

City of Worcester, Massachusetts

Lawrence Abramoff,
Chair

Vadim Michajlow, Vice-Chair
Joseph Wanat
George Valeri
Timothy Loew
Robert Haddon, Alternate Member
Thomas Dillon, Alternate Member



September 2, 2016

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SEP - 2 2016

**Re: Variance Application
6 Waverly Street (ZB-2016-028)**

**PLANNING BOARD
GRAFTON, MA**

PLEASE TAKE NOTICE:

At a meeting held on August 1, 2016 the Zoning Board of Appeals voted 5-0 to approve the requested

Variance: For relief from the rear-yard setback dimensional requirement in an RG-5 Zoning District (Article IV, Section 4, Table 4.2)

Submitted by Hesagrab Properties, LLC, petitioner for property at 6 Waverly Street. Presently on the property is a vacant lot. The petitioner seeks to construct a single-family attached dwelling, with a total of four dwelling units, along with associated parking, grading, and site work in a RG-5 (Residence, General) zone.

The variance was approved with the following conditions of approval:

1. Provide a six (6) copies of revised plans to the Division of Planning and Regulatory Services prior to the issuance of a Building Permit showing the following:
 - a. Revise the zoning summary table to reflect that no relief is being sought for minimum lot area and that the required minimum lot area is 4,000 SF;
 - b. Provide a note on the plan to indicate that per Article IV, Section 4, Note 15 to Table 4.2: "Notwithstanding the minimum lot area provisions of Table 4.2 to the contrary, in an RG-5 District, for any undeveloped lot in existence by recorded deed or plan as of September 18, 2013, the minimum lot area shall be 4,000 square feet for the construction of single-family detached, single-family attached, single-family semi-detached, two-family and three-family dwellings. All other dimensional requirements pertaining to RG-5 Districts remain unaltered by this provision";
 - c. Revise the zoning summary table to also include the required and proposed dimensional requirement for height;
 - d. Provide a landscaped island between every two (2) driveways to match the landscaping depicted in the submitted rendering on file with the Division of Planning and Regulatory Services; these landscaped areas shall remain as green space and shall not be paved;

- e. Provide two (2) ALB resistant species of trees, minimum 3-inch caliper, to be located at both ends of the proposed driveway and include a note on the plan that any proposed trees be of a non-Asian Longhorned Beetle susceptible species variety;
 - f. Show the location of the existing sidewalk on the plan;
 - g. Show the location of required trees and include a note on the plan that any proposed trees be of a non-Asian Longhorned Beetle susceptible species variety.
2. Provide a 6-foot high stockade fence to be placed at the rear of the property between 6 Waverly Street and 52 Harrison Street.
 3. That the sidewalk grading return to original condition after construction or a grade suitable to current ADA design guidelines.
 4. Per the Fire Chief's comment, due to the close proximity of the proposed building to the existing adjacent building, located at 52 Harrison Street, compliance with the Building Code, as it relates to fire separation distance requirements, shall be strictly adhered to.
 5. Provided that the project is constructed in substantial accordance with the final revised plans and rendering on file with the City of Worcester and in accordance with all applicable governmental codes.

The final signed decision for the petition was filed at the office of the City Clerk on August 29, 2016.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may go to the City Clerk's office at the City Hall (2nd floor) and obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals
c/o Division of Planning & Regulatory Services

City of Worcester, Massachusetts

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September 2, 2016

RECEIVED

Re: Variance Application
44 Moore Avenue (ZB-2016-026)

SEP - 2 2016

PLANNING BOARD
GRAFTON, MA

PLEASE TAKE NOTICE:

At a meeting held on August 1, 2016 the Zoning Board of Appeals voted 5-0 to approve the requested

Variance: For relief from the side-yard setback dimensional requirement in an RS-7 Zoning District (Article IV, Section 4, Table 4.2)

Vincent M. and Denise G. Bilotta, petitioners for property at 44 Moore Avenue. Presently located on the premises at 44 Moore Avenue is an existing single-family detached dwelling and a detached garage (carriage house) located in a RS-7 (Residence, Single Family) zoning district. Petitioner seeks to convert the existing carriage house into a single-family detached dwelling along with off-street parking and associated site-work, grading, and paving. Petitioner seeks a six-month extension of time for the following Variance that was previously approved by the Board, with their final action on August 18, 2015:

The Variance Extension of Time was approved with the following conditions of approval:

1. That the structure be constructed in substantial accordance with the final approved plot plan and garage renderings on file with the Division of Planning and Regulatory Services and in compliance with all governmental codes;
2. The Variance applies to the Carriage House structure only, and not any additional buildings, with respect to the side yard lot line abutting 50 Moore Avenue;
3. Upon legal division of the land, the Variance will carry with the property containing the Carriage House, as shown as Lot 2 on the Plan of Land;
4. That six (6) to-scale copies of a revised plan be submitted to the Division of Planning and Regulatory Services prior to the Issuance of a Building Permit showing the following changes:
 - a. Show the location of the two required parking spaces, located outside of the required front-yard setback, for Lot 1;
 - b. Show the location of the two required parking spaces for Lot 2;
5. Provide a copy of the executed driveway easement;

City of Worcester Zoning Board of Appeals
Worcester City Hall, 455 Main Street, Room 404 (4th floor), Worcester, Massachusetts 01608
Telephone: (508) 799-1400 x3 Fax: (508) 799-1406
Email: planning@worcesterma.gov
Website: www.worcesterma.gov/development



6. That the existing trees be protected within the drip-line, to the extent practicable, during construction and if damaged shall be replaced 1 for 1 with a minimum 3" caliper shade tree of a non-Asian Longhorned Beetle susceptible species.

