



## The City of Worcester

Executive Office of Economic Development

Planning & Regulatory Services

### Zoning Board of Appeals

455 Main Street

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### MINUTES OF THE PROCEEDINGS OF THE ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER Monday, January 27, 2025

Worcester City Hall – Levi Lincoln Chamber,  
with remote participation options available via Webex online at:  
<https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and  
call-in number 1-844-621-3956 (Access Code: 2630 362 4924).

Zoning Board Members Present: Jordan Berg Powers, Vice-Chair/Acting Chair  
Lawrence Abramoff  
Shannon Campaniello  
George Cortes  
Eric Torkornoo – *Participated Remotely*  
Erik Bartenhagen – *Alternate*

Zoning Board Members Absent:

Staff Participating:

Michelle Smith, *Division of Planning & Regulatory Services*  
Rose Russell, *Division of Planning & Regulatory Services*  
Amy Beth Laythe, *Division of Planning & Regulatory Services*

#### **Call to Order:**

Mr. Berg Powers called the meeting to order at 5:35PM.

#### **Requests for Continuances, Extensions, Postponements, and Withdrawals**

*Continuances/Postponements/Withdrawals*

**Item 1. 120 Washington Street (aka proposed Lot C on the corner of Green Street & Spruce Street) (ZB-2024-108)**

Request to Continue the Public Hearing to February 10, 2025

Extend the Constructive Grant Deadline to March 4, 2025

**Item 2. 17 Montclair Drive (ZB-2023-095)**

Request to Postpone the Public Hearing to February 10, 2025

Extend the Constructive Grant Deadline to March 4, 2025

**Item 3. 640 Franklin Street (ZB-2024-080)**

Request to Continue the Public Hearing to February 10, 2025

Extend the Constructive Grant Deadline to March 4, 2025

**Item 4. 34 Eskow Road & 224 Southwest Cutoff (ZB-2024-087)**

Request to Postpone the Public Hearing to February 10, 2025

Extend the Constructive Grant Deadline to March 4, 2025

**Item 6. 4 Brandt Lane/0 Grafton Street (ZB-2024-098)**

Request to Postpone the Public Hearing to February 10, 2025

Planning & Regulatory Services Division

Worcester City Hall, 455 Main Street, Room 404 (4<sup>th</sup> Floor), Worcester, MA 01608

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**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to grant all Continuances/Postponements.**

Mr. Berg Powers commented on Item 4 that this will be the last postponement and this item will be heard February 10.

Erik Torkornoo logged in after the above vote.

**New Business – Public Hearings**

**5. 119 Rodney Street (ZB-2024-098)**

*Lot 1 (Existing)*

**Variance:** For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum parking requirements for a three-family dwelling (Article IV, Section 7, Table 4.4)

*Lot 2 (Proposed)*

**Variance:** For relief from the minimum frontage requirement for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum lot area requirements for a three-family dwelling (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the maximum height requirement (stories) for a three-family detached dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum front yard setback requirements for a three-family detached dwelling in an RG-5 zone (article IV, Section 4, Table 4.2)

**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: K&S Realty Investors Inc.

Present Use: Presently on the premises is a three-family detached dwelling with a three-car parking area.

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

Petition Purpose: The applicant seeks to divide the existing lot into two with the existing three-family detached dwelling to remain on Lot 1 and to build a three-family detached dwelling on Lot 2 with a parking area to include ±6 parking spaces and to conduct associated site work.

Exhibits: Exhibit A: Application; clerked 11/5/24; prepared by K&S Realty Investors Inc.  
Exhibit B: Site Plans revised 10/24/24; prepared by Quinn Engineering, Inc.  
Exhibit C: Architectural Plans Dated 9/19/2024 prepared by Vina Design Inc.

Public Hearing Deadline: 1/27/2025 Constructive Grant Deadline 2/11/2025

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Attorney Don O'Neil on behalf of the applicant gave an overview of the project and what has changed since the last approval. He said the applicant will provide three apartments with associated parking. Mr. O'Neil agrees to all staff recommendations for approval and accepts the waiver. He said he takes issue with the Department of Transportation and Mobility condition to redo the sidewalks.

Rose Russell, Planning Division, gave an overview of the relief requested for this project for the city.

