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CONTACT

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F, 8:30 am-5:00 pm
- **Phone:** (508) 799-1400 x31440
- **Email:** planning@worcesterma.gov
- **Website:**
www.worcesterma.gov/planning-regulatory

The Zoning Board is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

المسبق الطلب عند التيسير وسائل من وغيرها الفورية الترجمة تتوفر

अनुवाद र अथवा आवसह अ-म अनरोधपवत उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyereasee ene akwanya afororo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

DIVISION STAFF

Michelle M. Smith, ACDO
Stephen Cary, Chief Planner
Eric Flint, Conservation Planner
Mattie VandenBoom, Conservation Agent Asst.
Michelle Johnstone, Sr. Preservation Planner
Joe Trebilcock, Addressing Coordinator
Olivia Houle, Planning Analyst
Amy Beth Laythe, Planning Analyst
Jorjette Lewis-Tyndale, Administrative Asst.

UPCOMING MEETINGS

June 29, 2026
July 20, 2026
August 10, 2026
August 31, 2026
September 28, 2026
October 19, 2026
November 9, 2026
November 30, 2026
December 21, 2026



The City of Worcester

ZONING BOARD OF APPEALS

MEETING AGENDA

Monday, June 8, 2026 – 5:30pm - Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 302), 455 Main Street

This Worcester Zoning Board of Appeals meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer
<https://worcesterma.zoomgov.com/j/1604564634>
- Call 1-669-254-5252 (Access Code: 160 456 4634)

Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.

Application materials may be viewed online at: [Zoning Board of Appeals | City of Worcester](#) or by appointment at Planning and Regulatory Services, 455 Main St, Room 404, between 8:30 a.m. – 5 p.m., Monday through Friday.

For more information concerning this meeting, please contact the Planning and Regulatory Services Division by email at planning@worcesterma.gov or phone at 508-799-1400 x31440. Please submit requests for reasonable accommodation or requests for language interpretation 2 business days or more in advance of the meeting. **Send [written comments](#) no less than 48 hours before the public meeting.**

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o [enviar comentarios](#) o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov [mailto:](mailto:planning@worcesterma.gov) or 508-799-1400 x31440.

Call to Order – 5:30 pm

Requests for Continuances, Extensions, Postponements, & Withdrawals

Old Business – Public Hearings

1. 149 Plantation Street (ZB-2026-003)

Special Permit: To allow a low-rise multi-family dwelling use in the RL-7 zone (Article IV, Section 2, Table 4.1, Residential Use #11)

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: Ram Hill Avenue Investments & Developments, LLC

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

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

Petition Purpose: The applicant seeks to construct two, 3-story, low-rise multi-family dwellings, each with ±24 units (total of ±48 units), to construct an ±88-space parking facility, and to conduct associated site improvements.

Testimony Dates: 3/16/2026, 4/27/2026 **Constructive Grant Deadline:** 6/30/2026

New Business – Public Hearings

2. ROW Adjacent to 7 Paul Clancy Way (ZB-2026-019)

Special Permit: To allow a conversion from static to digital display for a non-conforming sign (Article IV, Section 6.L.2.)

Petitioner: Lamar Advertising Company

Present Use: Presently on the premises is a non-accessory freestanding billboard with traditional advertising panels.

Zone Designation: ML-2.0 (Manufacturing, Limited) zoning district and is also within the Blackstone River Parkway Sign Overlay District

Petition Purpose: The applicant seeks to convert the south face of the billboard to a digital display.

Public Hearing Deadline: 7/1/2026 **Constructive Grant Deadline:** N/A

3. 256 Sunderland Road (aka 262 Sunderland Road) (ZB-2026-022)

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

Special Permit: To allow a single-family attached dwelling use in an RL-7 zone (Article IV, Section 2, Table 4.1, Residential Use #12)

Petitioner: Sunderland Village, LLC

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

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

Petition Purpose: The applicant seeks to construct ±24 single-family attached dwelling units consisting of 6 structures, each with 4 units and associated parking accessed from a common driveway and conduct other site improvements.

