

**MINUTES OF THE PROCEEDINGS OF THE  
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER  
October 5, 2020**

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting was conducted through remote participation. The meeting was livestreamed from the City of Worcester website and via the local cable access channel and is available for streaming online. Public participation was facilitated through a 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 Participating: Joseph Wanat, Chair  
Jordan Berg Powers  
George Cortes  
Russell Karlstad, Alternate Member  
Robert Haddon, Alternate Member

Zoning Board Members Not Participating:

Staff Participating: Stephen Rolle, Division of Planning & Regulatory Services  
Amanda Molina Dumas, Division of Planning & Regulatory Services  
John Kelly, Department of Inspectional Services

**Call to Order – 5:30 p.m.**

Board started late as waiting for Mr. Berg Powers to join.

**New Business – Public Hearing**

Item #1	<b>1193 (aka 1239) &amp; 1243 (aka 1241) Millbury Street (MBL 31-003-00011, -00005) (ZB-2020-036)</b>		
<b>Special Permit</b>	To allow open lot storage of more than one (1) unregistered automobile in excess of seven (7) days (Article IV, Section 2, Table 4.1, General Use #13)		
<b>Special Permit</b>	To allow open lot storage and/or salvage recycling operations (Article IV, Section 2, Table 4.1, Manufacturing Use #8)		
Petitioner:	Boakye Osei Bonsu		
Present Use:	At 1243 (aka 1241) Millbury Street are two buildings – a +/-1,319 SF commercial building, formerly used as convenience store, and a +/- 3,480 SF commercial building, formerly used for retail food sales – each with associated surface parking and at 1193 (aka 1239) Millbury Street is a parking lot used for open lot storage.		
Zone Designation:	MG-1.0 (Manufacturing, General) zoning district and the Blackstone River Parkway Sign Overlay District (BSOD)		
Petition Purpose:	To allow open lot storage of vehicles on both lots, to convert the existing +/- 3,480 SF commercial building into a garage to be used for dismantling of vehicles, with the existing +/- 1,319 SF building to remain.		
Hearing Opened:	10/5/2020	Constructive Grant Deadline:	TBD

Hearing Opened with: JW, JBP, GC, RH, RK

Boakye Osei Bonsu, Worcester resident, called in for the application; he described his existing approvals and stated he was looking for a Special Permit to allow for open lot storage.

Ms. Dumas gave a review of the proposed use and described the background of the project; explained the site layout and described it in the context of the surrounding neighborhood; stated that the staff has received calls from abutters concerned about the project; stated that there was still questions on the application so staff would recommend that the item be continued so that the applicant could provide that information for a future meeting.

Mr. Wanat asked for clarification on the history of the property; Ms. Molina Dumas clarified.

Mr. Wanat stated that he did not want an approval the Board grants for 1243 Millbury Street to replicate an existing issue on 1193 Millbury Street.

Mr. Wanat stated that he has concerns about how the site will function and how car-loaders will access the site.

Mr. Haddon asked to clarify about what was approved by the Board back in 2013; Ms. Molina clarified; Mr. Rolle summarized the changes from previous approval until now.

Mr. Haddon asked where salvage operations would take place; Ms. Molina Dumas clarified they would occur only inside, which would alleviate abutter concerns about noise.

Mr. Cortes asked to clarify about how salvage operations would occur.

Mr. Rolle stated that staff was not prepared to put Conditions of Approval on this application as this time as they do not have all the information regarding the site.

Mr. Berg Powers asked about current conditions of the site and type of site improvements conditioned back in 2013; would like to see the lot cleaned up; stated that he also has questions about 1255 Millbury Street.

Mr. Haddon asked about landscape requirements that were conditioned in 2013, agreed that "junk-yard look" from Millbury Street needs to be shielded.

Mr. Cortes further asked for clear explanation about site functions.

Mr. Rolle agreed that it is important that operator can accommodate any necessary vehicle movements.

Mr. Rolle explained approvals that were granted in 2013 and discussed whether conditions of that approval were met; the landscape buffer has yet to be installed.

**No public comment.**

Mr. Bonsu stated he would be okay with the application being continued and Mr. Wanat asked the applicant to work with staff to provide information needed.

Upon a motion by Mr. Haddon and seconded by Mr. Cortes the Board voted 5-0 to continue the Special Permit application to the November 9, 2020 Zoning Board of Appeals hearing.

**Upon a motion by Mr. Haddon and seconded by Mr. Cortes, the Board voted 5-0 to adjourn.**