The final signed decision for the petition was filed at the office of the City Clerk on August 30, 2016.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may go to the City Clerk's office at the City Hall (2nd floor) and obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals
c/o Division of Planning & Regulatory Services

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September 2, 2016

RECEIVED

SEP - 2 2016

Re: Variance Application

18 (aka Lot 124) (formerly part of 20) Third Street (ZB-2016-024)

**PLANNING BOARD
GRAFTON, MA**

PLEASE TAKE NOTICE:

At a meeting held on August 1, 2016 the Zoning Board of Appeals voted 5-0 to approve the requested

Variance: For relief from the lot area dimensional requirement for a single-family detached dwelling in an RL-7 Zoning District (Article IV, Section 4, Table 4.2)

Kevin A. Courtney, petitioner for property at 18 (aka lot 124) (formerly part of 20) Third Street. Presently on the property is a vacant lot. The petitioner seeks to construct a single-family detached dwelling along with associated parking, grading, and site work in a RL-7 (Residence, Limited) zone.

The variance was approved with the following conditions of approval:

1. That each side of the driveway remains as green space and not be paved, except for walkways.
2. Provide a minimum 3-inch caliper tree, of a non-Asian Longhorned Beetle susceptible species, fronting on Third Street.
3. That the structure be constructed in substantial accordance with the final approved plot plan submitted on file with the Division of Planning and Regulatory Services and in compliance with all governmental codes.

The final signed decision for the petition was filed at the office of the City Clerk on August 30, 2016.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may go to the City Clerk's office at the City Hall (2nd floor) and obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals
c/o Division of Planning & Regulatory Services

City of Worcester Zoning Board of Appeals
Worcester City Hall, 455 Main Street, Room 404 (4th floor), Worcester, Massachusetts 01608
Telephone: (508) 799-1400 x3 Fax: (508) 799-1406
Email: planning@worcesterma.gov
Website: www.worcesterma.gov/development





**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

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SEP - 1 2016

**PLANNING BOARD
GRAFTON, MA**

LEGAL NOTICE

The Shrewsbury Planning Board will hold a public hearing on **Thursday evening, September 1st, 2016 at 7:40 PM**, in the Selectmen's Meeting Room, at the Richard D. Carney Municipal Office Building, Shrewsbury, MA, to hear the application of Forecast Shrewsbury, LP, 625 Mt. Auburn Street, Cambridge, MA, 02138, for a Site Plan Modification by the Planning Board to allow additional parking on Shrewsbury Housing Authority Property and associated improvements. The Site Plan Approval is required by the Town of Shrewsbury Zoning Bylaw Section VII.F.3 and the Rules and Regulations Governing Special Permits and Site Plan Review in Shrewsbury, Article IV.3. The proposed development is shown on plans entitled "Site Development Plans for New Parking Area, 77&87-97 Boston Turnpike & 36 North Quinsigamond Avenue, Shrewsbury, MA"; dated August 10, 2016; prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA, 02184, stamped by David N. Kelly, PE, and consisting of seven (7) sheets. The subject property is located on the west side of Dewey Road, north of Route 9 and consists in whole or in part of Shrewsbury Assessor's Tax Plate 31, Plots 187, 191, 275.

A copy of the plans may be seen in the Engineering Department, in the Municipal Office Building, 100 Maple Avenue, Shrewsbury, MA.

SHREWSBURY PLANNING BOARD
Kathleen M. Keohane, Clerk

WORCESTER TELEGRAM: August 17, 2016 and August 24, 2016



TOWN OF UPTON, MASSACHUSETTS

Planning Board

RECEIVED

By Kelly A McElreath at 2:15 pm, Aug 24, 2016

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**Notice of Planning Board Hearing
Relative to Site Plan Approval
Pursuant to M.G.L. Chapter 40A, § 11 and
Upton Zoning Bylaw Section 9.4**

SEP - 2 2016

**PLANNING BOARD
GRANTON MA**

The Planning Board of the Town of Upton, Massachusetts will hold a public hearing on Tuesday, **September 13, 2016 at 7:05 pm** at the Upton Town Hall, Conference Room 203 to consider the following application:

Site Plan Approval Application dated August 23, 2016 of the Town of Upton Board of Selectmen for the property located at 2 Grove St to demolish the existing building and parking areas and construct a 15 space municipal parking lot with related grading and drainage.

