

**MINUTES OF THE PROCEEDINGS OF THE  
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER  
June 22, 2020**

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting was conducted through remote participation. The meeting was livestreamed from the City of Worcester website and via the local cable access channel and is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 730323290#), which was publicized on the posted meeting agenda and during the video broadcast.

Zoning Board Members Joseph Wanat, Chair  
Participating: Jordan Berg Powers  
George Cortes  
Robert Haddon, Alternate Member

Zoning Board Members Not Andrew Freilich, Vice Chair  
Participating: Russell Karlstad, Alternate Member  
Staff Participating: Michelle Smith, Division of Planning & Regulatory Services  
Amanda Molina Dumas, Division of Planning & Regulatory Services  
John Kelly, Department of Inspectional Services

**Call to Order – 6:00 PM**

**New Business**

Item #1: 137 Massasoit Road (MBL 34-08B-0010A) (ZB-2020-024)  
**Variance:** For relief from the minimum front-yard setback dimensional requirement in a BL-1.0 Zone (Article IV, Section 4, Table 4.2)  
**Variance:** For relief from the minimum exterior side-yard setback dimensional requirement in a BL-1.0 Zone (Article IV, Section 4, Table 4.2)  
Petitioner: Joanne Troiano  
Present Use: Presently on the premises is a +/- 800 SF one-story structure, under construction, with associated surface parking.  
Zone Designation: BL-1.0 (Business, Limited) zoning district  
Petition Purpose: The applicant seeks retroactive relief associated with the construction of the commercial structure and conduct related site work.  
Hearing Opened: 8/9/2020 Constructive Grant Deadline: 9/13/2020  
Hearing Opened with: JW, JBP, CG, RH

Attorney Donald O’Neil and Bob O’Neil spoke on behalf of the applicant, Joanne Troiano

Attorney O’Neil gave a brief overview of the project, stating that the structure was damaged by a car in 2019 and subsequently demolished. Presently under construction is a one-story +/- 800 SF structure, also non-conforming with regards to the front-yard and exterior side-yard setbacks as it was built in the same location as the former, with a slightly larger footprint (~300 SF larger).

Ms. Molina Dumas provided a review of the proposal to the Board.

Attorney O’Neil requested the waivers suggested by staff and agreed to the conditions of approval in the staff memo.

Mr. Wanat asked if any dumpster was proposed for the site. Attorney O’Neil stated that since the site was so small that no dumpster would be provided.

The Board and Mr. O’Neil discussed how trash pick-up and snow removal would be handled.

Upon a motion by Mr. Berg Powers and seconded by Mr. Haddon, the Board voted 4-0 to close the Public Hearing.

**Upon a motion by Mr. Haddon and Mr. Berg Powers, the Board voted 4-0 to approve the Variance for front-yard and ext. side-yard setbacks; the approved requested waivers requested by the applicant; approved with Conditions of Approval from staff memo which includes submission of final revised site plans and architectural plans; recharge 100% roof runoff; that prior to issuance of a building permit that the applicant submit O & M plan and schedule to DPRS; and that prior to issuance a Certificate of Occupancy a registered prof. engineer currently licensed in MA shall provide written cert that stormwater system constructed in compliance with approved plans; that the applicant plant 2 trees in front of parking area along Massasoit Rd, plant 2 trees in area of utilities easement, that the applicant install screen plantings along eastern edge of driveway; that all parking spaces shall be striped and accessible spaces placarded; that snow storage shall not be located in parking spaces or landscaped buffers and excess snow shall be removed; and that the project will be built substantial accordance with plans submitted.**

**Other Business**

- 2. Communications**
- 3. Discussion of Board Policies and Procedures**

**Adjournment**

Upon a motion by Mr. Haddon and seconded by Mr. Berg Powers, the Board voted 4-0 to adjourn the meeting at 6:44 p.m.