



# City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, February 12, 2024, at 5:30 PM

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

## Board Members

Russell Karlstad, *Chair*  
Jordan Berg Powers, *Vice Chair*  
George Cortes  
Anthony Dell'Aera  
Eric Torkornoo  
Nathan Sabo, *Alternate Member*  
Shannon Campaniello, *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](mailto:planning@worcesterma.gov)  
**Website:** [www.worcesterma.gov/  
planning-regulatory/](http://www.worcesterma.gov/planning-regulatory/)

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 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ'-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyereasee ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

## Division Staff

Michelle Smith, ACDO  
Victor Panak, Chief Planner  
Eric Flint, Conservation Planner  
Michelle Johnstone, Sr. Preservation Planner  
Rose Russell, Senior Planner  
Andreana Brenner, Planning Analyst  
Olivia Holden, Planning Analyst  
Lisa Nguyen, Staff Assistant II  
Amy Beth Laythe, Administrative Assistant

## Upcoming Meetings

March 4, 2024  
March 25, 2024  
May 6, 2024  
June 3, 2024  
June 24, 2024  
July 15, 2024  
August 5, 2024

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://cityofworcester.webex.com/meet/zoningboardofappealswebex>
- Call **1-844-621-3956 (Access Code: 2630 362 4924)**

*Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.*

Application materials may be viewed online at:

[www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals](http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals).  
or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

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](mailto: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 2 business days in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or (508) 799-1400 x 31440

## Call to Order – 5:30 pm

## Old Business – Public Hearings

- 11 (aka 8) Earle Terrace (ZB-2023-005) (MBL 01-026-0014A)**  
**Special Permit:** To operate a motor vehicle/trailer/boat sales use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #15)).  
**Special Permit:** To operate a motor vehicle service/repair/garage/display use in a BL-1.0 zone (Article IV, Section 2, Table 4.1, Business Use #16).  
Petitioner: Steven Christopher  
Present Use: Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot.  
Zone: BL-1.0 (Business, Limited) zoning district.  
Designation:  
Petition Purpose: The applicant seeks to retroactively permit operations of a motor vehicle service repair/garage/display and sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).  
Testimony Date: 5/15/2023      Constructive Grant Deadline: TBD

**Old Business – Public Hearings**

**2. 49 Upland Street (ZB-2023-088) (MBL 29-040-00002)**

**Special Permit:** To allow a multi-family low-rise dwelling use allowed only by Special Permit (Article IV, Section 2, Table 4.1, Residential Use #11)

**Special Permit:** To allow the Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)

Petitioner: Henchey, LLC

Present Use: Presently on the premises is a wooded lot.

Zone Designation: RL-7 (Residence, Limited) and partially in a RS-7 (Residence, Single-family) zoning district

Petition Purpose: The applicant seeks to construct two 3-story multifamily low-rise buildings, with a total of 120 units, 217 surface parking spaces, driveways, and associated site improvements.

Testimony Date: 12/18/2023 Constructive Grant Deadline: TBD

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**3. 119 Rodney Street (ZB-2023-078) (16-003-00008)**

**Special Permit:** To modify parking/loading requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)

**Variance:** For relief from the minimum frontage requirement for a single-family attached dwelling 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: K+S Realty Investors, INC

Present Use: Presently on the premises of 119 (aka Lot 1) Rodney Street is a three-family detached dwelling and on proposed Lot 2 is a parking area

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks to divide the existing lot into two with the existing three-family detached dwelling to remain on Lot 1 and to build a single-family detached dwelling on Lot 2 and to conduct associated site work.

Public Hearing Deadline: 1/18/2024 Constructive Grant Deadline: 2/22/24

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**New Business – Public Hearings**

**4. 37 and 60 Great Brook Valley Avenue & a portion of 180 Constitution Avenue and abutting ROW (ZB-2024-006) (MBLs 052-INX-0001A; 052-INX-0001G;052-INX-0003B)**

**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 minimum lot area requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)

**Variance:** For relief from the minimum frontage requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)

**Variance:** For relief from the maximum height requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)

**Variance:** For relief from the minimum front yard setback requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)

**Variance:** For relief from the minimum side yard setback requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)

**Variance:** For relief from the minimum rear yard setback requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)

**Variance:** For relief from the minimum off-street parking/loading requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.4)

**Variance:** For relief from the maximum percentage of compact parking spaces (Article IV, Table 4.4, Note 3b)

**Petitioner:** Trinity Curtis Phase Two Limited Partnership

**Present Use:** Presently on the premises of 37 Great Brook Valley Avenue, 60 Great Brook Valley Avenue, and 180 Constitution Avenue is a portion of the Curtis Apartments Complex. The subject site is currently developed with 3 multi-family buildings which contain a total of 114 units.

