

**Joshua Lee Smith**  
Direct telephone: 508-926-3464  
Direct facsimile: 508-929-3064  
Email: [jsmith@bowditch.com](mailto:jsmith@bowditch.com)

June 6, 2024

RECEIVED  
WORCESTER CITY CLERK  
2024 JUN 21 PM 3:12

**BY HAND DELIVERY AND E-MAIL – [planning@worcesterma.gov](mailto:planning@worcesterma.gov)**

Division of Planning & Regulatory Services  
City Hall Room 404  
455 Main Street  
Worcester, MA 01608  
Attn: Michelle M. Smith, Assistant Chief Development Officer

**Re: *Lundgren Equity Partners LLC – Applications for Definitive Site Plan Approval and CCOD Special Permits to Reduce Parking Requirements and for Modified Drive-Through for Mixed-Use Shopping Center Development Project at 225 Shrewsbury Street, Worcester, Massachusetts***

Dear Ms. Smith:

This firm represents the Lundgren Equity Partners LLC in its applications to the City of Worcester Planning Board (the “Board”) for definitive site plan approval and CCOD special permits to reduce parking requirements and for a modified drive-through (to the extent necessary) in connection with the proposed demolition and removal of the existing warehouse building and existing drive-through facilities and construction of a new approximately 15,370 square foot building that will contain three commercial units, including an approximately 5,700 square foot retail bank branch with a two-lane drive-through (the “Project”). The Project includes the reconfiguration of parking areas and driveways, including a total of 109 parking spaces at the Property for use by the shopping center tenants and their visitors. The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new driveways and accessible walkways, landscaping, curb cuts, upgraded facades along Casco Street, level-3 electric vehicle charging stations, bicycle storage areas, utilities and other site features.

We hereby submit the following items for filing with the Board:

1. Definitive Site Plan Application and CCOD Special Permit Application with Statement in Support;
2. Zoning determination form;
3. Plan set;
4. Renderings, floor plans and elevations;
5. Parking assessment;

6. Traffic impact evaluation;
7. Stormwater management report; and
8. Certified List of Abutters.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees payable to the City of Worcester and necessary copies of the above items.

Kindly file these Applications with the City Clerk, and schedule these Applications to be presented and discussed at the Board's next available meeting, which is scheduled to occur on **July 10, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J Lee Smith', with a stylized flourish at the end.

Joshua Lee Smith

JLS

Enclosures

cc: Project team

CITY OF WORCESTER PLANNING BOARD



**SPECIAL PERMIT FOR COMMERCIAL CORRIDOR OVERLAY DISTRICT  
CHECKLIST & REQUIREMENTS**

Division of Planning & Regulatory Services  
455 Main Street, Room 404, City Hall, Worcester, MA  
01608 Office 508-799-1400 Ext. 31440 – Fax 508-799-1406



**One original, One digital, and 15 copies of the following documents and plans:**

**A. Zoning Determination Form**

- Form is provided by the Building & Zoning Division of Department of Inspectional Services located at 25 Meade Street.
- Form must be signed by an authorized Building & Zoning Division staff member. There is no fee for the zoning determination form.

**B. Application**

- An application with original signatures by all petitioners.
- If you are not the owner of the subject property and are a lessee or optionee, you need to provide supporting information such as a lease or a purchase and sale agreement that shows your interest in the property.

**C. Certification of Tax/Revenue Collection Compliance**

- All current owners of subject property and applicants must certify that all local taxes, fees, assessments, betterments, or any other municipal charges of any kind are current with the City Treasurer's Office (part of the application).

**D. Plan of Land - See page 2 for plan information requirements.**

**E. If providing leased off-site parking arrangements, provide the information and materials per Article IX Section 7.G.2 of the Zoning Ordinance.**

**F. Certified Map and List of Abutters**

- The original, signed by the Assessor (2nd Floor, City Hall at Room 209).

**G. Two Sets of Stamped Envelopes with Assessor's Address Labels for abutters and applicant.**

- Request two (2) sets of Assessor's Address Labels (listing all abutters and abutters to abutters) from the Assessor's Office – there is a fee for this service.
- Create two (2) identical sets of stamped envelopes addressed to the abutters (using the Assessor's labels above).
- The return address on the envelopes should read: City of Worcester, Division of Planning and Regulatory Services; City Hall; 455 Main Street, Room 404; Worcester, MA 01608. (The office has a return address stamp if you'd like to use it).

