

City of Worcester
Zoning Board of Appeals Meeting
February 11, 2008

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



Zoning Board of Appeals
44 Front Street, Ste. 510
Worcester, MA 01608

Tel: 508.799.1400
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Leonard Ciuffredo, Chair

David George, Vice-Chair

Andrew Freilich

Lawrence Abramoff

Brian Murphy,
Alternate Member

Upcoming Meetings:

February 25, 2008
March 10, 2008
March 24, 2008
April 7, 2008
April 28, 2008
May 12, 2008
June 9, 2008
June 23, 2008
July 21, 2008

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 – 5:30 pm

Approval of the Minutes –

Requests for Withdrawals, Continuances, and Time Extensions

Unfinished Business

1. 5 Suburban Road (Z-07-115)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: RG-5 (Residence, General)
Present Use: Apartment complex with a wireless communication facility on the rooftop
Petition Purpose: To remove and replace the existing antenna with antennas of similar size and appearance and add two cabinets to the existing cabinet platform

2. 39 First Street (Z-07-116)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: RG-5 (Residence, General)
Present Use: Apartment complex with a wireless communication facility on the rooftop
Petition Purpose: To add three antennas and two cabinets to the existing Sprint communication facility

3. 442 Southwest Cutoff (Z-07-117)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC
Zone Designation: ML-0.5 (Manufacturing, Limited)
Present Use: 202' AGL lattice tower and associated ground equipment on an industrial/ commercial parcel
Petition Purpose: To add three antennas to the existing platform on tower at 160 foot AGL; add six lines of coax on existing cable path; and add two cabinets on concrete pad inside compound

4. 100 Barber Avenue (Z-07-118)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC

Zone Designation: BG-3.0 (Business, General)

Present Use: 180' AGL monopole with equipment compound at the base

Petition Purpose: To add three antennas to the existing platform; 6 lines of cable inside the monopole; and add two cabinets at the base of the concrete slab

5. 39 Jolma Road (Z-07-119)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC

Zone Designation: BG-2.0 (Business, General)

Present Use: 185' AGL monopole with fenced in equipment compound at the base

Petition Purpose: To modify existing PWSF Sprint installation adding three antennas to the existing platform at 140' AGL; 1 GPS antenna on existing ice bridge and two cabinets inside the compound

6. 49 Pleasant Valley Drive (Z-07-120)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC

Zone Designation: RG-5 (Residence, General)

Present Use: Apartment complex with a wireless communication facility on the roof top

Petition Purpose: To add three antennas to the existing wireless rooftop site and add two cabinets to the existing cabinet steel platform

7. 1050 Main Street (Z-07-121)

AMENDMENT TO SPECIAL PERMIT: To allow personal wireless communication facility

Petitioner: Sprint Wireless Broadband Co. LLC

Zone Designation: BG-2.0 (Business, General)

Present Use: Apartment complex with various wireless communication facilities on the rooftop

Petition Purpose: To add three antennas to the existing antenna sled and wall mounts and two cabinets to the existing equipment frame behind equipment barrier on rooftop

8. 44 Byron Street (Z-07-122)

SPECIAL PERMIT: To allow personal wireless communication facility
SPECIAL PERMIT: Expansion or change of a pre-existing nonconforming use/structure

Petitioner: New Cingular Wireless PCS LLC
Zone Designation: MG-2.0 (Manufacturing, General)
Present Use: Apartment building and personal wireless communication facility
Petition Purpose: To enlarge the diameter of the existing antenna canister from 19" to approximately 24" and add a radio cabinet and ancillary equipment

9. 28 Windsor Street (Z-07-132)

SPECIAL PERMIT: Expansion or change of a pre-existing nonconforming use/structure

Petitioner: Christine Rafferty Morway
Zone Designation: RG-5 (Residence, General)
Present Use: Three-family dwelling
Petition Purpose: To create a fourth dwelling unit by converting an existing six room apartment into two one-bedroom apartments

10. 75 East Mountain Street (Z-08-01)

SPECIAL PERMIT: To allow single-family attached dwellings in an RL-7 district

Petitioner: Anthony Lorusso
Zone Designation: RL-7 (Residence, Limited)
Present Use: Existing dwelling in poor condition
Petition Purpose: To construct three single-family attached dwelling units on each of three lots

New Business

11. 52 Queen Street (Z-07-137)

VARIANCE: 2,250 square feet of relief from the gross dimensional requirement
VARIANCE: 5 feet of relief from the frontage requirement
VARIANCE: 10 feet of relief from the front yard setback requirement
VARIANCE: Relief of 2 parking spaces from the off-street parking requirement
VARIANCE: To allow parking within the front yard setback

Petitioner: Matthew 25, Inc.
Zone Designation: RG-5 (Residential, General)
Present Use: Vacant land
Petition Purpose: To construct a two-unit dwelling

12. 277 Providence Street (Z-08-02)

SPECIAL PERMIT: To allow a hotel/motel use in a BL-1.0 district

Petitioner: Liberty Investment Properties, Inc.
Zone Designation: BG-2.0 (Business, General), BL-1.0 (Business, Limited) and RG-5 (Residence, General)
Present Use: Vacant land
Petition Purpose: To construct a 124-room four story hotel

13. 475 Chandler Street (Z-08-03)

AMENDMENT TO SPECIAL PERMIT: To allow personal service wireless facility

Petitioner: Omnipoint Communications, Inc.
Zone Designation: RS-7 (Residence, General)
Present Use: Elderly and handicapped housing complex
Petition Purpose: To install three personal wireless devices on the rooftop

14. 63 June Street (Z-08-04)

SPECIAL PERMIT: To allow personal services shop in an RL-7 district

Petitioner: John O'Brien
Zone Designation: RL-7 (Residence, Limited)
Present Use: Single-family detached dwelling and garage/barn
Petition Purpose: To convert the first floor into a hair salon with four styling stations and two washing stations

Other Business

Adjournment