

**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER
November 9, 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
	Russell Karlstad, Alternate Member

Zoning Board Members	Not
Participating:	

Staff Participating:	Stephen Rolle, Division of Planning & Regulatory Services
	Amanda Molina Dumas, Division of Planning & Regulatory Services
	David Horne, Department of Inspectional Services

Call to Order – 5:30 p.m.

Approval of Minutes – 5/11/2020; 6/15/2020 Held to 11/30/2020

Requests for Continuances, Extensions, Postponements & Withdrawals

Old Business

Item #1	1193 (aka 1239) & 1243 (aka 1241) Millbury Street (MBL 31-003-00011, -00005) (ZB-2020-036)
Special Permit:	To allow open lot storage of more than one (1) unregistered automobile in excess of seven (7) days (Article IV, Section 2, Table 4.1, General Use #13)
Special Permit:	To allow open lot storage and/or salvage recycling operations (Article IV, Section 2, Table 4.1, Manufacturing Use #8)
Petitioner:	Boakye Osei Bonsu
Present Use:	At 1243 (aka 1241) Millbury Street are two buildings – a +/-1,319 SF commercial building, formerly used as convenience store, and a +/- 3,480 SF commercial building, formerly used for retail food sales – each with associated surface parking and at 1193 (aka 1239) Millbury Street is a parking lot used for open lot storage.
Zone Designation:	MG-1.0 (Manufacturing, General) zoning district and the Blackstone River Parkway Sign Overlay District (BSOD)
Petition Purpose:	To allow open lot storage of vehicles on both lots, to convert the existing +/- 3,480 SF commercial building into a garage to be used for dismantling of vehicles, with the existing +/- 1,319 SF building to remain.
Hearing Opened:	11/9/2020
Constructive Grant Deadline:	TBD

Upon a motion by Mr. Berg Powers and seconded by Mr. Cortes the Board voted 5-0 to continue the Special Permit applications to the November 30, 2020 Zoning Board of Appeals meeting and to extend the Constructive Grant deadline to December 22, 2020.

New Business

Item #2	32 Tirrell Street (MBL 07-014-00009) (ZB-2020-047)
Special Permit:	To modify parking, loading, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)
Variance:	For relief from the minimum lot area dimensional requirement for a multi-family low-rise use in an RG-5 Zone (Article IV, Section 4, Table 4.2)
Variance:	For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)
Petitioner:	32 Tirrell Street, LLC
Present Use:	A single-family detached dwelling and a detached garage and shed, with associated site improvements.
Zone Designation:	RG-5 (Residence, General) zoning district
Petition Purpose:	To demolish the existing site improvements in order to construct a multi-family low-rise dwelling (total of 6 units), associated parking, and conduct related site work.
Hearing Opened:	11/9/2020
Constructive Grant Deadline:	TBD

Zac Couture from H.S.&T called in for the applicant 32 Tirrell Street, LLC. He stated that the applicant is looking to demolish existing structure that had fire damage and wants to rebuild a 6 unit multi-family. Mr. Couture stated that he is requesting waivers requested by staff and is fine with Conditions of approval suggested by staff. Mr. Couture stated that he had provided some renderings to staff today.

Ms. Dumas reviewed scope of the project. Ms. Dumas stated that staff has received a number of calls and emails from neighbors who believe six units is too many units and the emails have been uploaded to dropbox and there are people waiting on-line to speak.

Mr. Wanat asked Mr. Couture to review of the height of the building.

Mr. Cortes asked Mr. Couture to review the number of bedrooms and the parking for the site.

Mr. Berg Powers stated that he does understand some of the parking concerns that neighbors had sent in letters sent in but this area has lot of three deckers but understands this is proposed for 6 so he trying to balance the proposal.

Mr. Haddon expressed concern about the lack of parking and expressed concern about where snow storage would be. Mr. Karlstad expressed similar concerns.

Dean, didn't say last name, said he was the developer for project and said snow would be trucked off site.

Public Comment

Olivia Justey, stated that she has sent a letter in and expressed concern about lack of parking and additional traffic this project will bring to the area.

Sharon Gordon expressed concern about the parking and esthetic of the buildings.

The Board and the applicant discussed by right alternatives for the site.

The Board and the applicant agreed to continue the item.

Upon a motion by Mr. Berg Powers and seconded by Mr. Cortes the Board voted 5-0 to continue the Special Permit and Variance applications to the November 30, 2020 Zoning Board of Appeals meeting and to extend the Constructive Grant deadline to December 22, 2020.

Petitioner: Sever Street Development LLC
Present Use: At 11 Sever Street (aka Lot A) is an existing non-conforming 10-story multi-family high-rise dwelling (with 98 units total), with associated parking areas on both proposed Lot A and Lot B.
Zone Designation: RG-5 (Residence, General) zoning district
Petition Purpose: To divide the existing lot into two, with the existing 98-unit multi-family high-rise dwelling known as 11 Sever Street to remain on Lot A, and to construct a new 4-story multi-family high-rise dwelling (with 49 units) on proposed Lot B, and to re-configure and expand parking areas and make associated site improvements.
Hearing Opened: 12/27/2020 Constructive Grant Deadline: 1/31/2021

Attorney Joshua Lee Smith called in along with representatives from Sever Street Development, LLC called in and reviewed the scope of the project.

Mr. Smith stated that he would request the waivers suggested by staff and was in agreement with Conditions of Approval suggested by staff.

Mr. Rolle reviewed the plans for the site.

Mr. Cortes expressed concern about the project.

The Board and the applicant representatives reviewed the parking required for the site.

Public Comment

Karen Berg Powers stated she had concerns about the parking situation for this proposal.

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

Upon a motion by Mr. Haddon and seconded by Mr. Cortes the Board voted 4-0 to approve the Variance for relief of 10 parking spaces; approved with Waivers requested by the applicant; approved with Conditions of Approval from staff memo which includes submission of final revised site plan-set & architectural plans; properties shall be commonly managed; prior to issuance of BP, provide copies of cross easements and property management responsibility to DPRS; all parking spaces shall be striped and accessible spaces placarded; snow storage shall not be located in parking spaces or landscaped buffers and excess snow shall be removed; and that the project be built in substantial accordance with the plans submitted.

Other Business

7. Communications

8. Discussion of Board Policies and Procedures

9. Elections of Officers Held to 11/30/2020

Adjournment

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Board voted to adjourn the meeting at 10:02 p.m.