*These envelopes will be used by DPRS staff to send notices of the public hearing and its outcome.*

**H. Appropriate fee according to the most updated Fee Schedule. Please make checks payable to the City of Worcester.**

**I. Digital Copy.** All applications, plans and materials must also be submitted as a PDF file to [planning@worcesterma.gov](mailto:planning@worcesterma.gov) prior to or at the time of application submittal to the office. All electronic files must be in the following format:

- Portable Document Format (.pdf), readable by Adobe Acrobat v.7.0 and later, named by project address and application type (ex. 455 Main Street – Planning Board Special Permit)
- Minimum resolution of 200 dpi
- No single file should be greater than 50 MB (collections may be broken into separate files)

**Exceptions:**

- Any application items not produced electronically such as hand drawn plans, drawings or hand written applications are not required to be submitted electronically.
- Plans, drawings and applications created prior to March 2013 that are not available to the applicant in electronic format.

**\*\*All Application Deadlines are 2:00 P.M. Unless Otherwise Specified\*\***

## Plan of Land Application Requirements

- A plan of land meeting the requirements specified for Site Plans in Article V of the Worcester Zoning Ordinance is required for all CCOD special permit applications, except for exceptions noted below. Please see the current *Definitive Site Plan application* for a detailed description of plan of Site Plan Submission requirements.

### Plan of Land Exceptions

- Any CCOD special permit related to parking requirements may submit a plan of land meeting the current Parking Plan requirements, as identified in Article IV of the Worcester Zoning Ordinance, provided that Site Plan approval is not also required for the proposed project. Please refer to the current *Parking Plan application* for a list of these requirements.
- Any CCOD special permit that does not involve alteration or expansion of existing building footprints, parking areas, or driveways may instead submit a simple plan of land indicating the footprint and gross floor area of the building, existing/proposed uses, extent of the parking area, and supporting photographs to illustrate the current site conditions. The Planning Board reserves the right to ask for a more detailed plan submittal should they determine that one would be beneficial to their decision making in consideration of the requested special permits.

## Additional Requirements

### CCOD Special Permit to Reduce Parking Requirements for Mixed Use

If requesting relief to reduce minimum parking requirements through credit for Mixed Use Development under Article IX Section 7.C.2.b. CCOD Special Permit for Parking – Mixed Use, please provide a parking analysis for combined land uses based upon methodologies of the Institute of Transportation Engineers, Urban Land Institute, or other recognized methodology approved by the Building Commissioner or Zoning Enforcement Officer.

### Leased Parking

If leased off-site parking arrangement is part of the application, please include:

- a) The names and addresses of the uses and of the owners or tenants that are sharing the parking.
- b) A parking table showing the following:
  - i) The number of parking spaces in the shared use lot(s)
  - ii) Existing parking commitments to uses that are accessory to the shared use lot
  - iii) Other existing shared use commitments
  - iv) The location and number of parking spaces that are being shared.
- c) A deed, lease, contract, reciprocal easement, or similar written legal agreement acceptable to the City Law Department establishing the joint use.

CITY OF WORCESTER PLANNING BOARD



**SPECIAL PERMIT APPLICATION FOR COMMERCIAL CORRIDOR OVERLAY DISTRICT**

Division of Planning & Regulatory Services  
City Hall, 455 Main Street, Room 404, Worcester, MA 01608  
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

- 1. Street Address of the Property in this Application: 225 Shrewsbury Street  
Assessor's Map, Block & Lot: 16-032-02+2A
- 2. Name of Applicant: Lundgren Equity Partners LLC
- 3. Address of Applicant: 163 Washington Street, Auburn, MA 01501
- 4. Telephone: (508)-926-3464
- 5. E-mail: jsmith@bowditch.com
- 6. Interest in Property:  
A. Owner       B. Developer       C. Other
- 7. Owner of Record, if different from Applicant: 225 Shrewsbury Street Realty, LLC
- 8. Address of Owner of Record: 163 Washington Street, Auburn, MA 01501

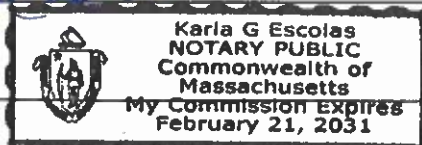
9. If the applicant is different from the owner, fill out the following:

AUTHORIZATION: I, Barry R. Lundgren, as Manager for 225 Shrewsbury Street Realty, LLC, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 16 Block 32 Lot(s) 02+2A, do hereby authorize Joshua Lee Smith, Esq. to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 6 day of June, 2024.

