



City of Worcester Zoning Board of Appeals Meeting Cancellation Notice

Thursday, November 10, 2022 at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber, 3rd 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
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.

الطلب عند التبشير وسائل من وغيرها الفورية الترجمة تتوفر المسبق.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

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

Kasa nkyeresee 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
Eric Flint, Conservation Planner
Stephen Cary, Planning Analyst
Rose Russell, Planning Analyst
Michelle Johnstone, Preservation Planner
Deborah Steele, Principal Staff Assistant

Upcoming Meetings

November 14, 2022
December 5, 2022
January 23, 2023
February 13, 2023
March 13, 2023
April 3, 2023

This meeting is canceled. All items listed on this agenda are postponed to the next meeting of the Board to be held in the Levi Lincoln Room on Monday, November 14, 2022 at 5:30 p.m. Please e-mail planning@worcesterma.gov for more information

Call to Order – 5:30 pm

New Business – Public Hearings

- 1. 192 Norfolk Street (MBL 19-011-0030C) (ZB-2022-052)**
- Variance:** For relief from the minimum lot area dimensional requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage dimensional requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Petitioner:** Francesca C. Vaccaro
- Present Use:** Presently on the premises is a vacant lot.
- Zone Designation:** RL-7 (Residence, Limited) zoning district
- Petition Purpose:** The applicant seeks to construct a single-family detached dwelling with associated site improvements.
- Public Hearing Deadline:** 11/10/2022 Constructive Grant Deadline: 12/6/2022

New Business – Public Hearings

2. 70 Gold Star Boulevard (MBL 13-30A-00002) (ZB-2022-077)

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)

Special Permit: To allow a food service use, with a drive-thru in an MG-2.0 zoning district. (Article IV, Section 2, Table 4.1, Business Use #6)

Special Permit: To allow retail sales in an MG-2.0 zoning district. (Article IV, Section 2, Table 4.1, Business Use #26)

Variance or Special Permit: To modify the dimensional requirements for a permanent accessory sign (Article IV, Section 6. Table 4.3.1.)

Petitioner: Gallo Realty Co.

Present Use: Presently on the premises is a 2-story building being used as a motor vehicle repair/garage/sales and a surface display lot.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district

Petition Purpose: The applicant seeks approval to construct a ±18,100 SF commercial structure proposed to be used for retail, professional office, food service, including a drive-thru, and related site work and ±107 surface parking and to exceed the maximum size for a permanent accessory wall signs.

Public Hearing Deadline: 12/11/2022 Constructive Grant Deadline: 1/15/2023

3. 27 Whitla Drive (MBL 41-013-25+26) (ZB-2022-081)

Variance: For relief from the minimum side-yard setback dimensional requirement for a single-family detached dwelling (Article IV, Section 4, Table 4.2).

Special Permit: To expand, alter, or change a privileged non-conforming use/structure (Article XVI, Section 4)

Petitioner: Valerie J. Daniels

Present Use: Presently on the premises is a non-conforming single-family detached dwelling

Zone Designation: RS-7 (Residence, Single-Family) zoning district

Petition Purpose: The applicant seeks to construct an addition

Public Hearing Deadline: 12/22/2022 Constructive Grant Deadline: 1/26/2023

Other Business

4. Communications

5. Approval of Minutes – 10/03/2022; 10/24/2022

6. Discussion of Board Policies and Procedures

Adjournment