hearing Deadline: | 1/4/18 |

5. 120 & 126 Chandler Street (ZB-2017-068)

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| Special Permit: | To allow the extension, alteration, or change to a privileged non-conforming structure (Article XVI, Section 4) |
| Special Permit: | To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and landscaping requirements (Article IV, Section 7) |
| Variance: | For relief from the minimum parking requirements (Article IV, Section 7, Table 4.4) |
| Petitioner: | Worcester Common Ground, Inc. |
| Present Use: | Presently on the premises at 120 Chandler Street is a vacant two-story office building and at 126 Chandler Street is a vacant commercial warehouse with an attached garage. |
| Zone Designation: | 120 Chandler Street - BG-3.0 (Business, General) & RG-5 (Residence, General) zoning district and principally within the Commercial Corridors Overlay District (CCOD-E). 126 Chandler Street - BG-3.0 (Business, General) zoning district and principally within the Commercial Corridors Overlay District (CCOD-E) |
| Petition Purpose: | The applicant seeks to demolish the existing structure at 120 Chandler Street and the attached garage at 126 Chandler street, to renovate the existing structure at 126 Chandler Street, and to construct an addition, to be used as a mixed-use structure comprised of a multi-family high-rise residence use (for a total of 31 dwelling units) and a commercial use, along with associated site work. |
| Public Hearing Deadline: | 1/4/18 |

Constructive Grant Deadline – Variance: 2/8/18

Other Business

6. **Communications**
7. **Signing of Decisions from prior meetings**

Adjournment