By: Barry R. Lundgren, Its Manager  
On this 6 day of June, 2024, before me personally appeared Barry R. Lundgren, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Karla Escobas  
NOTARY PUBLIC

My Commission Expires:



(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

**10. What CCOD Special Permit/s Are You Applying For? (check all that apply):**

- CCOD Special Permit for Motor Vehicle Related Uses:** To allow certain automobile-related uses within the CCOD under Article IX Section 5.A.1.a
- CCOD Special Permit for Residential Conversion:** To allow conversion of existing buildings to multi-family residential uses, mixed-use buildings with a residential component, or a loft, creative entrepreneurs use where not allowed as of right in the underlying zoning district under Article IX Section 5.B.
- CCOD Special Permit for Drive-Through:** To allow Drive-Through Facilities and Services under Article IX Section 5.C.
- CCOD Special Permit for Building Setback:** For relief from the Building Front Yard Setback Maximum Dimensional Requirements under Article IX Section 6.A.6.
- CCOD Special Permit to Reduce Parking Requirements for Conversion or Reuse of Existing Buildings:** To reduce minimum parking requirements for non-residential change of use or building reuse under Article IX Section 7.B.3.c.ii.
- CCOD Special Permit to Reduce Parking Requirements for Mixed Use:** To reduce minimum parking requirements through credit for Mixed Use Development under Article IX Section 7.C.2.b.
- CCOD Special Permit to Exceed Parking Maximums:** To exceed the maximum parking limits specified in the CCOD under Article IX Section 7.E.
- CCOD Special Permit for Modification of Parking Dimensional Requirements:** For relief from parking dimensional requirements under Article IX Section 7.E.

**11. Zoning Classification(s):**

BG-2.0; CCOD-S; USOD

**12. Present Use:**

The property currently contains approximately 2.38 acres of land and a 1-story approximately 23,336 square foot shopping plaza building containing a restaurant, café, dentist office, bank with a 2-lane drive-through, Internet café and a 1-story approximately 7,280 square foot former ambulatory storage building.

**13. Describe Proposed Use/General Description of Proposed Development of Property (include information about buildings (area, etc.) to be retained and proposed uses (in SF) of all buildings on site). Attach additional sheets if necessary:**

The Applicant proposes to demolish and remove the existing warehouse building and existing drive-through facilities and construct a new approximately 15,370 SF building with two retail units and a proposed approximately 5,700 SF retail bank branch with an accessory 2-lane drive-through. The Project also includes reconfiguration of parking areas, driveways, new curb cuts, enhanced landscaping and other site improvements related thereto.

**14. Land Use Approvals / Relief Previously Granted by other land use Boards:**

Site Plan review approval in 2018 for office building  
CCOD Special Permit in connection with a proposed 7-story multifamily high rise building with 218 units  
Variance and ZBA Special Permit in connection with the proposed 7-story multifamily high rise building with 218 units

**15. SPECIAL PERMIT FINDINGS OF FACT**

The Board will make findings based on the criteria below to determine whether or not to approve the Special Permit. The Board may choose to adopt the findings of fact provided by the applicant or modify them based on public or staff comments, or Board discussion as needed.

**In the spaces below, explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)**

- a. Social, economic or community needs that are served by the proposal:

Please see Statement in Support.

- b. Traffic flow and safety, including access, parking and loading areas:

Please see Statement in Support.

- c. Adequacy of utilities and other public services:

Please see Statement in Support.

- d. Neighborhood character and social structure:

Please see Statement in Support.

- e. Impacts on the natural environment:

Please see Statement in Support.

- f. Potential fiscal impact, including city services needed, tax base, and employment:

Please see Statement in Support.

**16. SUPPLEMENTARY SPECIAL PERMIT FINDINGS OF FACT**

Complete the requested additional information for the Special Permit(s) requested. Attach additional documentation as necessary. Only complete the sections which pertain to the Special Permit(s) you are applying for.

**a. CCOD Special Permit for Motor Vehicle Related Uses:**

If applying for a Special Permit to allow certain automobile-related uses within the CCOD under Article IX Section 5.A.1.a, complete the following:

- i. In the space below explain whether an existing building retains physical features, such as repair bays and/or specialized built-in equipment, and whether these characteristics are unique and central to the proposed use:

**b. CCOD Special Permit for Residential Conversion**

Not applicable. No supplemental findings of facts are required.

**c. CCOD Special Permit for Drive-Through**

If applying for a Special Permit to allow Drive-Through Facilities and Services under Article IX Section 5.C, complete the following:

- i. Describe the proximity to residential uses and potential impacts to residents resulting from proposed drive-through design and operating characteristics.

The proposed drive-through use will not be in close proximity to any residential uses. Please see Statement in Support.

- ii. Explain whether the proposed site layout will have a detrimental effect on the street facade, require excessive driveway curb cuts, or adversely impact the pedestrian environment.

Please see Statement in Support.

- iii. Describe screening of the drive-through service and lanes from the fronting street.

Please see Statement in Support.



