



**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER
October 3, 2022**

Worcester City Hall – Levi Lincoln Chamber,
with remote participation options available via Webex online at:
<https://cow.webex.com/meet/planningboardwebex> and
call-in number 415-655-0001 (Access Code: 160 884 7670).

Zoning Board Members Present: George Cortes
Anthony Dell'Aera – *Participated Remotely*
Eric Torkornoo - *Participated Remotely*
Shannon Campaniello
Jordan Berg Powers, Vice Chair - *Participated Remotely*

Zoning Board Members Absent: Nathan Sabo
Russell Karlstad, Chair

Staff Participating: Michelle Smith, Division of Planning & Regulatory Services
Rose Russell, Division of Planning & Regulatory Services
John Kelly, Building Commissioner

Call to Order –

Vice-Chair Berg Powers called the meeting to order at 5:30 PM.

Requests for Continuances, Extensions, Postponements, and Withdrawals

- Item 3: 192 Norfolk Street (ZB-2022-052) Variance**
Request to Postpone the Public Meeting to October 24, 2022
Extend the Constructive Grant Deadline to November 15, 2022
- Item 2: 1 & 7 Brattle Street (ZB-2022-062) Special Permit & Variance**
Request to Postpone the Public Meeting to November 14, 2022
Extend the Constructive Grant Deadline to December 6, 2022
- Item 3: 10 & 12 Windsor Street (ZB-2022-064) Special Permit**
Request to Postpone the Public Meeting to October 24, 2022
Extend the Constructive Grant Deadline to November 15, 2022
- Item 5: 16 Alden Street (ZB-2022-071) Variance**
Request to Postpone the Public Meeting to November 14, 2022
Extend the Constructive Grant Deadline to December 6, 2022
- Item 6: 631 Franklin Street (ZB-2022-072) Special Permit**
Request to Postpone the Public Meeting to October 24, 2022
Extend the Constructive Grant Deadline to November 15, 2022

Item 7: 4 Henschman Terrace (ZB-2022-074) Variance
Request to Postpone the Public Meeting to October 24, 2022
Extend the Constructive Grant Deadline to November 15, 2022

Item 8: 16 (Lot 1B) & 52 (Lot 1F) Great Brook Valley Avenue and a portion of Great Brook Valley Avenue, Brookview Drive, & Service Road Right of Ways (ZB-2022-075) Variance
Request to Postpone the Public Meeting to October 24, 2022
Extend the Constructive Grant Deadline to November 15, 2022

Item 9: 1073 & 1075 Pleasant Street (ZB-2022-078) Variance
Request to Postpone the Public Meeting to October 24, 2022
Extend the Constructive Grant Deadline to November 15, 2022

On a motion by Mr. Cortes, seconded by Mr. Campaniello, the Board voted 4-0 to postpone.

Anthony Dell'Aera joined the meeting

New Business

- 4. 225 Shrewsbury Street & 68 Albany Street (ZB-2022-069)**
- 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)
- Variance:** For relief from the maximum height dimensional requirement in a BG-2.0 zone (Article IV, Section 4, Table 4.2)
- Petitioner:** Lundgren Equity Partners LLC
- Present Use:** Presently on the premises of 225 Shrewsbury Street is multi-tenant commercial structure and related surface parking and on 68 Albany Street is an industrial building.
- Zone Designation:** The property at 225 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and the property at 68 Albany Street is located in a MG-2.0 (Manufacturing, General) zoning district, with both properties located wholly within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts.
- Petition Purpose:** At 225 Shrewsbury Street the applicant seeks to construct a ±204,413 SF, ±7-story, multi-family high-rise structure with ±218 dwelling units, with the majority of the existing multi-tenant building to remain, to re-configure parking to provide ±178 spaces, and conduct associated site improvements. At 68 Albany Street the applicant seeks to demolish the existing building, construct a ±120 space surface parking lot, and conduct associated site improvements.

Mr. Joshua Lee Smith introduced the project and described the different aspects
Ben Anderson described the architecture from CI Design Group.

Ms. Smith clarified there was a mistake in the memo and the height relief should read as 29 FT. Ms. Smith commented on the pedestrian activation and summarized the relief the applicant had applied for. Ms. Smith noted that the Zoning Board is only voting on whether or not the loading/landscaping special permit and variance for height is appropriate.

Doug Hartnett, civil engineer on the project asked the city for clarification on expanding the landscape buffer on the southwestern property line. Mr. Hartnett asked if the City could reexamine the condition of approval to move the dumpsters to allow them to look into it.