A copy of the application is on file at the Town Clerk's office and may be inspected during regular business hours. Any person interested or wishing to be heard on the proposed application should appear at the time and place designated.

Upton Planning Board
Paul Carey, Chair



TOWN OF UPTON, MASSACHUSETTS

Planning Board

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SEP - 2 2016

**Notice of Planning Board Hearing
Relative to Site Plan Approval
Pursuant to M.G.L. Chapter 40A, § 11 and
Upton Zoning Bylaw Section 9.4**

**PLANNING BOARD
GRAFTON, MA**

The Planning Board of the Town of Upton, Massachusetts will hold a public hearing on **Tuesday, September 13, 2016 at 7:10 pm** at the Upton Town Hall, Conference Room 203 to consider the following application:

Site Plan Approval Application dated July 11, 2016 of Mark F. Donato (applicant) of 1231 Washington St, West Newton MA for removal of the existing 4-unit apartment building located at 6 Main St (Assessors Map 201/Lot 074) and replaced with a new 4-unit apartment building within the same footprint.

A copy of the application is on file at the Town Clerk's office and may be inspected during regular business hours. Any person interested or wishing to be heard on the proposed application should appear at the time and place designated.

Upton Planning Board
Paul Carey, Chair

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By Kelly A McElreath at 11:17 am, Aug 23, 2016



TOWN OF UPTON, MASSACHUSETTS

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Code Enforcement Department
Zoning Board of Appeals

SEP - 7 2016

**PLANNING BOARD
GRAFTON, MA**

NOTICE IS HEREBY GIVEN in accordance with the Bylaws of the Town of Upton that the Upton Zoning Board of Appeals will hold the following public hearing on Wed, September 21, 2016 at 7:00 pm at Upton Town Hall Room 203:

Application of Travis Acciavatti of 2 Shore Dr for a variance to place a 12'x16' non-permanent prebuilt shed on this property.

Application of Gregory Marcinek of 4 Lodge Ave for frontage variance due to technical deed issues for the properties located at 25 & 27 West River St.

Application of Brian and Shaughna Giracca of 4 Merriam Way for a variance to build a 12'x16' shed adjacent to the property line. This shed replaces an existing 4'x8' storage shed in the same location.

Joseph Lurie, Chairman
Zoning Board of Appeals

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By Kelly A McElreath at 3:37 pm, Sep 01, 2016



TOWN OF MILLBURY DEPARTMENT OF PLANNING & DEVELOPMENT

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-4754 • FAX. 508 / 865-0857

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MILLBURY PLANNING BOARD
PUBLIC HEARING NOTICE

SEP - 7 2016

**PLANNING BOARD
GRAFTON, MA**

In accordance with the provisions of Chapter 40A of the Massachusetts General Laws, the Millbury Planning Board will hold a public hearing on Monday, September 26, 2016, at 7:45 p.m., at the Municipal Office Building, 127 Elm Street, Millbury, MA, on the application of F&D Trucking, property located at 14 McCracken Road, Millbury, MA, for Site Plan Review Special Permit under Article 1, Section 12.4 of the Millbury Zoning Bylaws, and for a Post-Construction Stormwater Management Permit under Section 16-3 of the Millbury General Bylaws, to construct two buildings totaling 12,300 square feet.

Application is available for review in the Planning Department during normal business hours. Anyone wishing to be heard on this matter should appear at the time and place specified above.

Richard Gosselin
Chairman

Please publish in the Millbury Sutton Chronicle on September 8, 2016 and September 15, 2016.

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TOWN CLERK
16 SEP - 2 AM 11: 18
MILLBURY, MASS



TOWN OF MILLBURY DEPARTMENT OF PLANNING & DEVELOPMENT

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MILLBURY PLANNING BOARD
PUBLIC HEARING NOTICE

SEP - 7 2016

**PLANNING BOARD
GRAFTON, MA**

In accordance with the provisions of Chapter 40A of the Massachusetts General Laws, the Millbury Planning Board will hold a public hearing on Monday, September 26, 2016, at 7:15 p.m., at the Municipal Office Building, 127 Elm Street, Millbury, MA, on the application of United Material Management of Millbury, LLC, property located at 333A Southwest Cutoff, Millbury, MA, for Site Plan Review Special Permit under Article 1, Section 12.4 of the Millbury Zoning Bylaws, and for a Post-Construction Stormwater Management Permit under Section 16-3 of the Millbury General Bylaws, to construct and operate a solid waste handling and processing/recycling facility.

Application is available for review in the Planning Department during normal business hours. Anyone wishing to be heard on this matter should appear at the time and place specified above.

Richard Gosselin
Chairman

Please publish in the Millbury Sutton Chronicle on September 8, 2016 and September 15, 2016.

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TOWN CLERK
16 SEP - 2 AM 10:42
MILLBURY, MASS