**d. CCOD Special Permit for Building Setback**

If applying for relief from the building front yard setback maximum dimensional requirements under Article IX Section 6.A.6, complete the following:

- i. Describe how the proposed project has unique architectural or functional aspects that warrant greater setback.
  
  
  
  
  
  
  
  
  
  
- ii. Explain how the proposed setback will not detract from the pedestrian environment or character of the neighborhood.
  
  
  
  
  
  
  
  
  
  
- iii. Explain how the front yard setback will be used for appropriate landscaping, pedestrian facilities or open spaces, and not for parking, loading or storage.

**e. CCOD Special Permit to Reduce Parking Requirements for Conversion or Reuse of Existing Buildings**

If applying to reduce minimum parking requirements for non-residential change of use or building reuse under Article IX Section 7.B.3.c.ii., complete the following:

- i. Explain how the site has sufficient access in the form of public on-street or off-street parking, transit service, or proximity to complementary uses.
  
  
  
  
  
  
  
  
  
  
- ii. Explain how physical constraints on the property would not reasonably allow for provision of required parking.

**f. CCOD Special Permit to Reduce Parking Requirements for Mixed Use:**

To reduce minimum parking requirements through credit for Mixed Use Development under Article IX Section 7.C.2.b, please complete the following:

- i. Explain how the site has sufficient access in the form of public on-street or off-street parking, transit service, or proximity to complementary uses.

Please see Statement in Support.

**g. CCOD Special Permit to Exceed Parking Maximums OR  
CCOD Special Permit for Modification of Parking Dimensional Requirements**

If applying to exceed the maximum parking limits specified in the CCOD under Article IX Section 7.E, or for relief from parking dimensional requirements under Article IX Section 7.E, complete the following:

- i. Explain whether the resulting development with the modifications proposed is substantially consistent with the purposes and intent of the Commercial Corridors Overlay District.
  
- ii. Explain the relationship of the modification to other planning considerations for the immediate area and within the Commercial Corridors Overlay District as a whole, including the plans, programs, policies and public investments of the various departments and agencies of the City of Worcester and the State of Massachusetts.
  
- iii. Explain whether the pedestrian environment provided on site and its connection to, and interaction with, the public right of way(s) is designed using best practices within the site's context.
  
- iv. Explain the impact of the modifications on neighboring properties.

- v. Explain whether the requested modifications are needed to provide adequate parking within the context of the other special permit criteria taking into consideration the combination of on and off-street parking.

Please see Statement in Support.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

Lundgren Equity Partners LLC, by Barry R. Lundgren, Its Manager

225 Shrewsbury Street Realty, LLC, by Barry R. Lundgren, Its Manager

By:   
(Signature of Applicant or Applicant's Agent)  
If more than one applicant, all applicants must fill out information.

By:   
(Signature of Property Owner or Owner's Agent)  
If more than one property owner, all owners must fill out information.

Lundgren Equity Partners LLC  
(Name of Applicant)

225 Shrewsbury Street Realty, LLC  
(Name of Property Owner)

163 Washington Street, Auburn, MA 01501  
(Address)

163 Washington Street, Auburn, MA 01501  
(Address)

(508)-926-3464  
(Contact Phone Number)

(508)-926-3464  
(Contact Phone Number)

jsmith@bowditch.com  
(Email)

jsmith@bowditch.com  
(Email)

June 6, 2024  
(Date)

June 6, 2024  
(Date)

**CERTIFICATION OF COMPLIANCE WITH  
WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION**

**\*Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

**(1) If a Proprietorship or Single Owner of residential property:**

Name of Owner \_\_\_\_\_

Business Address \_\_\_\_\_

Home Address \_\_\_\_\_

Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature of owner (certifying payment of all municipal charges):

\_\_\_\_\_ Date: \_\_\_\_\_

**(2) If a Partnership or Multiple Owners of residential property:**

Full names and address of all partners

Printed Names

Addresses

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Business Address \_\_\_\_\_

Business Phone \_\_\_\_\_

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

**(3) If a Corporation:**

Full Legal Name Lundgren Equity Partners LLC

State of Incorporation MA

Principal Places of Business 163 Washington Street, Auburn, MA 01501

Place of Business in Massachusetts 163 Washington Street, Auburn, MA 01501

Printed Names of Officers of Corporation: \_\_\_\_\_ Title

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owners of Corporation:**

Printed Names \_\_\_\_\_ Address \_\_\_\_\_ % of stock \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary) 225 Brimley Street Realty, LLC

By  \_\_\_\_\_  
(Barry R. Lundgren, Its Manager)

Date: June 6, 2024

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**(4) If a Trust:**

Name of Trust \_\_\_\_\_

Business Address \_\_\_\_\_

Printed Names of Trustees: \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Printed Names of Beneficiaries: \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):**

Printed Name of Applicant Lundgren Equity Partners LLC

Signature of Applicant:  \_\_\_\_\_ Date: June 6, 2024

(Barry R. Lundgren, Its Manager)

The City of Worcester, by this document, does not provide legal advice. Questions about Special Permits should be directed to your legal counsel.

