

**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER
November 30, 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 Joseph Wanat, Chair
Participating: George Cortes
Robert Haddon, Alternate Member
Russell Karlstad, Alternate Member

Zoning Board Members Not Participating: Jordan Berg Powers

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

Old Business- Public Hearings

Item #1 **1193 (aka 1239) & 1243 (aka 1241) Millbury Street (MBL 31-003-00011, -00005) (ZB-2020-036)**

Special Permit: 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)

Special Permit: 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.

Hearing Opened: 10/5/2020 Constructive Grant Deadline: TBD

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Board voted 4-0 to continue the Special Permit applications to the December 21, 2020 Zoning Board of Appeals hearing and to extend the Constructive Grant Deadline until January 12, 2021.

Postponements

Item #5 **53 Ward Street (aka 101 Endicott Street) (MBL 05-020-00021) (ZB-2020-053)**

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Petitioner: Mike’s Properties LLC

Present Use: Two privileged, non-conforming structures - a multi-family high-rise dwelling (with a total of 7 units) with a vacant commercial ground floor unit, known as 53 Ward Street, and a three-family dwelling, known as 101 Endicott Street, and associated site improvements.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To convert the vacant ground floor unit of the existing multi-family dwelling at 53 Ward Street into a new dwelling unit (for a total of 8 units), and conduct associated site work.

Hearing Opened: 11/17/2021 Constructive Grant Deadline: 2/21/2021

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Commission voted 4-0 to postpone the Special Permit and Variance application to the December 21, 2020 Zoning Board of Appeals hearing and to extend the Constructive Grant Deadline to January 12, 2021.

Old Business – Public Hearings

Item #2 **32 Tirrell Street (MBL 07-014-00009) (ZB-2020-047)**

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

Variance: For relief from the minimum lot area dimensional requirement for a multi-family low-rise use in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Petitioner: 32 Tirrell Street, LLC

Present Use: A single-family detached dwelling and a detached garage and shed, with associated site improvements.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To demolish the existing site improvements in order to construct a multi-family low-rise dwelling (total of 6 units), associated parking, and conduct related site work.

Hearing Opened: 11/9/2020 Constructive Grant Deadline: 12/22/2020

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Board voted 4-0 to allow for Leave to Withdraw for the Special Permit and Variance applications.

Old Business – Public Hearings

Present Use: At 4 Stebbins Street (aka Lot 1) is a privileged, non-conforming three-family detached dwelling with a detached garage, and on proposed Lot 2 is a vacant lot.

Zone Designation: RL-7 (Residence, Limited) and a BL-1.0 (Business, Limited) zoning district and partially within the Commercial Corridors Overlay District (CCOD-E)

Petition Purpose: To divide the existing lot into two, with the existing dwelling at 4 Stebbins Street to remain (on Lot 1), and to construct a new three-family detached dwelling on proposed Lot 2, and to conduct related site work.

Hearing Opened: 12/27/2020 Constructive Grant Deadline 1/31/2021

Hearing Opened with: JW, CG, RH, RK

David Sadowski and Raphael Hernandez called in for the applicant, Paulo Cordeiro.

Mr. Sadowski reviewed the plans proposed for the site. He stated that six parking spaces will be in the back of the property and a stormwater system will be installed.

Mr. Sadowski stated that he is requesting the waivers suggested by staff and agrees to the conditions suggested by staff.

Ms. Dumas reviewed the scope of the project and the plans for the site.

Mr. Hernandez, architect for the project, reviewed the porches for the site.

Public Comment

No public comment.

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Board voted 4-0 to close the Public Hearing.

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Board voted 4-0 to approve Special Permit for three-family use in RL-7 & for relief of 70.25 FT from frontage requirement; along with approved requested waivers; approved with Conditions of Approval from staff memo which includes submission of final revised site plan-set & architectural plans; that the first story porches shall have roofs; that any parking spaces may be as short as 16 ft in depth; that a hammerhead turnaround will be provided and be 6-8 feet deep and 12-15 feet wide; that 100% of roof runoff will be recharged; That prior to issuance of Building Permit the applicant will provide PDF of operation and maintenance plan and schedule for any stormwater management system components; and that prior to issuance of a Certificate of Occupancy a registered Prof. Engineer shall provide written certification of stormwater system’s construction & compliance; that tandem parking shall be allocated by unit to prevent shuffling; that the dimensional variance shall apply only to proposed lot 2; and that the project will be built in substantial accordance with plans submitted.

Item #6 **43 (aka 39) Granite Street (MBL 35-012-00011) (ZB-2020-059)**

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Petitioner: Michael O’Rourke, Trustee of KMOR Realty Trust

Present Use: A one-story, +/- 903 SF commercial building, with associated off-street parking.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To convert the existing building into a single-family detached dwelling, and to conduct associated site work.

Hearing Opened: 1/17/2021 Constructive Grant Deadline: TBD

Hearing Opened with: JW, CG, RH, RK

Attorney Jonathan Finkelstein and Michael O’Rourke called in for the application.

Mr. Finkelstein stated that this space was used as a former music studio and Mr. O’Rourke would like to convert the existing building into the single family dwelling.

Mr. O’Rourke reviewed his plans for renovating the property.

Ms. Dumas reviewed the scope of the project.

Mr. Finkelstein requested the waivers suggested by staff and agreed to the conditions of approval suggested by staff.

Public Comment

No Public comment.

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Commission voted 4-0 to close the Public Hearing.

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Commission voted to approve the Special Permit to allow ex/alt/change of PENCU; to approved the requested waivers; to approve with Conditions of Approval from staff memo which include that the property shall be limited to one 12 FT curb-cut as shown on plans; that the parking and paved areas limited to those depicted on approved plan and other areas shall remain permeable, landscaped areas; and that the project will be built in substantial accordance with the plans submitted.

Other Business

- 8. **Communications**
- 9. **Discussion of Board Policies and Procedures**
- 10. **Election of Officers-~~Held to December 21, 2020~~**

Adjournment

Upon a motion by Mr. Haddon and seconded by Mr. Karlstad the Board voted 4-0 to close the Public Hearing at 6:34 p.m.