



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, October 7, 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/](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 التيسير 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.

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

Kasa nkyerease 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
Mattie VandenBoom, Assistant
Conservation Agent
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Olivia Holden, Planning Analyst
Amy Beth Laythe, Planning Analyst
Lisa Nguyen, Staff Assistant II

Upcoming Meetings

October 28, 2024
November 25, 2024
December 16, 2024
January 6, 2025
January 27, 2025
February 10, 2025
March 3, 2025
March 24, 2025

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://cityofworchester.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

Requests for Continuances, Extensions, Postponements, & Withdrawals

Old Business – Public Hearings

1. 12 Oak Knoll Road (ZB-2024-017)

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.

Testimony Date 5/6/2024 **Constructive Grant Deadline** TBD

Old Business – Public Hearings

2. 39 Lamartine Street (ZB-2024-055)

Variance: For relief from the minimum 200 FT frontage requirement for a multi-family high-rise dwelling use in a BG-3 (Business, General) Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum off-street parking space requirement for a multi-family dwelling and retail use (Article IV, Section 7, Table 4.4)

Petitioner: Polar Views LLC

Present Use: Presently on the premises is a vacant lot consisting mostly of gravel and asphalt

Zone Designation: BG-3 (Business, General) zoning district

Petition Purpose: The applicant seeks to construct a ±6 story, ±48,613 SF mixed-use building with ±1,669 SF of commercial space on the first floor and ±36 units on upper floors, with subterranean parking and ground floor spaces (±40 parking spaces in total), and to conduct associated site improvements.

Testimony Date 8/5/2024 Constructive Grant Deadline 10/8/2024

3. Lot 1B (fka part of 27 Forsberg Street) (ZB-2024-073)

Variance: For relief from the minimum frontage dimensional requirement for a detached single-family dwelling in the RS-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum exterior side yard dimensional requirement for a detached single-family dwelling in the RS-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum rear yard setback dimensional requirement for a detached single-family dwelling in the RS-7 zone (Article IV, Section 4, Table 4.2).

Petitioner: Gold Star Builders, Inc

Present Use: Presently on the premises is a mostly vacant lot with a detached garage structure and a paved driveway.

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

Petition Purpose: The applicant seeks to construct a new detached single-family dwelling attached to the existing detached garage, and to conduct associated site improvements

Testimony Date: 8/26/2024 Constructive Grant Deadline: 11/16/2024

Old Business – Public Hearings

4. 36 Butler Street (ZB-2024-077)

Lot A:

Variance: For relief from the minimum off-street parking requirements for a two-family detached dwelling (Article IV, Section 7, Table 4.4).

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

Lot B:

Variance: For relief from the minimum lot area requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum frontage dimensional requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum rear yard setback dimensional requirement for a single-family attached dwelling in the RL-7 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the maximum height dimensional requirement for a single-family attached detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2).

Special Permit: To allow a single-family attached dwelling use in an RL-7 Zone (Article IV, Section 2, Table 4.1, Single-family attached dwelling, Residential Use #12)

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

Petitioner: GM Properties LLC

Present Use: Presently on the premises is a 2-story structure, previously operated as a funeral home, a garage, and an asphalt driveway.

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

Petition Purpose: The applicant seeks to divide the existing parcel into Lot A and Lot B. Lot A will contain the existing building, which is proposed to be converted into a two-family dwelling. On Lot B, the applicant seeks to construct two single-family attached townhouse-style buildings with ±9 total units, ±22 parking spaces, to reconfigure the drive aisles, and to conduct associated site improvements.

Testimony Date: 9/16/2024 Constructive Grant Deadline 12/06/2024

New Business – Public Hearings

5. 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: 10/7/2024 Constructive Grant Deadline: 10/29/2024

New Business – Public Hearings

6. 1078 West Boylston Street (ZB-2024-054)

Special Permit: To operate a motor vehicle/trailer/boat sales, rental 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: John Marculitis

Present Use: Presently on the premises is a ±7,386 SF, 7-unit multi-tenant commercial building with personal services and professional office uses.

Zone Designation: The property is located partially in an BL-1.0 Zoning District (Business, Limited) and the Water Resources Protection Overlay District (GP-3).

Petition Purpose: The applicant seeks to permit operations of a motor vehicle sales, rental, and display use on the property, and to conduct associated site improvements (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Public Hearing Deadline: 10/22/2024 Constructive Grant Deadline: TBD

7. 10 Grosvenor Street (ZB-2024-066)

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

Variance: For relief from the minimum off-street parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4).

Variance: For relief from the minimum lot area dimensional requirement for a high-rise, multifamily dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum frontage requirements for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum front yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum exterior side yard setback requirement for a high-rise, multi-family dwelling in the RG-5 zone (Article IV, Section 4, Table 4.2).

Variance: For relief from the minimum side yard setback requirement for a high-rise, multi-family dwelling in the R-5 zone (Article IV, Section 4, Table 4.2).

Petitioner: Daniel Yarnie

Present Use: Presently on the premises is a 2,264 SF structure, previous operated as a multi-family dwelling and as a church.

Zone Designation: RG-5 (Residence, General) zoning district and partially in the BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to demolish all existing site improvements to construct a ±4-story, ±19,052 SF, ±12-unit multifamily dwelling and to conduct associated site improvements. The applicant is proposing 10 parking spaces to serve the dwelling, with some of them located in a surface lot, and the remainder in a cantilevered garage on the first floor of the building.

Public Hearing Deadline: 10/7/2024 Constructive Grant Deadline 10/29/2024

New Business – Public Hearings

8. 205 Hope Avenue (aka 221 Webster Street) (ZB-2024-083)

Special Permit: To allow an Automobile Refueling Station use in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17).

Special Permit: To allow a Food service (drive-thru) use in a BL-1.0 Zone (Article IV, Section 2, Table 4.1, Business Use #6).

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

Petitioner: M.P.G. Corporation

Present Use: Presently on the premises are four individual commercial structures, containing an existing food service use with drive-through and food service and package store (Business Uses #6, 7, and 21).

Zone Designation: The property is located partially in an BL-1.0 Zoning District (Business, Limited) zoning district, with a small rear portion located in the RS-7 (Residence, Single Family) zoning district.

Petition Purpose: The applicant seeks to raze all site improvements and construct a +/- 3,500 SF convenience store with a ±1,500 SF food-service drive-thru component, a gas station, and related surface parking, and to conduct associated site work.

Public Hearing Deadline: 11/23/2024 Constructive Grant Deadline TBD

9. 44 Grafton Street & 102 Temple Street (ZB-2024-088)

Amendment to:

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)

Extension of Time:

Variance: For relief from the minimum off-street parking requirements in an BG-3.0 Zone (Article IX, Section 7, Table 9.1)

Petitioner: AKROS Development, LLC

Present Use: Presently on the premises is a ±6,672 SF vacant commercial building (formerly Fairway Beef) and associated site improvements including 17 surface parking spaces.

Zone Designation: BG-3.0 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay - Canal District Subarea), USOD (Union Station View Corridor Sign Overlay District) and DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay districts

Petition Purpose: The petitioner seeks an extension of time for previously approved relief to demolish the existing improvements and construct a ±90,000SF, ±9-story mixed use structure with ±105 dwelling units, ±1,000SF ground floor commercial space and associated garage parking (±72 spaces) and conduct related site improvements

Public Hearing Deadline: 11/14/2024 Constructive Grant Deadline TBD

Other Business

10. Communications

a. Housing Production Plan

11. Approval of Minutes – 8/5/2024; 8/26/2024; 9/16/2024

12. Discussion of Board Policies and Procedures

Adjournment