**If your special permit petition is approved, obtain a certified copy of the approved decision from the city clerk's office and record the decision at the registry of deeds.**

**Special Permit Decisions:** Final decisions are typically signed at the next scheduled Board Meeting and filed the following day with the City Clerk. Typically, if there is no appeal of the decision after twenty days (20) has elapsed from the date the decision was filed with the City Clerk's office, the applicant may obtain a properly certified copy of the approved decision from the City Clerk (Massachusetts General Law, Chapter 40A, Section 11).

City Clerk, City Hall  
455 Main Street -Second Floor, Room 206  
508-799-1121  
Monday 8:45am - 5:00pm  
Tuesday - Friday 8:45am - 4:15pm  
[www.worcesterma.gov](http://www.worcesterma.gov)

**Recording Special Permit (s):** Upon obtaining a properly certified copy of the approved decision, the applicant must bring the same copy to the Worcester District Registry of Deeds and have the decision recorded (Massachusetts General Law, Chapter 40A, Section 11).

Worcester District Registry of Deeds  
City Square - 90 Front Street, Level 2 - 508-798-7717  
Recording Hours: Monday – Friday 9 am to 4 pm  
Closed on State or Federal Holidays  
[www.worcesterdeeds.com](http://www.worcesterdeeds.com)

**Lapse of Special Permit(s):** Per the City of Worcester Zoning Ordinance, Article II, § 9 (D)(5): If the activity authorized by a special permit granted by the ZBA or SPGA is not initiated within one (1) year of the date of grant of such special permit except in the case of phased construction as approved by the ZBA or SPGA and/or if the activity is not completed within two (2) years, then the special permit shall lapse unless the Director of Code Enforcement makes a determination that failure to complete was for good cause. Otherwise, after a lapse, the special permit may be re-established only after notice and a new hearing pursuant to this Ordinance (Massachusetts General Law, Chapter 40A, Section 11).

**Your decision must be recorded prior to use of approved special permit**

**For more information about the rules and regulations of City of Worcester Boards and Commissions:**

1. The City of Worcester Zoning Ordinance and City of Worcester Zoning Map are available online at [www.worcesterma.gov](http://www.worcesterma.gov). Choose the "Quick Find" option. Then click on "Ordinances and Regulations" and select the appropriate file.
2. Copies of the City of Worcester Zoning Ordinance or Board Rules and Regulations can also be purchased at the City Clerk's office, 2<sup>nd</sup> floor of City Hall.

For more information about M.G.L. Chapter 40A, Zoning: <http://www.mass.gov/legis/laws/mgl/index.htm>

City of Worcester Planning Board



**DEFINITIVE SITE PLAN APPLICATION**

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) (preferred)

**1. PROPERTY INFORMATION**

- a. 225 Shrewsbury Street  
Address(es) – please list all addresses the subject property is known by
- b. 16-032-02+2A  
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 56620 Page 95  
Current Owner(s) Recorded Deed/Title Reference(s)
- d. BG-2.0; CCOD-S; USOD  
Zoning District and all Zoning Overlay Districts (if any)

**2. APPLICANT INFORMATION**

- a. Lundgren Equity Partners LLC  
Name(s)
- b. 163 Washington Street, Auburn, MA 01501  
Mailing Address(es)
- c. jsmith@bowditch.com; (508)-926-3464  
Email and Phone Number(s)
- d. Affiliate of property owner  
Interest in Property (e.g., Lessee, Purchaser, etc.)

**I certify that I am requesting the Worcester Planning Board grant the Definitive Site Plan as described below** Lundgren Equity Partners LLC

By:

(Signature)

Barry R. Lundgren, Its Manager

**3. OWNER OF RECORD INFORMATION (IF DIFFERENT FROM APPLICANT)**

- a. 225 Shrewsbury Street Realty, LLC  
Name(s)
- b. 163 Washington Street, Auburn, MA 01501  
Mailing Address(es)
- d. jsmith@bowditch.com; (508)-926-3464  
Email and Phone Number

Division of Planning & Regulatory Services  
455 Main St., 4<sup>th</sup> Floor, Worcester, MA 01608  
Office 508-799-1400 – Fax 508-799-1406

[planning@worcesterma.gov](mailto:planning@worcesterma.gov)

