

**City of Worcester**  
**Zoning Board of Appeals Meeting**  
**July 10, 2006**

**Worcester Public Library, 2 Salem Square, Saxe Room, 5:30 pm**



**Zoning Board of Appeals**  
418 Main Street, Ste. 300  
Worcester, MA 01608

Tel: 508.799.1400  
Fax: 508.799.1406

**Leonard Ciuffredo, Chair**

Jerry Horton, Vice-Chair

Thomas Hannigan, Member

Matthew Armendo, Member

Morris Bergman, Alternate

David George, Alternate

**Upcoming Meetings:**

**July 24, 2006**  
**August 14, 2006**  
**August 28, 2006**  
**September 11, 2006**  
**September 25, 2006**  
**October 16, 2006**  
**October 30, 2006**  
**November 13, 2006**  
**November 27, 2006**  
**December 18, 2006**

**DECISIONS**

Decisions are typically signed at the next Zoning Board of Appeals meeting and filed the following day with the City Clerk. Once your petition is filed with the City Clerk, the petitioner must obtain a certified copy of the decision after the twenty (20) day appeal period has expired and bring that same copy to the Worcester County Registry of Deeds.

**Call to Order**

**Approval of the Minutes** – June 26, 2006

**Requests for Withdrawal/Continuance**

**Continued Hearings (2)**

**1.) 24 Channing Street (Z-06-92) – Variance**

(continued from 5/22/06)

**Variance: 5 feet of relief from the height requirement for an accessory structure**

David Brown, petitioner

RG-5 zone (Residential General)

Presently located on the premises is a single-family dwelling.

Petitioner seeks to construct a new garage/carriage house to replace the original structure razed in 2001.

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**2.) 2 Pullman Street (Z-06-112) – Special Permit**

(continued from 6/26/06)

**Special Permit: to allow paper packaging/manufacturing in an MG-0.5 zone**

Clinton Recycling, LLC, petitioner

MG-0.5 zone (Manufacturing General)

Presently located on the premises is a warehouse.

Petitioner seeks to operate a paper recycling facility.

## **New Hearings (5)**

### **1.) 17 West Boylston Terrace (Z-06-116) – Variance (also known as 160 Gold Star Boulevard)**

**Variance: 144 square feet of relief from the Gross Dimensional Requirement for an additional wall sign**

Agnoli Sign Company, Inc., petitioner

BG-3.0 zone (Business General)

Presently located on the premises is a commercial shopping center with a vacant store.

Petitioner seeks to install a total of three signs for a Price Rite grocery store.

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### **2.) 99 Stafford Street (Z-06-117) – Variance and Special Permit**

**Variance: 61.62 square feet of relief from the Gross Dimensional Requirement for sign**

**Special Permit: to allow retail use in an ML-2.0 district**

Murphy & McManus, LLC, petitioner

ML-2.0 zone (Manufacturing Limited)

Presently located on the premises is a former lumberyard presently used as a wholesale locksmith supply company.

Petitioner seeks to demolish one building and develop a retail pharmacy.

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### **3.) 542 Lincoln Street (Z-06-119) – Special Permit**

**Special Permit: expansion or change of a pre-existing, nonconforming use/structure**

McDonald's Corporation, petitioner

BG-3.0 & BG-4.0 zones (Business General) and WRPOD (Water Resources Protection Overlay District)

Presently located on the premises is a McDonald's restaurant.

Petitioner seeks to demolish the existing building and reconstruct it with an improved drive-through facility.

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**4.) 75 Shore Drive (Z-06-120) – Special Permit**

**Special Permit: for expansion or change of a pre-existing, nonconforming use/structure**

YMCA of Greater Worcester, petitioner

RS-7 zone (Residential Single-Family)

Presently located on the premises is a multi-purpose facility utilized by the YMCA.

Petitioner seeks to expand the existing building and add a new building for childcare services.

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**5.) 1209 Pleasant Street (Z-06-121) – Variance**

**Variance: 136 feet of relief from the driveway length requirement**

Raymond J. Sancoucy, petitioner

RS -7 zone (Residential Single-Family)

Presently located on the premises is vacant land.

Petitioner seeks to construct a single-family dwelling with a driveway entering from Mower Street.

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**Other Business (0)**