



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, May 6, 2024, 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/

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

June 3, 2024
June 24, 2024
July 15, 2024
August 5, 2024
August 26, 2024
September 16, 2024
October 7, 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. 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 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 or (508) 799-1400 x 31440

Call to Order – 5:30 pm

New Business – Public Hearings

1. 11 (aka 8) Earle Terrace (ZB-2022-076) (MBL 01-026-0014A)

Administrative Appeal: Of a determination issued by the Deputy Building Commissioner to cease and desist operation of a motor vehicle sales and/or repair/garage/display uses in a BL-1.0

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 Designation: BL-1.0 (Business, Limited)

Petition Purpose: The applicant seeks to overturn the determination issued by the Deputy Building Commissioner to cease and desist operations of a motor vehicle service repair/garage/display & sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Public Hearing Deadline 4/4/2024 **Constructive Grant Deadline** 6/4/2024

New Business – Public Hearings

2. 17 Montclair Drive (ZB-2023-095) (MBL 21-11B-00035)
Special Permit: To allow placement of fill/earth excavation. (Article IV, Section 5)
Petitioner: Adnan and Shpresa Paloja
Present Use: Presently on the premises is a single-family detached dwelling with associated fill.
Zone Designation: RS-10 (Residence, Single Family) zoning district
Petition Purpose: The applicants seek partially retroactive approval to place fill and regrade their backyard
Public Hearing Deadline: 5/6/2024 Constructive Grant Deadline TBD

3. 37 Natural History Drive (ZB-2024-004) (MBL 46-011-108-3)
Variance: For relief from the minimum frontage requirement for a single-family dwelling in a RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)
Variance: For relief from the minimum access required for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2, Note 3)
Petitioner: Rocco Leone
Present Use: Presently on the premises is an empty lot with a paved driveway
Zone Designation: RL-7 (Residence, Limited) zoning district
Petition Purpose: The applicant seeks to construct a single-family dwelling and conduct associated site improvements.
Public Hearing Deadline: 6/2/2024 Constructive Grant Deadline 7/7/2024

4. 79 Pullman Street (ZB-2024-012) (MBL 23-01A-0006A)
Special Permit: To allow a non-residential use (Business Use #7; Food Service (drive-thru)) allowed only by Special Permit in the ML-0.5 zoning district (Article IV, Section 2, Table 4.1)
Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2)
Petitioner: Lacy Topaz, LLC
Present Use: Presently on the premises is a vacant lot with a paved parking. The property was formerly an office/school (Sylvan Learning), but was recently razed
Zone Designation: ML-0.5 (Manufacturing, Limited) & MG-0.5 (Manufacturing, General) zoning district
Petition Purpose: The applicant seeks to remove all existing site improvements and construct a ±2,328 SF food service building with a drive-through lane, outdoor seating, off-street parking, and associated site improvements.
Public Hearing Deadline: 5/10/2024 Constructive Grant Deadline TBD

New Business – Public Hearings

5. 12 Oak Knoll Road (ZB-2024-017) (MBL 25-001-00008)

Special Permit: To allow placement, filling, or dumping of earth or other material not associated with any construction activities (Article IV, Section 5.A.4)

Petitioner: Frank Deboise & Marguerite Mullaney

Present Use: Presently on the premises is a single-family detached dwelling on a lot that slopes down towards the southeast

Zone Designation: RS-10 (Residence, Single Family) zoning district & RS-7 (Residence, Single Family) zoning district

Petition Purpose: The petitioner seeks retroactive approval to approve the unauthorized fill and approval to add more fill.

Public Hearing Deadline: 5/6/2024 **Constructive Grant Deadline** TBD

6. 4 (Lot B) & 6 (Lot A) Cliff Street (ZB-2024-022) (MBL 31-002-002+5)

Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2)

Variance: For relief from the minimum frontage requirement for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard requirement for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: B+V

Present Use: Presently on the premises of 4 Cliff Street is an existing single-family detached dwelling

Zone Designation: RL-7 (Residence, Limited) zoning district & MG-1.0 (Manufacturing, General) zoning district

Petition Purpose: The petitioner seeks to divide the lot and construct a 2-story, 3-bedroom, single-family detached dwelling at 6 Cliff Street (Lot A)

Public Hearing Deadline: 6/2/2024 **Constructive Grant Deadline:** 7/7/2024

7. 188.5 Norfolk Street (ZB-2024-025) (MBL 19-011-0031A)

Special Permit: To allow a single-family attached dwelling in the RL-7 (Residence, Limited) zoning district allowed only by Special Permit (Article IV, Section 2, Table 4.1)

Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2.)

Petitioner: Jianying Wu/Norfolk Design LLC

Present Use: Presently on the premises is a single-family dwelling. The property is in the RL-7 (Residence, Limited) zoning district

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

Petition Purpose: The applicant seeks to construct four attached single-family dwellings and associated site improvements

Public Hearing Deadline: 6/22/2024 **Constructive Grant Deadline** TBD

New Business – Public Hearings

8. 487 Park Avenue (ZB-2024-029) (MBL 08-006-0004A)

Variance: For relief from the minimum frontage requirement for a multifamily high-rise building in a BG-3.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum off-street parking requirement for a residential use in a BG-3.0 (Business, General) zoning district (Article IV, Section 7, Table 4.4)

Petitioner: Olsi Gjinko (Gjinko Realty LLC)

Present Use: Presently on the premises is an auto sales and service shop

Zone Designation: BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to demolish existing improvements and develop the property with a mixed-use building with a café, an auto inspection and repair space, and 40 residential units.