**4. REPRESENTATIVE INFORMATION**

a. Joshua Lee Smith, Esq.  
Name(s)

*Joshua Lee Smith*

b. \_\_\_\_\_  
Signature(s)

c. Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608  
Mailing Address(es)

d. jsmith@bowditch.com; (508)-926-3464  
Email and Phone Number

e. Attorney  
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

**5. AUTHORIZATION**

Barry R. Lundgren, as Manager for  
Authorization I, 225 Shrewsbury Street Realty, LLC, Owner of Record of the property listed with the

Assessing Division of the City of Worcester, Massachusetts as Map 16 Block 32 Lot(s) 02+2A, do hereby

authorize Joshua Lee Smith, Esq. to file this application with the Division of Planning & Regulatory

Services of the City of Worcester on this the 6 day of June, 2024.

225 Shrewsbury Street Realty, LLC

By *[Signature]*, Barry R. Lundgren, Its Manager

On this 6 day of June, 2024, before me personally appeared

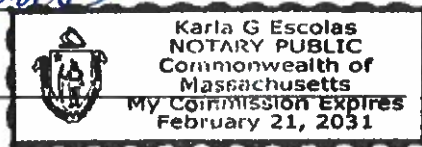
Barry R. Lundgren, to me known to be the person described in and who executed the foregoing

instrument and acknowledged that they executed the same as their free act and deed.

*Karla G Escobas*

NOTARY PUBLIC

My Commission Expires:



*(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)*



6. PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY IN PDF FORMAT VIA EMAIL TO [PLANNING@WORCESTERMA.GOV](mailto:PLANNING@WORCESTERMA.GOV) AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 1 PHYSICAL COPY BY HAND DELIVERY OR MAIL:

- Zoning Determination Form** obtained from the Inspectional Services Division (email [inspections@worcesterma.gov](mailto:inspections@worcesterma.gov) or call 508 – 799 – 1198 for more information)
- Completed Site Plan Application, signed by all parties involved.
- Completed **Tax Certification** for the  Applicant and  Owner (if different) are attached (page 4)
- If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 2)
- A **Certified Abutters List(s)** issued within 3 months of this application's filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor's Office and includes all abutters and abutters to abutters within 300' of the edge of the land owner's property.  
*Note: if the property(s) is within 300 ft. of another town an abutters list from that town may be required*
- Project Impact Statement** describing the proposed project and analyzing how the project and site layout were designed with consideration for and to be compatible with the review criteria in the Zoning Ordinance.
- Site Plan** showing the full project scope and all elements listed in Item 11 of this application, stamped and signed by all applicable professionals
- Architectural drawings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals
- Stormwater Report** demonstrating compliance with Massachusetts Stormwater Standards for the project, as applicable based on project type and scope (*contact staff to confirm*)
- Traffic Study**, if necessary based on expected traffic generation (*contact staff to confirm*)

7. PROVIDE 1 PHYSICAL COPY OF THE FOLLOWING ITEMS:

- One stamped (i.e. postage paid) pre-addressed envelope for *each* party on the Abutters List and the applicant (if different from the owner), with the following return address:

Division of Planning and Regulatory Services  
455 Main Street (City Hall), Room 404  
Worcester, MA 01608

- Filing Fee** of \$\_\_\_\_\_ is enclosed (*see fee schedule or contact staff to confirm amount*).

**8. TAX CERTIFICATION**

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

**If a Single Owner or Proprietorship:**

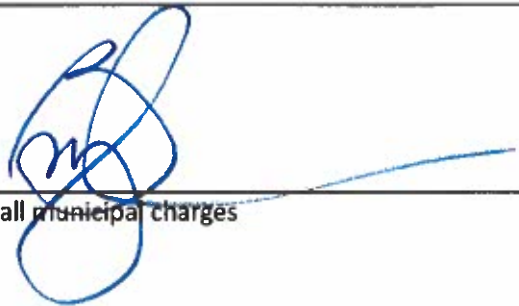
- a. \_\_\_\_\_  
Name
- b. \_\_\_\_\_  
Signature certifying payment of all municipal charges
- c. \_\_\_\_\_  
Mailing Address
- d. \_\_\_\_\_  
Email and Phone Number

**9. IF A PARTNERSHIP OR MULTIPLE OWNERS:**

- e. \_\_\_\_\_  
Names
- f. \_\_\_\_\_  
Signatures certifying payment of all municipal charges
- g. \_\_\_\_\_  
Mailing Address
- h. \_\_\_\_\_  
Email and Phone Number

**Applicant, if different from owner:**

- i. Lundgren Equity Partners LLC  
By: \_\_\_\_\_, Barry R. Lundgren, Its Manager  
Printed Name & Signature of Applicant, certifying payment of all municipal charges



