



The City of Worcester

ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER

Meeting Minutes

Monday, March 2, 2026

Worcester City Hall – Levi Lincoln Chamber,

with remote participation options available via Zoom online at:

<https://worcesterma.zoomgov.com/j/1604564634> and

call-in number 1-669-254-5252 (Access Code: 160 456 4634#).

Attendance:

Zoning Board Members Present:

Lawrence Abramoff - Vice Chair/Acting Chair
George Cortes
Eric Torkornoo
Matthew Sacco – Alternate

Zoning Board Members Absent:

Jordan Berg Powers - Chair
Erik Bartenhagen – Alternate

Staff Participating:

Michelle Smith, DPRS
Amy Beth Laythe, DPRS
David Horne, Inspectional Services Department

Call to Order:

Mr. Abramoff called the meeting to order at 5:32 PM.

Requests for Continuances, Extensions, Postponements, and Withdrawals

Continuances/Postponements/Withdrawals

Continuances

Item #1 56 Pleasant Street (V) (ZB-2026-004)

Request to Continue the Public Hearing to March 16, 2026

Extend the Constructive Grant Deadline to April 7, 2026

On a motion by Mr. Sacco, seconded by Mr. Cortes, the Board voted 4-0 to approve the continuance.

Postponements

Item #3 75 Quinsigamond Avenue (SPA) (ZB-2025-086)

Request to Postpone the Public Hearing to March 16, 2026

Extend the Constructive Grant Deadline to April 7, 2026

Item #4 149 Plantation Street (SP) (ZB-2026-003)

Request to Postpone the Public Hearing to March 16, 2026

Planning & Regulatory Services Division

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

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Extend the Constructive Grant Deadline to April 7, 2026

Item #5 2 Northboro Street (SP&V) (ZB-2026-009)
Request to Postpone the Public Hearing to March 16, 2026
Extend the Constructive Grant Deadline to April 7, 2026

Item #6 269 Brooks Street (SP) (ZB-2026-013)
Request to Postpone the Public Hearing to March 16, 2026
Extend the Constructive Grant Deadline to April 7, 2026

Item #7 142B Highland Street (SP) (ZB-2026-018)
Request to Postpone the Public Hearing to April 6, 2026
Extend the Constructive Grant Deadline to April 28, 2026

On a motion by Mr. Sacco, seconded by Mr. Cortes, the Board voted 4-0 to approve the postponements.

New Business – Public Hearings

2. 57 Humes Avenue (ZB-2025-049)

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

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

Petitioner: Kevin Kieler

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

Zone Designation: RS-7 (Residence, Single Family) zoning district and within the Water Resource Protection Overlay District (WP(GP-3)).

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

Exhibits: Exhibit A: Application; clerked 1/27/2026; prepared by Kevin Kieler
 Exhibit B: Survey; dated 12/5/2025; prepared by Jarvis Land Survey, Inc
 Exhibit C: Architectural Plans; dated 12/9/2022; prepared by Vina Design Inc

Public Hearing Deadline: 4/2/2026 Constructive Grant Deadline 5/7/2026

Kevin Kieler, on behalf of the applicant, presented the item regarding a request for zoning variances to construct a single-family home at 57 Hume Street. Mr. Kieler explained that the property was purchased eight years ago with the understanding that it was a buildable lot, noting that a similar variance request for the same lot had been approved in 2007 but later lapsed when construction did not proceed.

The proposal seeks a 15-foot frontage variance (50 ft provided where 65 ft is required) and a 2,000 square foot lot area variance (5,000 sq ft provided where 7,000 sq ft is required). Kieler stated that the proposed home meets all other zoning requirements and setbacks, and that the property owner intends to live there with his family. Support letters from several neighboring properties on Hume Street were submitted into the record. The applicant requested that the board grant the variances so the project may move forward.

Amy Beth Laythe, Planning Division, gave an overview of relief needed. The applicant is proposing to construct a single-family detached dwelling with associated site improvements. The request includes a variance for 2,000 square feet from the 7,000 square foot minimum lot area requirement and a 15-foot variance from the 65-foot minimum frontage requirement.

Staff noted that architectural plans show a loft or window on what could appear to be a third story, while zoning permits only two stories plus an attic. Staff requested clarification on whether the space would be habitable, which could require additional zoning relief. Staff also referenced that the same variance relief was approved by the Zoning Board of Appeals in March 2007 but expired when the house was never constructed.

Additional questions were raised regarding paving at the southeast corner of the lot that appears to serve as a driveway extension for 28 Yukon Avenue and a portion of a driveway crossing the property line serving 55 Hume Street. The applicant indicated the driveway portion on the subject property would be removed to maintain compliance with the 40% impervious surface limit in the front yard. Staff stated the proposal otherwise complies with setback, height, parking, and landscaping requirements.

Mr. Kieler clarified that there are no plans to finish or make the attic space a habitable third story, confirming the home will comply with the two-story plus attic allowance in the zoning district. The attic will remain unfinished.

Mr. Kieler also stated that any driveway or pavement encroaching onto the property will be removed. Specifically, a section of driveway believed to have been constructed without a permit approximately 10–12 years ago will be removed. He confirmed that any encroaching driveway areas will be taken out to ensure compliance with the site plan and zoning requirements.

Public Comment:

None

Board Comment:

Mr. Abramoff expressed his support with the changes that were made

Mr. Cortes expressed his support with the changes that were made

Mr. Torkornoo stated no comment.

Mr. Sacco expressed his support with the changes that were made

On a motion by Mr. Sacco, seconded by Mr. Cortes, the Board voted 4-0 to close the public hearing.

On a motion by Mr. Sacco, seconded by Mr. Cortes, the Board voted 4-0 to approve the application with conditions, recommendations, and waivers.

Other Business:

8. Communications

9. Discussion of Board Policies and Procedures

- a) Adoption of the 2027 Meeting Deadlines and Schedule
- b) Elections

10. Approval of Minutes – 2/2/2026

On a motion by Mr. Sacco, seconded by Mr. Cortes, the Board voted 4-0 to approve the minutes from 2/2/2026

Adjournment:

On a motion by Mr. Bartenhagen, seconded by Mr. Cortes, Board voted 5-0 to adjourn at 5:50 pm