Mr. Cortes stated his disapproval for placement of the dumpsters in a main artery of the city; Mr. Hartnett stated they may be able move the dumpsters but they will need time to investigate a proper location.

Mr. Berg Power asked if there had been any answers provided in response to Fire Prevention comments; Ms. Smith stated they had been resolved and/or informed of the comments as necessary.

Mr. Cortes asked if the project team was working with Traffic or DPW to coordinate increased safety in this area. Mr. Hartnett described the access and current use of this land, he described the potential to install a right-turn-only sign at the intersection of Shrewsbury Street and Casco Street. Mr. Cortes asked what type of recommendations can be given to increase pedestrian safety; Ms. Smith described the favorable review by Transportation department and narrow streets will provide a traffic combing affect along with mature trees as they age.

Mr. Cortes asked about bicycle storage; Mr. Anderson described the protected bicycle racks and EV bike chargers. Mr. Cortes asked how many accessible units will be provided; Mr. Anderson stated they will comply with building code

Mr. Kelly stated that any building permit must be issued in compliance with the Architectural Access Board and state mandates. Mr. Cortes stated his is not opposed to the height of the building.

Ms. Campaniello stated she is in favor but agrees with Mr. Cortes in his concern about dumpster location.

Mr. Dell'Aera asked what the logic is behind the maximum height requirement; Ms. Smith explained. Mr. Kelly explained.

Mr. Dell'Aera agreed with the other Board members and asked the Board to codify movement of the dumpster. Mr. Berg Powers asked the City to explain the rest of the process this application will have to go through to gain approval; Ms. Smith clarified.

Mr. Hartnett described the materials used in this proposal and the hope of the team to create a residential looking structure that fits in the neighborhood.

Tyler Alten, from the project group described some detail on the architectural design, stated that an in-depth look tells a lot more about the architecture.

Ben Anderson described the lightening and described more architectural aspects in detail.

Mr. Dell'Aera stated he feels like the team did a good job on the corner of Shrewsbury and Casco Street but not as in-depth as the main, Shrewsbury Street facing side.

Mr. Cortes asked if any plans are proposed to improve the existing plaza; he also added the wish of the project team to reach out to the Shrewsbury Street Neighborhood Association meeting.

No public comments

Mr. Dell'Aera asked for the City to clarify added conditions; Ms. Smith suggested modification of 1G to add "extent permissible in compliance with the compact requirements of the ordinance." And add a condition 1H to fence in dumpster and relocated etc.

Mr. Smith stated they would relocate the dumpsters off of Shrewsbury Street, and asked the Zoning Board to certify they would accept a reduction in parking in case that is what will be required to move the dumpsters.

Mr. Smith requested the waivers.

On a motion by Mr. Cortes, seconded by Mr. Campaniello; 5-0 to close the public hearing.

On a motion by Mr. Cortes, seconded by Mr. Campaniello; 5-0 to approve the requested relief with modified condition 1G and 1H as described in the discussion.

10.	8 Shawnee Road (ZB-2022-079)
Variance:	For relief from the minimum front-yard dimensional requirement for a single-family detached dwelling in a RS-7 zone (Article IV, Section 4, Table 4.2)
Petitioner:	Dana Rogers
Present Use:	Presently on the premises is a single-family detached dwelling.
Zone Designation:	The property is located in a RS-7 (Residential, Single-Family) zoning district.
Petition Purpose:	The applicant seeks to construct a front porch.

Sean Briggs gave a brief overview of the application before the Board. Mr Briggs described the proposal to build a farmer-style porch on the front of his house.

Mr. Russell described the application and gave staff comments.

No public comment

No Board discussion

On a motion by Mr. Cortes, seconded by Mr. Campaniello; 5-0 to close the public hearing.

On a motion by Mr. Cortes, seconded by Mr. Campaniello; 5-0 to approve the requested relief.

Other Business:

11. Communications – 19 Denmark Street Fee Refund

On a motion by Mr. Cortes, seconded by Ms. Campaniello; 4-0 to approve the refund.

Special Meeting Discussion – The Board agreed they are available November 7th to hold a special meeting.

12. Approval of Minutes – 8/22/2022; 9/12/2022

On a motion by Mr. Cortes, seconded by Ms. Campaniello; 4-0 to approve the minutes.

13. Discussion of Board Policies and Procedures

No discussion

Adjournment

On a motion by Mr. Berg Powers, seconded by Mr. Torkornoo, the Board voted unanimously to adjourn at 7:20.