**Public Comment: NONE**

**Board Comment:**

Mr. Torkornoo had no comment. Ms. Campaniello said she agrees with the staff comments for the design improvements to match three-decker architecture. Mr. Cortes said he likes the development of the lot and asked how the applicant will be managing the parking. Mr. O’Neil reviewed the tandem parking arrangement on the lot. Mr. Abramoff asked about landscaping, and it appeared there would be 5 new trees. Mr. Abramoff asked if the applicant would be amenable to add some trees on the existing house lot to screen in between the houses. Mr. O’Neil said he has no objection to additional trees. Mr., Abramoff asked about 5 more trees on the new house lot. Mr. O’Neil said maybe 2 additional trees and replace the large existing tree if it comes down. Mr. O’Neil has no objection to changing the architecture to match other three family houses on the street. Mr. Bartenhagen asked for clarification that there was no parking at the existing house and asked where those folks park. Mr. O’Neil said there were three spots on the new house lot and that is where the existing house used to park, but now they are parking where there is available street parking.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions/additions, recommendations, and waivers.**

**New Business – Public Hearings**

**7. 494 Lincoln Street (ZB-2024-100)**

**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).

**Special Permit:** To allow a Food service (drive-thru) use in a BG-4.0 zoning district. (Article IV, Section 2, Table 4.1, Food Service (drive-thru), Business Use #6)

**Special Permit:** To allow dimensional relief for accessory signs. (Article IV, Section 6.J.1.a)

Petitioner: Raising Cane’s Restaurants, LLC

Present Use: Presently on the premises is a vacant commercial restaurant structure with a surface parking lot.

Zone Designation: BG-4.0 (Business, General) zoning district and Water Resources Protection Overlay District (GP-3).

Petition Purpose: The applicant seeks to construct a new ±3447 SF restaurant with a two-lane drive-thru, ±40 surface parking spaces and to conduct associated site work.

Exhibits: Exhibit A: Application; clerked 11/5/24; prepared by Matthew J. Eckel, Fletcher Tilton PC

Exhibit B: Survey dated 4/26/24; prepared by Control Point Associates, Inc.

Exhibit C: Architectural Plans Dated 11/4/24; prepared by ADA Architects

Exhibit D: Drainage Report Dated 10/3/2024 prepared by Bohler Engineering

Exhibit E: Sign Plans Dated 8/13/24 prepared by AGI

Exhibit F: Lighting Plan Dated 10/1/2024 prepared by ADA Architects

Exhibit G: Geotechnical Engineering Report dated 7/26/24; prepared by Terracon

Exhibit H: Traffic Impact Study dated October 2024; prepared by Bowman Consulting Group, Ltd.

Public Hearing Deadline: 1/27/2025      Constructive Grant Deadline 2/11/2025

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Attorney Matt Eckel on behalf of the applicant gave an overview of the project and the relief requested. Dana Weissel, Raising Canes, gave an overview of the company and operations. Matt Ashley, Bohler Engineering, gave an overview of the site plan.

Michelle Smith, Planning Division, gave an overview of the project for the city.

**Public Comment:**

Charles DeGennero, Worcester, asked for information on the traffic study for the impact on Lincoln Street. Matt Ashley said they went over all the traffic analysis with the Department of Transportation and Mobility Ms. Campaniello asked for an overview of the study. Mr. Ashley said that most of the trips are "pass by" trips and that the intersections were studied thoroughly.

**Board Comment:**

Mr. Berg Powers asked about the sign on the pole that was rendered. He clarified that the pole is not changing in any way, that they were just putting a new sign on top. Mr. Eckel said yes. Mr. Berg Powers said he understood the applicant is decreasing the impervious surface on the parcel and adding landscaping. Mr. Eckel answered that was correct. Mr. Berg Powers clarified that it sounds like there won't be a lot of customer parking and staying to eat, that most will be drive through. Mr. Eckel said there is some seating inside as well as outdoor seating and that the dual drive through lane is for efficiency.

Mr. Torkornoo had no comments. Ms. Campaniello asked about the maximum number of cars in the drive through lanes. Mr. Ashley answered about 22 with spacing as a conservative count. Ms. Campaniello said she is aware that the closest restaurant is in Marlboro, and it is in a busy area. She asked Mr. Ashley what the comparison for traffic would be. Mr. Ashley said he had no specifics for comparison and that Worcester will have more drive through space than Marlboro, he assumes the usage would be similar.