Public Hearing Deadline: 6/8/2026 **Constructive Grant Deadline:** 6/30/2026

New Business – Public Hearings

4. 318 Park Avenue (ZB-2026-027)
Variance: For relief from the minimum setback requirement for a permanent accessory freestanding sign in the BG-3.0 zoning district (Article IV, Section 6, Table 4.3.1.)
Special Permit: To allow dimensional relief for accessory signs (Article IV, Section 6.J.1.a)
Special Permit: To extend, alter or change a privileged pre-existing, nonconforming structure and/or use (Article XVI, Section 4)
Petitioner: Sean McGlone
Present Use: Presently on the premises is a restaurant with associated parking and a sign pole.
Zone Designation: BG-3.0 (Business, General) zoning district and within the Commercial Corridors Overlay District - Elsewhere (CCOD-E)
Petition Purpose: The applicant seeks to construct a restaurant sign on a pole.
Public Hearing Deadline: 06/11/2026 Constructive Grant Deadline: 7/16/2026

5. 1 Jackson Street (ZB-2026-031)
Variance: For relief from the minimum parking requirements for a multi-family dwelling (Article IV, Section 7, Table 4.4)
Petitioner: Jackson Street Apartments, LLC
Present Use: Presently on the premises is an existing 5-story warehouse building.
Zone Designation: The property is located in the BG-3.0 (Business, General) zoning district and also within the Commercial Corridors Overlay District - Elsewhere (CCOD-E)
Petition Purpose: The applicant seeks to convert the warehouse to a multi-family high-rise dwelling with ±32 units and associated site improvements.
Public Hearing Deadline: 7/1/2026 Constructive Grant Deadline: 8/5/2026

New Business – Public Hearings

6. 35 & 37 State Road (aka 1200 West Boylston Street) (ZB-2026-033)

Amendment to ZB-2004-055:

Variance: For relief from the minimum side yard setback requirement for a multi-family low-rise dwelling use in a RL-7 Zone (Article IV, Section 4, Table 4.2)

Special Permit: To allow a multi-family low-rise dwelling use in an RL-7 zone (Article IV, Section 2, Table 4.1, Residential Use #11)

And for the following additional relief:

Variance: For relief from the minimum frontage requirement for a multi-family low-rise dwelling use in a BL-1.0 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum front yard setback requirement for a multi-family low-rise dwelling use in an BL-1.0 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side yard setback requirement for a multi-family low-rise dwelling use in a BL-1.0 zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear yard setback requirement for a multi-family low-rise dwelling use in an RL-7 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: SAL, LLC

Present Use: Presently on the premises is a commercial building and a 12-unit multi-family low-rise dwelling.

Zone Designation: 35 State Road is located in the BL-1.0 (Business, Limited) zoning district and 37 State Road is located in the RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to raze the commercial building and construct an ±8-unit multi-family low-rise dwelling with ±16 parking spaces and associated site improvements.

Public Hearing Deadline: 7/22/2026 Constructive Grant Deadline: 8/26/2026

7. 72 Arlington Street (ZB-2026-043)

Lot 1R

Variance: For relief from the minimum frontage requirement for a single-family semi-detached dwelling in the RG-5 zoning district (Article IV, Section 4, Table 4.2.).

Lot 1L

Variance: For relief from the minimum frontage requirement for a single-family semi-detached dwelling in the RG-5 zoning district (Article IV, Section 4, Table 4.2)

Petitioner: Assad Challab

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

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

Petition Purpose: The applicant seeks to construct a single-family semi-detached dwelling and associated site improvements.

Public Hearing Deadline: 7/22/2026 Constructive Grant Deadline: 8/26/2026

New Business – Public Hearings

8. 680 Grafton Street (ZB-2026-047)

Variance: For relief from the minimum frontage requirement for a two-family dwelling in a BL-1.0 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: Renfrew Street, LLC

Present Use: Presently on the premises is a partially constructed two-family dwelling.

Zone Designation: BL-1.0 (Business, Limited) zoning district

Petition Purpose: The applicant seeks to redraw the property lines between the parcels and to construct a driveway leading to 680 Grafton Street.

Public Hearing Deadline: 7/23/2026 Constructive Grant Deadline: 8/27/2026

9. 22 Huron Avenue (ZB-2026-051)

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: Hapy Hen Properties LLC

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

Zone Designation: RS-7 (Residence, Single Family) zoning district and is within the Water Resources Protection Overlay (GP-3)

Petition Purpose: The applicant seeks to divide the parcel and construct a single-family dwelling on Lot 1.

Public Hearing Deadline: 7/1/2026 Constructive Grant Deadline: 8/5/2026

10. 125 Grandview Avenue (ZB-2026-052)

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: Brandon Halig

Present Use: Presently on the premises is a single-family dwelling with an ADU under construction.

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

Petition Purpose: The applicant seeks to construct an additional curb cut and driveway to serve the ADU.

Public Hearing Deadline: 7/1/2026 Constructive Grant Deadline: TBD

11. 28 Trent Road (ZB-2026-056)

Variance: For relief from the minimum lot area requirement for a single-family dwelling in the RS-7 zoning district (Article IV, Section 4, Table 4.2).

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

Petitioner: Joseph P. and Candice F. Carlson

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

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

Petition Purpose: The applicant seeks to construct a single-family dwelling and associated site improvements.

Public Hearing Deadline: 7/4/2026 Constructive Grant Deadline: 8/8/2026