Public Hearing Deadline: 6/22/2024 Constructive Grant Deadline 7/27/2024

9. 115 & 125 Northeast Cutoff (ZB-2024-030) (MBL 52-006-01+02)

Special Permit: To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces. (Article IV, Section 7.A.2)

Petitioner: 115 Northeast Cutoff Realty Trust, Meletios D. Chacharone, and Zachary M. Curzan, Trustees

Present Use: Presently on the premises is a vacant manufacturing facility and an occupied office facility (formerly home to Allegro Microsystems), comprised of multiple buildings on approximately 40 acres of land. The City of Worcester School Department occupies the southerly building and stores its school bus fleet on the property

Zone Designation: The property is located in the BG-2 (Business, General) zoning district and the WRPOD-GP2 (Water Resource Protection Overlay District) overlay district

Petition Purpose: The applicant seeks to separate the property into two lots, retain the existing pavement along the new interior property line, and not provide the required 5 FT setback or landscaped buffer.

Public Hearing Deadline: 6/21/2024 Constructive Grant Deadline TBD

10. 1059 Grafton Street (ZB-2024-031) (MBL 38-035-00002)

Extension of Time:

Special Permit: To allow a motor vehicle service, repair, garage, display use in a BL-1.0 zone. (Article IV, Section 2, Table 4.2, Business Use #16)

Petitioner: 1059 Grafton Street, LLC

Present Use: Presently on the premises is a vacant lot

Zone Designation: BL-1.0 (Business, Limited) and RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks relief to construct and operate a car wash facility on the BL-1.0 portion of the parcel.

Public Hearing Deadline: N/A Constructive Grant Deadline 5/18/2024

New Business – Public Hearings

11. 875 B Main Street (ZB-2024-034) (MBL 06-035-00009)

Special Permit: To allow food service (including the consumption/sale of alcoholic beverages) and/or providing dancing or entertainment in the BL-1.0 zone. (Article IV, Section 2, Table 4.1, Business Use #8)

Petitioner: Luis A. Alvarenga

Present Use: Presently on the premises is a ±800 SF restaurant known as Hacienda Don Juan Restaurant

Zone Designation: BL-1.0 (Business, Limited) zoning district

Petition Purpose: The applicant seeks to serve beer & wine on the premises.

Public Hearing Deadline: 6/21/2024 Constructive Grant Deadline TBD

12. 1 & 2 Chestnut Place (ZB-2024-038) (MBL 03-031-2404)

Variance: For relief from the minimum front yard setback requirement for a multifamily high-rise building in a BG-6.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Chestnut Place Worcester Owner, LLC

Present Use: Presently on the premises at 1 Chestnut Place is a ±196,380 SF office building with 11 stories, and at 2 Chestnut Place is ±50,900 SF office building with 4 stories

Zone Designation: BG-6.0 (Business, General) zoning district.

Petition Purpose: The applicant seeks to divide the lot into 2 separate lots and convert both of the office buildings into multifamily high-rise dwellings with 198 units at 1 Chestnut Place and 22 units at 2 Chestnut Place

Public Hearing Deadline: 6/23/2024 Constructive Grant Deadline 7/28/2024

13. 153 Green Street (ZB-2024-040) (MBL 05-005-00001)

Variance: For relief from the minimum front yard setback requirement for a multifamily low-rise dwelling in a BG-6.0 (Business, General) zoning district (Article IV, Section 4, Table 4.2)

Petitioner: 153 Green Street, LLC

Present Use: Presently on the premises is a two-story commercial building under renovation

Zone Designation: BG-6.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to convert first-floor space into 9 dwelling units.

Public Hearing Deadline: 6/22/2024 Constructive Grant Deadline TBD

New Business – Public Hearings

14. 98 Beacon Street (ZB-2024-041) (MBL 03-001-00008)

Extension of Time:

Variance: For relief from the minimum front-yard setback in the CCOD Zone (Article IX, Section 6, A, 1a)

Petitioner: 98 Beacon Street LLC

Present Use: Presently on the premises at 96 Beacon Street is a vacant lot, and at 98-100 Beacon Street is a vacant 4-story, +/- 83,610 SF structure historically used for manufacturing purposes

Zone Designation: Within an BG-6.0 (Business, General) and within the CCOD-D (Commercial Corridors Overlay District - Downtown) zoning district

Petition Purpose: At 98-100 Beacon Street, the applicant seeks to convert to renovate the existing structure to construct 55 dwelling units, and at 96 Beacon Street, the applicant proposes to construct a 7-space parking facility for residents and to conduct associated site improvements.

Public Hearing Deadline: N/A Constructive Grant Deadline 5/12/2024

Other Business

15. Communications

16. Approval of Minutes –3/25/2024, 4/17/2024

17. Discussion of Board Policies and Procedures

Adjournment