Mr. Cortes said this would be a great improvement of the site. He asked how many cars would there be from street until you get to the location to place your order. He wanted to know if folks have to queue on the street, if there is there a parking management plan. Mr. Ashley explained drive through operations in detail. Mr. Cortes said he saw a restaurant that took orders at the parked cars somewhere else. He also asked if there will be posts for accessible parking signs be and not just painted icons on the ground Mr. Ashley answered that there will be posted signed. Mr. Cortes asked how will trash be collected Mr. Ashley described the operation and that the bins will be fully enclosed as represented on plan. Mr. Cortes asked if there was a lighting plan? Mr. Ashley said it was included in submitted plans and there will be many poles.

Mr. Abramoff asked if the rendering represented landscaping. Mr. Ashley said there is a full landscape plan, but landscaping is not represented in the rendering. Mr. Abramoff asked how many customers can be serviced in an hour. Mr. Ashley said he had no specific numbers, but the focused menu keeps the drive through times down. Mr. Berg Powers said here is a traffic plan in the board packet and that this will also be going before the Planning Board. Ms. Smith said the submission was reviewed by Planning and DTM and feels the drive through lane length is generous. Mr. Eckel said the shortened

drive through is why they are before the board for relief. He said they are proposing a full bypass lane and full outside lane which meets requirements, the inside lane is short of the required length. Mr. Bartenhagen read into the record the conclusion of the traffic study.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions, recommendations, and waivers.**

**New Business – Public Hearings**

**8. 28 Boyden Street (ZB-2024-111)**

**Variance:** For relief from the minimum frontage requirement for a two-family dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

**Petitioner:** Southbridge Street Properties, LLC

**Present Use:** Presently on the premises is a single-family detached dwelling

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

**Petition Purpose:** The applicant seeks to construct an addition to the existing structure and convert the resulting building into a two-family dwelling and make associated site improvements

**Exhibits:** Exhibit A: Application; clerked 12/16/24; prepared by Donald J. O’Neil  
Exhibit B: Survey dated 12/11/24; prepared by Land Planning, Inc.  
Exhibit C: Architectural Plans undated prepared by Guy Dixon, AIA

**Public Hearing Deadline:** 2/19/2025                      **Constructive Grant Deadline** 3/26/2025

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Don O’Neil, Attorney representing the applicant, gave an overview of the project. Joe Lawler who is the manager of the LLC was also present.

Amy Beth Laythe, Planning Division, gave an overview of the project for the city.

**Public Comment:** - NONE

**Board Comment:**

Mr. Torkornoo, Ms. Campaniello, Mr. Cortex, Mr. Bartenhagen and Mr. Berg Powers all had no comment.

Mr. Abramoff said the relief is minimal and is in favor.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions as amended, recommendations, and waivers.**

**New Business – Public Hearings**

**9. 0, 2 Tyson Road & 0 Burncoat Street (ZB-2024-112)**

**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).

**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)

Petitioner: M. McDermott Construction Company, Inc

Present Use: Presently on the premises are three vacant lots

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

Petition Purpose: The applicant seeks to construct an attached single-family (townhouse) dwelling on each lot and make associated site improvements

Exhibits: Exhibit A: Application; clerked 12/16/24; prepared by Donald J. O'Neil  
 Exhibit B: Survey dated 1/22/25; prepared by B&R Survey, Inc  
 Exhibit C: Architectural Plans Undated prepared by Unnoted

Public Hearing Deadline: 2/19/2025 Constructive Grant Deadline 3/26/2025

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Don O'Neil, Attorney representing the applicant, gave an overview of the project. This project will go before the Planning Board for site plan review and will address the drainage issues onsite during that process.

Michelle Smith, Planning Division, gave an overview for the city of the relief requested. Ms. Smith asked the applicant to be prepared to present on the stormwater management and grading plan for Planning Board. She said there are questions about existing trees and the elevations for the proposed structures do not show the grade change on the property for compliance or decks in the rear on the renderings.