**If a Corporation or Trust:**

- j. 225 Shrewsbury Street Realty, LLC  
Full Legal Name
- k. MA \_\_\_\_\_ 163 Washington Street Auburn, MA 01501  
State of Incorporation Principal Place of Business
- l. 163 Washington Street, Auburn, MA 01501  
Mailing Address or Place of Business in Massachusetts
- m. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges

**10. PROJECT TYPE AND DESCRIPTION**

**a. Existing Conditions.** Describe the current/existing use of the property

The property currently contains approximately 2.38 acres of land and a 1-story approximately 23,336 square foot shopping plaza building containing a restaurant, café, dentist office, bank with a 2-lane drive-through, Internet café and a 1-story approximately 7,287 square foot former ambulatory storage building.

**b. Proposed Conditions.** Check the box for all of the categories that describe the proposed project:

Proposed Project Type			
Residential	<input type="checkbox"/>	New Construction	<input checked="" type="checkbox"/>
Industrial/manufacturing	<input type="checkbox"/>	Rehabilitation/Renovation	<input type="checkbox"/>
Business	<input checked="" type="checkbox"/>	Expansion/Addition	<input type="checkbox"/>
Mixed Use	<input checked="" type="checkbox"/>	Change of use	<input type="checkbox"/>
Subdivision	<input type="checkbox"/>	Drive-through	<input checked="" type="checkbox"/>
		Gas station	<input type="checkbox"/>
		Lodging House	<input type="checkbox"/>
		Historic Property	<input type="checkbox"/>
		Abuts Historic Property	<input type="checkbox"/>
		Billboard	<input type="checkbox"/>
		Airport Environs Overlay	<input type="checkbox"/>
		≥15% Slope Disturbed	<input type="checkbox"/>

**c. Describe the proposed use of the property (attach separate narrative if needed)**

The Applicant proposes to demolish and remove the existing warehouse building and existing drive-through facilities and construct a new approximately 15,370 SF building with two retail units and a proposed approximately 5,700 SF retail bank branch with an accessory 2-lane drive-through. The Project also includes reconfiguration of parking areas, driveways, new curb cuts, enhanced landscaping and other site improvements related thereto.

**d. Fill in all information relevant to the proposed project**

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	103,732 SF		103,732 SF
Number of buildings	2	-1; +1	2
Total square footage of building(s)	30,623 SF	+8,083 SF	38,706 SF
Number of stories of building(s)	1 story each		1 story each
Number of parking spaces	146	-21	109 (125 total with the 224 Shrewsbury Street spaces)
Number of loading spaces			
Changes to on-street parking			
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>			
Square feet of wetlands			
Square feet of surface (open) water			
Square feet of area vegetated/wooded			
Number of trees over 9" in caliper			
Cubic yards of fill material to be imported/ exported			
Square feet of property in floodplain			
Length of roadway (in feet or miles)			
<b>Residential</b>	<b>Existing</b>	<b>Change +/-</b>	<b>Total</b>
Number of units			
If multi-family, number of bedrooms per unit			
Number of accessible units			
Number of affordable units			
<b>Business/ Industrial</b>	<b>Existing</b>	<b>Change +/-</b>	<b>Total</b>
Gross square feet of floor area	30,623 SF	+8,083 SF	38,706 SF

### 11. ZONING

If this project has already been granted Zoning Relief by the Zoning Board of Appeals, please list the relief below:

Type of Relief	Date Approved
None	

### 12. PERMITS REQUIRED

List any Federal, State, or City of Worcester agencies from which permits or other actions have been or will be sought. Please continue list on an attached sheet if needed.

Agency Name	Permit Type	Date Filed	File Number
Zoning Board of Appeals	Special Permit (Section 6 finding)	TBD	

### 13. PLAN REQUIREMENTS

The following information is required of all applications submitted for Site Plan Review. If you are not providing one of these, please check "waiver requested" next to the item.

Feature	Waiver Requested	Location in Set (Sheet/ page #)
a. Site Plan at a minimum 1" = 40'-0" scale, legend, & properly oriented north arrow	<input type="checkbox"/>	All Sheets
b. Locus plan with zoning information shown	<input type="checkbox"/>	T100-C200
c. Existing utilities	<input type="checkbox"/>	C001
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	C300
e. Soil types identified on the plan (including test-pit/boring locations)	<input type="checkbox"/>	C300
f. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	C001
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	A500-A502
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	L100
i. Shade trees to reduce heat island effect. (1 tree required per dwelling unit and a minimum of 1 tree required for every 10 interior parking spaces, 3.5" caliper size)	<input type="checkbox"/>	L100
j. Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. <i>All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.</i>	<input type="checkbox"/>	C300/ Drainage memo
k. For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. <i>Note: See Article IV, Section 2, Table 4.2, footnote 3.</i>	<input type="checkbox"/>	N/A

## 14. REVIEW STANDARDS

The following standards shall be used by the Planning Board in reviewing all applications for site plan review. These standards are intended to provide a frame of reference for the applicant in development of applications. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention or innovation. Applicants are encouraged to evaluate the extent to which the site plan, its immediate and general locus and the City more generally can tolerate the development being proposed and adjust their proposals accordingly.

