



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, June 28, 2021 at 5:30 PM

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

Board Members

Joseph Wanat, *Chair*
Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Nathan Sabo, *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/boards/zoning-
board-of-appeals](http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals)

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 48 hours in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services

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

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Marisa Lau, Senior Planner
Stephen Cary, Planning Analyst
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

July 19, 2021
August 9, 2021
August 30, 2021
September 20, 2021
October 18, 2021
November 8, 2021
December 13, 2021
January 10, 2022
January 31, 2022
March 21, 2022
April 11, 2022
May 2, 2022
May 23, 2022

This meeting is canceled.
All items listed on the agenda are postponed to the next Zoning Board of Appeals Meeting to be held on Monday, July 19, 2021 at 5:30 PM.

Please e-mail
planning@worcesterma.gov for more information.

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://cow.webex.com/meet/zoningboardofappealswebex> or
- Call 415-655-0001 (Access Code: 160 884 7670).

Note: If technological problems interrupt the virtual meeting, the meeting will continue.

Application materials may also be viewed on the City Website at www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

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 no later than 48 hours in advance of the meeting.

Call to Order – 5:30 PM

New Business – Public Hearings

4. 43 Lancaster Street (MBL 02-043-00094) (ZB-2021-038)
Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A. 2)
Petitioner: Gregory Lavelle
Present Use: A low-rise residential building with 3 units and associated off-street parking.
Zone Designation: RG-5 (Residence, General) zoning district
Petition Purpose: To convert a portion of the existing building into one (1) additional dwelling unit (for a total of 4 dwelling units), and to conduct associated site work.
Public Hearing Deadline: 7/25/2021 **Constructive Grant Deadline:** TBD

5. 34 William Street (MBL 02-039-0039A) (ZB-2021-040)
Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)
Variance: For relief from the minimum parking requirements for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4)
Petitioner: Eileen Milton
Present Use: A two-family detached dwelling.
Zone Designation: RG-5 (Residence, General) zoning district
Petition Purpose: To convert the existing two-family detached dwelling into a three-family detached dwelling, and to conduct associated site work.
Public Hearing Deadline: 7/25/2021 **Constructive Grant Deadline:** 8/29/2021

Other Business

- 6. Communications**
- 7. Discussion of Board Policies and Procedures**
- 8. Approval of Minutes – 8/3/2020; 2/22/2021**

Adjournment