Mr. O'Neil said he submitted an updated plan with additional trees for a total of 6 trees. He explained there are a row of trees on the left on the Tyson Street neighbor's property. He said on the corner of Burncoat Street there are a couple of trees that are city trees. Mr. O'Neil said plans are for decks in the rear to be 10x12 that meet all setback requirements with no stairs access to the yard will be through the basement. He reiterated that he would like to address all drainage and infiltration questions with the Planning Board filing. Ms. Smith said the applicant will need to provide test pits and runoff for the Planning Board but the Zoning Board of Appeals could add conditions to the decision tonight.

**Public Comment:**

John Dipietro, Worcester, has been an abutter for years and the current house on the property was vacant for years. He asked how much of the vacant land this project will cover. Mr. O'Neil answered it is just the corner lot and that the duplex next door is owned by his client as well. Mr. O'Neil stated that he's not sure any determination that happens tonight has any impact on the nearby condos. Mr. Berg Powers reviewed what the applicant's responsibility with the project. Mr. O'Neil said he was not involved in the previous project to know the history. Mr. Dipietro said the whole lot was graded downhill about 4 years ago and he called Inspectional Services. He said he feels this project is detrimental to his property. Mr. Berg Powers responded to Mr. Dipietro by saying that the applicant has agreed to manage water through this project and oversight will happen through the Planning Board.

David Horne, Inspectional Services, spoke regarding the complaint for erosion at the site. He stated he will have an inspector look at the back of the property for erosion. Mr. Dipietro stated that he just wants the lot cleaned up and developed.

Sally Maloney, Worcester and an abutter, spoke about the neighborhood and how detrimental this recent construction in the area has been. She said she believes it will increase traffic and accidents in the area. She said she petitioned City Council in April 2023 for a truck restriction on Tyson Road and spoke about the recent changes to the traffic pattern on Tyson Road.

Mr. O'Neil addressed the neighbor statements about water and trees.

Mr. Berg Powers said that neighbors wouldn't have been notified for the construction of the duplex because it was a by-right development. Ms. Maloney said she feels it is too many units in one area.

Shawn Seymour, 12 Tyson Road, stated his concern that Tyson Road is one way and there is a turning lane in front of the proposed triplex so there would be no parking in front of the house and asked about parking. Mr. O'Neil stated each unit will have a garage and a driveway so two cars could park per unit. Mr. Seymour asked if the developer has the financial means to finish this project. He stated that work seems to happen after hours and asked how long will the build will take.

Mr. O'Neil said the developer plans to build it and has the financial where with all to do so. He said the duplex looks done. He also stated that this approval goes with the land, so if the developer can't build it, whomever owns the land can build and they have a year to get started.

### **Board Comment:**

Mr. Berg Powers summarized what was presented on this project and asked to keep water running off this property on this property. He said he is in favor to move forward.

Mr. Torkornoo and Ms. Campaniello had no comments. Mr. Cortes said he heard the concerns and believes the water runoff is related to this development and it needs to be resolved before breaking ground. Mr. Abramoff said he can support the triplex, but that applicant needs effective stormwater management. Mr. Bartenhagen reiterated everyone's concern for the stormwater runoff and said the applicant needs to keep it on this property. Mr. Berg Powers talked about how stormwater is collected and stopped from running.

Ms. Smith said a 'by right' option is a duplex and an ADU to have the same number of units without any relief from the board. Mr. Bartenhagen said then that would be the same density. Ms. Smith said it could be. Ms. Campaniello said she was on the line about this and the 'by right' option seems more reasonable. She said she also feels for the abutters. She said she feels it would be in the best interest for everyone to have oversight of the runoff and for that reason is in favor of moving forward.

