

**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER
AUGUST 11, 2021**

Meeting was held by remote participation only via: <https://cow.webex.com/meet/planningboardwebex> 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: Russell Karlstad, Vice Chair
 Robert Haddon, Alternate Member
 Nathan Sabo, Alternate Member

Zoning Board Members Not George Cortes
Participating: Jordan Berg Powers

Staff Participating: Stephen Rolle, Division of Planning & Regulatory Services

Call to Order – 6:00 p.m.

Old Business

1. 65 Cedar Street (MBL 02-048-00023) (ZB-2021-047)

Special Permit: To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Special Permit: To allow a lodging house in an RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

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: C&S Cedar Street Housing LLC

Present Use: A +/-2,943 SF privileged non-conforming structure, formerly used as a dormitory, with associated off-street parking.

Zone Designation: RL-7 (Residence, Limited) zoning district, pending ordainment of a zoning map amendment to be located within an RG-5 (Residence, General) zoning district

Petition Purpose: To renovate and convert the existing structure into a lodging house (with 21 beds total), to construct related parking, and to conduct associated site work.

Testimony Dates: 8/9/2021 Constructive Grant Deadline: TBD

Mr. Wanat reminded the Board that no public comment would be taken on the item as that portion of the hearing had been closed at previous meeting.

Brian Falk from Mirick and O’Connell appeared remotely on behalf of the applicant, C&S Cedar Street Housing LLC.

The applicant seeks to renovate and convert the existing structure, which was previously used and remains configured for dormitory use, into a lodging house (with 21 beds total), to construct related parking, and to conduct associated site work. The lodging house use will be operated by C & S Cedar Street Housing LLC for use exclusively by the Worcester Railers Hockey Club team members.

Upon a motion by Mr. Karlstad and seconded by Mr. Haddon the Board voted 5-0 to approve the following requested relief:

Special Permit: To allow the extension, alteration or change of a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)

Special Permit: To allow a lodging house in an RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

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)

With the following conditions of approval:

Conditions, generally

1. Provide one (1) full-size, to-scale, stamped/sealed original of a final revised definitive site plan-set and complete architectural plan, and a PDF file of the same, to the Division of Planning & Regulatory Services prior to occupancy of the building.
2. A 5 foot landscape buffer shall be established by easement east of the proposed parking area, as depicted on the approved plans.
3. That parking and/or paved areas be limited to those areas depicted on the approved plan and other areas shall remain permeable.
4. Snow storage shall not be located within any required parking spaces or landscaped buffers and shall not impede visibility. Once designated snow storage areas exceed capacity, snow shall be removed from the site.
5. Provided that the project shall be constructed in substantial accordance with the findings of fact and all final revised site plans on file with the City of Worcester and in accordance with all applicable governmental codes.

Additional conditions applicable only to the Special Permit to allow a lodging house use

6. The lodging house shall be limited to a total of 21 beds/occupants.
7. C& S Cedar Street Housing LLC shall be the owner, and the Special Permit for the lodging house use shall lapse if there is a change in ownership.

The Board also unanimously voted to approve waivers of the following plan requirements:

1. To provide the distances to adjacent buildings on the plan.

Adjournment

Upon a motion by Mr. Karlstad and seconded by Mr. Haddon the Board voted 4-0 to adjourn the meeting at 6:21 p.m.