**Zone Designation:** RG-5 (Residence, General) zoning district and within the Water Resource Protection Overlay District (WR-GP-3))

**Petition Purpose:** The applicant seeks to redevelop the properties at 37 and 60 Great Brook Valley Avenue and a portion of 180 Constitution Avenue (Lots 1-4) as part of the "Phase 2" redevelopment of the Curtis Apartments, which includes a total of 7 new buildings and 150 mixed-income affordable rate units spread over multiple properties (37 & 60 Great Brook Valley Ave, 67 & 69 Tacoma Street, and 180 Constitution Ave). All of the existing structures are to be razed and removed in order to accommodate the construction of 6 new multifamily buildings at 37 Great Brook Valley Avenue (Lots 1 and 2) that will contain a total of 126 residential units. A park is proposed at 60 Great Brook Valley Avenue (Lot 3) and a parking area is proposed on a portion of 180 Constitution Avenue (Lot 4). The Phase 2 Project also includes the realignment of street layouts and on-street and off-street parking spaces and the development of a new 35,273+/- square foot park and other open spaces, landscaping and other related site improvements.

**Public Hearing Deadline:** 3/30/2024      **Constructive Grant Deadline** 5/4/2024

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**New Business – Public Hearings**

- 5. 67 Tacoma Street and a portion of 69 Tacoma Street (ZB-2024-009) (MBL 052-004-00001; 052-INX-0003H)**
- Special Permit:** To allow a Professional Office Use (Business Uses #19) in the RG-5 (residence, general) zoning district (Article IV, Section 2, Table 4.1)
- 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 minimum front yard setback requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)
- Variance:** For relief from the minimum off-street parking/loading requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.4)
- Variance:** For relief from the minimum impervious surface (50%) required in the RG-5 (residence, general) zoning district (Article IV, Table 4.4, Note 5(b)(iii)(c))
- Variance:** For relief from the maximum percentage of compact space parking spaces (Article IV, Table 4.4, Note 3b)
- Petitioner:** Trinity Curtis Phase Two Limited Partnership
- Present Use:** Presently on the premises of 67 and 69 Tacoma Street are 2 buildings, which are currently used for a public library, maintenance and equipment storage, and offices for Curtis Apartments Complex and Great Brook Valley Gardens.
- Zone Designation:** RG-5 (Residence, General) zoning district and within the Water Resource Protection Overlay District (WR-GP-3))
- Petition Purpose:** The applicant seeks to redevelop the properties at 67 and 69 Tacoma Street (Lot 5) as part of the "Phase 2" redevelopment of the Curtis Apartments, which includes a total of 7 new buildings and 150 mixed-income affordable rate units spread over multiple properties (37 & 60 Great Brook Valley Ave, 67 & 69 Tacoma Street, and 180 Constitution Ave). At 67 & 69 Tacoma Street, all of the existing structures are to be razed to accommodate the construction of a 4-story mixed-use building that will contain a public library on the first level, an economic opportunity center with accessory offices and community rooms on the first and second levels and 24 residential units on the third and fourth levels. The Phase 2 project also includes the realignment of street layouts and on-street and off-street parking spaces and the development of a new 35,273+/- square foot park and other open spaces, landscaping and other related site improvements.
- Public Hearing Deadline: 3/30/2024 Constructive Grant Deadline: 5/4/2024
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**New Business – Public Hearings**

**6. 128 & 130 Puritan Avenue (ZB-2024-007) (MBL 34-002-0015A; 34-002-0015B)**

**Special Permit:** To allow an Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)

**Special Permit:** To allow the Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7)

**Special Permit:** For relief from the minimum lot area requirement in the RG-5 (residence, general) zoning district (Article IV, Table 4.2)

Petitioner: Gold Star Builders, Inc

Present Use: Presently on the premises at 128 Puritan Avenue is a two bay one story concrete block garage with no separate residential structure. The property at 130 Puritan Avenue is currently occupied by a single-family dwelling with a separate paved driveway for access

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks to adjust the property boundary between the two properties by transferring ± 31 SF parcel, from 130 Puritan Avenue to 128 Puritan Avenue to increase the frontage of 128 Puritan Avenue to satisfy the frontage requirement for a proposed single family semi-detached structure, containing two units to be built on 128 Puritan Avenue

Public Hearing Deadline: 3/30/2024 Constructive Grant Deadline 5/4/2024

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**7. 37 Circuit Avenue East (ZB-2024-008) (MBL 14-014-12+14)**

*Lot 1:*

**Variance:** For relief from the minimum frontage requirement for a two-family dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

*Lot 2:*

**Variance:** For relief from the minimum frontage requirement for a two-family dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Wendell Butler

Present Use: Presently on the premises is an existing two family dwelling fronting on Circuit Avenue East with secondary rear access from Vincent Avenue.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to divide the property into two lots and construct an additional two-family dwelling on the extra parcel to be created

Public Hearing Deadline: 3/30/2024 Constructive Grant Deadline 5/4/2024

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## **Other Business**

**8. Communications** – The Now|Next Draft Plan is available for public feedback! Deadline for comments is **Sunday, February 25<sup>th</sup>**.

**9. Approval of Minutes** –12/18/2023; 1/22/2024

**10. Discussion of Board Policies and Procedures**

## **Adjournment**