Mr. O'Neil said that engineers are good at figuring stuff out as this is a sloped lot. Ms. Campaniello inquired if the Planning Board can require plantings and trees. Ms. Smith said that what is shown on the most recent plan is what would be asked for as a minimum and that the Zoning Board can request additional trees. Ms. Campaniello asked what the board members felt would be an appropriate number of trees. Mr. Abramoff said he would like to see 3 trees in the back for screening. Mr. Berg Powers said he would have to figure out the lot lines as there are trees on the Tyson Road abutters side. Ms. Smith said all trees would be 3-inch caliper trees. Mr. Berg Powers said 9 new trees. Mr. Cortes said he was ok to move forward.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions as amended, recommendations, and waivers.**

**Recess until 8:05pm**

**New Business – Public Hearings**

**10. 19 Dixon Avenue (ZB-2025-002)**

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

Petitioner: Candy Lo

Present Use: Presently on the premises is a single-family dwelling

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

Petition Purpose: The applicant seeks to demolish the existing rear deck and, in its place, construct an addition to the rear of the dwelling with an attached deck

Exhibits: Exhibit A: Application; clerked 12/31/24; prepared by Candy Lo  
Exhibit B: Survey dated 11/13/24; prepared by Jarvis Land Survey, Inc  
Exhibit C: Architectural Plans Undated and hand drawn

Public Hearing Deadline: 2/19/2025 Constructive Grant Deadline 3/26/2025

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Charles DeGennero and Candy Lo, applicants, gave an overview of the project.

Amy Beth Laythe, Planning Division, gave an overview of the project for the city.

**Public Comment:** - NONE

**Board Comment:**

Mr. Berg Powers said this project is straight forward.

There were no other board comments.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions as amended, recommendations, and waivers.**

**New Business – Public Hearings**

**11. 24 Simone Street (aka 0 Valmor Street & 0 Maranda Street) (ZB-2025-004)**

*Lot 3A*

**Variance:** For relief from the minimum front yard setback requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum rear yard setback requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

*Amendment*

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

*Lot 3B*

**Variance:** For relief from the minimum front yard setback requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum rear yard setback requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

*Amendment*

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

Petitioner: JAE Wor, LLC

Present Use: Presently on the premises are two partially constructed single-family semi-detached dwellings (one duplex).

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

Petition Purpose: The applicant seeks to complete construction of the single-family semi-detached dwellings

- Exhibits: Exhibit A: Application; clerked 12/18/24; prepared by Donald J. O’Neil
- Exhibit B: Surveyed Site Plans dated 12/6/24; prepared by Joseph Graham, Professional Engineer & Robert D. O’Neil, Professional Land Surveyor
- Exhibit C: Architectural Plans Dated 6/10/2024 prepared by Dixon Salo Architects
- Exhibit D: As Built Plans Dated 7/18/2024 prepared by Robert D. O’Neil, Professional Land Surveyor

Public Hearing Deadline: 2/21/2025      Constructive Grant Deadline 3/28/2025

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Don O’Neil, attorney on behalf of the applicant, gave an overview of the additional relief requested.

Rose Russell, Planning Division, gave an overview of the history of this application and relief previously granted.

**Public Comment:** - None

**Board Comment:**

Mr. Berg Powers said he agreed with the city that the stairs are weird. He implored the applicant not to come back to the board again as these problems are preventable.

Mr. Torkornoo, Ms. Campaniello, Mr. Cortes and Mr. Bartenhagen said they agree with the chair.

Mr. Abramoff asked if there was a tree planting schedule. The applicant said there will be sod for each house and a tree for each house.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions as amended, recommendations, and waivers.**

**New Business – Public Hearings**

**12. 18 Birch Street (ZB-2025-005)**

**Special Permit:** To allow a residential conversion from a single-family dwelling to a two-family dwelling in an RG-5 zone. (Article IV, Section 9)

Petitioner: Mindy T. Nguyen

Present Use: Presently on the premises is a single-family dwelling

Zone Designation: Located partly in an RG-5 (Residence, General) zoning district and partly in a BG-3.0 (Business, General) zoning district

Petition Purpose: The applicant seeks to convert the single-family dwelling to a two-family dwelling

Exhibits: Exhibit A: Application; clerked 12/16/24; prepared by Donald J. O’Neil

Exhibit B: Survey dated 1/11/24; prepared by Jarvis Land Survey, Inc

Exhibit C: Architectural Plans Dated 8/19/23 prepared by Vina Design Inc.

Public Hearing Deadline: 2/19/2025 Constructive Grant Deadline TBD

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Don O’Neil, attorney on behalf of the applicant, gave an overview of the relief requested.

Amy Beth Laythe, Planning Division, gave an overview of the project for the city.

**Public Comment:** - NONE

**Board Comment:**

Mr. Berg Powers said this is a weird lot but pretty a straightforward request.

