

## BOARD MEMBERS

Jordan Berg Powers, *Chair*  
Lawrence Abramoff, *Vice Chair*  
George Cortes  
Eric Torkornoo  
Angie Muharremi  
Erik Bartenhagen, *Alternate Member*  
Matthew Sacco, *Alternate Member*

## 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](mailto:planning@worcesterma.gov)
- **Website:**  
[www.worcesterma.gov/planning-regulatory](http://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 अद्य आवसह अ-म अनरोधपवत उ उपल5ध हू6छ।

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 ha.

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

July 20, 2026  
August 10, 2026  
August 31, 2026  
September 28, 2026  
October 19, 2026  
November 9, 2026  
November 30, 2026  
December 21, 2026  
January 11, 2027



# The City of Worcester

## ZONING BOARD OF APPEALS

### MEETING AGENDA

Monday, June 29, 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 below.

- Use the following link to join the meeting via computer:  
<https://worcesterma.zoomgov.com/j/1604564634>
- Use the following number to call in by phone: 1-669-254-5252
- Access Code: 160 456 4634
- If you join the meeting by phone, you can raise your hand by dialing \*9 and once called upon, unmute by dialing \*6.

*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](mailto: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: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: 7/21/2026

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**2. 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.

Testimony Dates: 6/8/2026                      Constructive Grant Deadline: 7/21/2026

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**3. 25 Wabash Avenue (ZB-2026-028)**

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

**Variance:** For relief from the minimum frontage requirement for a multi-family high-rise dwelling use in a RG-5 Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum side yard setback requirement for a multi-family high-rise dwelling use in a RG-5 Zone (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the maximum compact parking space requirements (Article IV, Section 7, Table 4.4, Note 3.b.)

**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: Monroe Management, LLC

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

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

Petition Purpose: The applicant seeks to convert the two-family dwelling to a 4-unit multi-family low-rise dwelling with the addition of 2 stories, ±4 parking spaces, and associated site improvements.

Testimony Date: 5/18/2026                      Constructive Grant Deadline: 7/21/2026

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Public Hearing Deadline: 7/1/2026

Constructive Grant Deadline: 8/5/2026

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**8. 40 Sherbrook Avenue (ZB-2026-058)**

*Existing Lot:*

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

*Proposed Lot:*

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

Petitioner: Rafael Hernandez

Present Use: Presently on the premises is a single-family detached dwelling and detached garage.

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

Petition Purpose: The applicant seeks to divide the property, raze the detached garage, relocate the driveway access, construct a single-family dwelling on the newly created lot conduct and associated site improvements.

Public Hearing Deadline: 8/14/2026

Constructive Grant Deadline: 9/18/2026

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**9. 13-15 Blithewood Avenue (ZB-2026-059)**

*13 Blithewood Avenue (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).

*15 Blithewood Avenue (Lot 2)*

**Variance:** For relief from the minimum setback requirement for an accessory structure (Article IV, Section 8.B.10)

**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: Jason P. and Patricia A. Lessard

Present Use: Presently on the premises at 13 Blithewood Avenue is a two-family dwelling and a detached garage and at 15 Blithewood Avenue is a single-family dwelling and an accessory shed.

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

Petition Purpose: The applicant seeks retroactive relief to create a common driveway between the two lots and the location of a shed at 15 Blithewood Avenue.

Public Hearing Deadline: 8/12/2026

Constructive Grant Deadline: 9/16/2026

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**New Business – Public Hearings**

**10. 23-37 Boylston Street (ZB-2026-062)**

*23 Boylston Street*

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

*25 Boylston Street*

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

*27 Boylston Street*

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

*29 Boylston Street*

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

*31 Boylston Street*

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

*33 Boylston Street*

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

*35 Boylston Street*

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

**Variance:** For relief from the minimum lot area requirement for a single-family semi-detached dwelling use in an RS-7 Zone (Article IV, Section 4, Table 4.2)

*37 Boylston Street*

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

**Variance:** For relief from the minimum lot area requirement for a single-family semi-detached dwelling use in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Premier Rental Properties, LLC

Present Use: Presently on the premises are four (4) existing two-family dwellings on one lot.

Zone Designation: The property is split-zoned between the BL-1.0 (Business, Limited) and the RS-7 (Residence, Single Family) zoning districts and also within the Water Resource Protection Overlay District (WP(GP-3)).

Petition Purpose: The applicant seeks to divide the lot to create eight (8) single-family semi-detached dwellings (duplexes) each on their own lot.

Public Hearing Deadline: 8/12/2026 Constructive Grant Deadline: 9/16/2026

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**Other Business**

**11. Communications**

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

a. Revisit Administrative Procedure and Deadlines

**13. Approval of Minutes – 5/18/2026; 6/8/2026**

**14. Adjournment**