Mr. Torkornoo, Ms. Campaniello, Mr. Cortes and Mr. Abramoff had no comments.

Mr. Bartenhagen said he was not sure how four cars will work in the driveway. Mr. O’Neil said he was not sure they are using the garage to park vehicles. Mr. O’Neil said spacing would be as required and the addition of pavement is helpful to make maneuvering easier, the residents can also park in the street.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions as amended, recommendations, and waivers.**

**New Business – Public Hearings**

**13. 342 West Boylston Street (ZB-2025-006)**

**Variance:** For relief from the maximum height requirement (stories+feet) for a high-rise multi-family dwelling in an BL-1.0 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum rear yard setback requirements for a high-rise multi-family dwelling in a BL-1.0 zone (Article IV, Section 4, Table 4.2)

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

Petitioner: 342 West Boylston LLC

Present Use: Presently on the premises is a vacant commercial building previously used as a restaurant.

Zone Designation: BL-1.0 (Business, Limited) zoning district and within the Commercial Corridors Overlay District – Elsewhere (CCOD-E)

Petition Purpose: The applicant seeks to raze the current building and construct a 24-unit multi-family high-rise dwelling, parking facilities, and associated site improvements.

Exhibits: Exhibit A: Application; clerked 12/17/24; prepared by Mark Borenstein, Prince Lobel

Exhibit B: Site Plan dated 1/8/25; prepared by Hancock Associates

Exhibit C: Survey dated 3/21/24; prepared by Andrysick Land Surveying

Exhibit D: Architectural Plans Dated 12/16/2024 prepared by Dixon Salo Architects

Exhibit E: Traffic Assessment Report Dated 12/3/24 prepared by Stonefield

Public Hearing Deadline: 2/20/2025 Constructive Grant Deadline 3/27/2025

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Attorney Mark Borenstein, Prince Lobel & Tye, on behalf of the applicant, showed a video giving an overview of the project.

Michelle Smith, Planning Division, gave an overview of the project and relief requested for the city.

**Public Comment:**

Ron Motta, Andover Street, stated he thinks something that would generate revenue for the city would be better in that location. He said he appreciated Mr. Cortes’ statements about traffic and would welcome a traffic light. He said if access and egress is on Andover Street, that may make travel easier. He also asked if 16 parking spaces satisfies the demand for the 24 units. Michelle Smith said the Department of Transportation and Mobility reviewed the traffic study, made comments and will be working with the applicant through the Planning Board process for improvements.

Victoria Epstein, Traffic Engineer, spoke about traffic and parking.

**Board Comment:**

Mr. Berg Powers said the city needs more affordable units and he loves that this building is affordable.

Mr. Torkornoo had no comment

Ms. Campaniello said the architectural details could be made to match neighborhood. Mr. Cortes said this is a heavy traffic area and he has a concern for safety. He asked what could be done other than to exit to the side street with the traffic light. Mr. Borenstein said because of sight line concerns by the Department of Transportation and Mobility, the building was moved back and made smaller.

Mr. Abramoff said he likes the project, likes the white roof, and recommends solar panels. He asked if any charging ports are planned in the parking lot. Mr. Borenstein said they had been in conversation with the Department of Transportation and Mobility about charging and will meet the code.

Mr. Bartenhagen said he loves the 100% affordability and that it is much needed.

Mr. Berg Powers agreed with Mr. Cortes to find a way to slow drivers and would put that task on the city to fix. Mr. Torkornoo asked what the speed limit is on that stretch. Ms. Smith answered 25 MPH but there will still be areas on the road where the speed limit is higher. Mr. Torkornoo clarified that West Boylston Street will be 25. Mr. Borenstein said he believes it will be 30 MPH.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions as amended, recommendations, and waivers.**

**New Business – Public Hearings**

**14. 23 Lorenzo Street (ZB-2025-009)**

**Variance:** For relief from the lot area requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

Petitioner: Guillermo Garcia

Present Use: Presently on the premises is a vacant lot with a sewer easement.

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

Petition Purpose: The applicant seeks relief to divide the property into two lots and construct a single-family semi-detached dwelling (aka duplex) and make associated site improvements

Exhibits: Exhibit A: Application; clerked 1/8/25; prepared by Bill Garcia  
Exhibit B: Survey dated 1/8/24; prepared by RealMapInfo LLC  
Exhibit C: Architectural Plans Dated 1/1/25 prepared by Miles Home Design

Public Hearing Deadline: 3/14/2025      Constructive Grant Deadline 4/18/2025

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The applicant was not present for the hearing - the board voted to postpone this item to the next meeting

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to postpone this item to the February 10, 2025 meeting with a constructive grant deadline of March 4, 2025.**

**New Business – Public Hearings**

**15. 67 & 69 Tacoma Street (aka Lot 5) (ZB-2025-011)**

*Amendment to Decision ZB-2024-009*

**Variance:** For relief from the lot area requirements for a single-family semi-detached dwelling in an RL-7 zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the maximum allowed 50% compact spaces (Article IV, Section 7, Table 4.4, Note 3.b)

**Special Permit:** To allow a professional office use in an RG-5 zoning district (Article IV, Section 2, Table 4.1, Business Use #19)

**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: Trinity Curtis Phase Two Limited Partnership

Present Use: Presently on the premises of 67 and 69 Tacoma Street are 2 buildings, which are currently used for a public library, maintenance and equipment storage, and offices for Curtis Apartments Complex and Great Brook Valley Gardens.

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

**Petition Purpose:** The applicant seeks to amend a previous decision to make changes to the previously proposed site layout while still proposing one mixed-use building with a public library, economic opportunity center and community rooms on the first level, accessory offices on the second level and 24 residential units on the third and fourth levels. Parking for ±36 spaces is proposed and other associated site improvements are also proposed

**Exhibits:**

- Exhibit A: Application; clerked 1/9/25; prepared by Joshua Lee Smith
- Exhibit B: Site Plans dated 1/31/24; prepared by Copley Wolff Design Group, Inc.
- Exhibit C: Architectural Plans Dated 12/23/24 prepared by DHK Architects
- Exhibit D: Stormwater Report Dated 1/4/24 prepared by Weston & Sampson
- Exhibit E: Transportation Management Plan revised 12/23/24 prepared by Weston & Sampson

**Public Hearing Deadline:** 3/15/2025      **Constructive Grant Deadline:** 4/19/2025

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Attorney Joshua Lee Smith gave an overview of the project and what has changed since the last time these items were before the board.

Both Curtis Apartment items were taken together and voted separately.

Michael Lozano, Financier, gave an overview of the phases and current construction financing.

Rose Russell, Planning Division, gave an overview of each project, Lot 5 and then Lots 1-4 on behalf of the city.

**Public Comment:** - NONE

**Board Comment:**

Mr. Berg Powers said he loves this project and loves that the Worcester Housing Authority was able to keep everyone in housing during construction. Mr. Cortes said he was pleased to hear the vision for the project. Mr. Cortes asked if any convenience stores or shops were planned for the first floor of the mixed-use building. Mr. Lozano said not at this time as there are many shops and restaurants close by. Mr. Cortes asked if a connection to the playing fields nearby was planned. Mr. Lozano said that is a future city project and the access created will be accessible for all.

Ms. Campaniello and Mr. Torkornoo had no comment

Mr. Abramoff said that two thirds of the required parking is non-residential for mostly day time use, but there is no demand that he's seen.

Mr. Bartenhagen asked if the applicant will be withdrawing the special permits and accepting the waivers. Mr. Lee Smith said they will accept the waivers and withdraw special permits. Mr. Lee Smith went over changes to proposed staff recommendations for conditions of approval. Mr. Berg Powers said he was in favor on removing the condition about bike rack and would like to keep as many trees in the plan as possible. Ms. Russell stated that depending on the status of national grid, the tree line should extend along Tacoma Street. Jesse (No Last Name Given) stated that trees cannot be added because of utilities in the area and the steep slope. He said they can try to put in a drain to capture the runoff to help with erosion issues and before the water gets to the sidewalk/right of way. Mr. Berg Powers said conversation on tree placement in conjunction with slope and utilities should belong to the Planning Board when this project is reviewed there.

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions as amended, recommendations, and waivers.**

**New Business – Public Hearings**

**16. 37 & 60 Great Brook Valley Avenue & a portion of 180 Constitution Avenue (aka Lots 1-4) (ZB-2025-012)**

*Amendment to Decision ZB-2024-006*

*Lot 1:*

**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 parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4)

*Lot 2:*

**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 front yard setback requirements for a multi-family high-rise dwelling in an RG-5 zone (Article IV, Section 4, Table 4.2).

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

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

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

*Lot 3:*

**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 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).

**Variance:** For relief from the maximum allowed 50% compact spaces (Article IV, Section 7, Table 4.4, Note 3.b).

**Petitioner:** Trinity Curtis Phase Two Limited Partnership

**Present Use:** Presently on the premises are 3 multi-family low-rise dwellings.

**Zone Designation:** RG-5 (Residence, General) zoning district and partially within the Water Resources Protection Overlay District (GP-2 and GP-3)

**Petition Purpose:** The applicant seeks to amend a previous decision to eliminate previously proposed single-family attached dwellings and instead enlarge the 2 multi-family high-rise dwellings to contain ±126 units, realign street layouts and other related site improvements.

- Exhibits:
- Exhibit A: Application; clerked 1/9/25; prepared by Joshua Lee Smith
  - Exhibit B: Site Plans dated 1/31/24; prepared by Copley Wolff Design Group, Inc.
  - Exhibit C: Architectural Plans Dated 12/23/24 prepared by DHK Architects
  - Exhibit D: Stormwater Report Dated 1/4/24 prepared by Weston & Sampson
  - Exhibit E: Transportation Management Plan revised 12/23/24 prepared by Weston & Sampson

Public Hearing Deadline: 3/15/2025      Constructive Grant Deadline 4/19/2025

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See previous item for testimony and comments.

**Public Comment: - NONE**

**Board Comment:**

**On a motion by Ms. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to close the public hearing.**

**On a motion by Ms. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to approve the application with conditions as amended, recommendations, and waivers.**

**New Business – Public Hearings**

**17.                      22 Huron Avenue (ZB-2025-013)**

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

Petitioner: Happy Hen Properties, LLC

Present Use: Presently on the premises is a vacant lot.

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

Petition Purpose: The applicant seeks to construct a single-family dwelling on lot 1

- Exhibits:
- Exhibit A: Application; clerked 1/8/25; prepared by Donald J. O’Neil
  - Exhibit B: Site Plans revised 1/23/25; prepared by M.A. Elbag Engineering
  - Exhibit C: Architectural Plans Dated 2/28/24 prepared by Laura’s Home Drafting and Design

Public Hearing Deadline: 3/14/2025      Constructive Grant Deadline 4/18/2025

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Attorney Don O’Neil on behalf of the applicant gave an overview of the project.

Rose Russell, Planning Division, gave an overview of the project on behalf of the city and noted there were no comments from the fire department regarding the street conditions.

Mr. O’Neil said they will be going to the Planning Board for additional approval and can go through the Fire Department review process there.

Mr. Berg Powers said he was concerned about access to this property and had a preference to postpone until the Fire Department can provide comments.

Michelle Smith said she thinks it’s important for Fire Department comments.

**Public Comment:**

Benjamin Solivan, 63 Pasadena Parkway, questioned the dirt that was brought into the property and that it is unsightly. He said he also wants to know what will happen with lot 2 depicted in the plans. Mr. O’Neil responded to the abutter concerns.

**Board Comment:**

None

**On a motion by Mr. Campaniello, seconded by Mr. Cortes, Board voted 5-0 to continue to February 10, 2025, with a constructive grant deadline of March 4, 2025.**

**Other Business:**

**14. Communications**

- a. Letter from Dee McGinley regarding gas station development
- b. Preservation Act Survey reminder
- c. Community Preservation Act Survey: [Take the Survey](#)
- d. Mobility Action Plan Released: [Mobility Action Plan](#)

**15. Approval of Minutes** – 10/28/2024; 11/25/2024; 12/16/2024  
Held until the next meeting

**12. Discussion of Board Policies and Procedures**

- a. 2026 Meeting Schedule

Held until the next meeting

**Adjournment:**

**On a motion by Ms. Campaniello, seconded by Mr. Cortes, Board voted 4-0 to adjourn at 10:35 PM.**