Applicants should additionally provide a narrative “project impact statement” summarizing how the proposed project has been designed with the following criteria in mind by evaluating their proposal on the basis of the following 16 review standards, as outlined in the Zoning Ordinance per Article V, Section 5, B.

Provide the following information about the proposed project in relation to the review standards. If you are not providing one of these features please check “none” next to the item.

### 1. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

Feature	None	Page/ sheet #
a. Pedestrian pathways internal to the site, with dimensions of path widths	<input type="checkbox"/>	C200
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	C200
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	C200
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	C200
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	C200

### 2. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls.

Feature	None	Page/ sheet #
a. Driveway layout & materials	<input type="checkbox"/>	C200
b. Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts (see Note 5 to Table 4.4)	<input type="checkbox"/>	C200
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input type="checkbox"/>	C200
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	C200
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input type="checkbox"/>	C200

### 3. Location, arrangement, appearance and sufficiency of off-street parking and loading.

Feature	None	Page/ sheet #
a. Number of parking spaces provided (9 x 18)	<input type="checkbox"/>	C200
b. Number of compact parking spaces (8 x16)	<input type="checkbox"/>	C200
c. ADA parking spaces	<input type="checkbox"/>	C200
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	C200
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	C200
f. Loading spaces or docks (see Table 4.5 and related notes)	X	
g. Screen planting between parking and edge of property or pedestrian paths	<input type="checkbox"/>	L100
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input type="checkbox"/>	C200
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES( <input checked="" type="radio"/> ) NO)	<input type="checkbox"/>	C200

4. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.

Feature	None	Page/ sheet #
a. Building entrance fronting on the sidewalk	<input type="checkbox"/>	C200
b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	<input type="checkbox"/>	A300-A301
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input checked="" type="checkbox"/>	
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	SL1-SL2
e. Parking and circulation directional signage	<input type="checkbox"/>	C200
f. Signage facing the street	<input type="checkbox"/>	C200

5. Adequacy of stormwater and drainage facilities.

Feature	None	Page/ sheet #
a. Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas	<input type="checkbox"/>	C300
b. Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	<input checked="" type="checkbox"/>	
c. Infiltration of clean runoff to maintain groundwater supply	<input checked="" type="checkbox"/>	
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	C300

\*\*\*Contact DWP&P to determine any applicable sewer connection or use change fees.

6. Adequacy of water supply and sewerage disposal facilities.

Feature	None	Page/ sheet #
a. Connections to or extensions of city sanitary sewer and water utilities. Contact DWP&P to determine any applicable sewer connection or use change fees.	<input type="checkbox"/>	C400
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	C300
c. Footing or foundation drainage for a proposed structure or wall	<input checked="" type="checkbox"/>	

7. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in Article V, Section-5(C).

Feature	None	Page/ sheet #
a. Walls, including height (show top & bottom elevations at highest and all intersecting points, minimize height whenever possible), materials, and related drainage.	<input checked="" type="checkbox"/>	
b. Engineered slopes (rip-rap is not recommended)	<input checked="" type="checkbox"/>	
c. Planted buffers between parking facilities and adjacent properties or roads	<input type="checkbox"/>	L100
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	L100
e. Fencing, including information on material, height, and style (including gates)	<input checked="" type="checkbox"/>	
f. Planted buffers along rear and side yard setbacks	<input type="checkbox"/>	L100

8. In the case of an apartment complex or other multiple dwelling, the adequacy of useable common property or open space. Note: for residential uses in Business Districts see Article IV, Section 2, Table 4.2, footnote 3.

Feature	None	Page/ sheet #
a. Outdoor seating (i.e. benches, seat walls, picnic tables, etc.)	<input type="checkbox"/>	C200
b. Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input checked="" type="checkbox"/>	
c. Raised beds for a community garden or other urban agriculture provisions	<input checked="" type="checkbox"/>	
d. Paved pedestrian plaza area (includes patios) or deck	<input checked="" type="checkbox"/>	
e. Interior common space and amenities or balconies	<input checked="" type="checkbox"/>	

**9. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.**

Feature	None/	Page/ sheet #
a. Plan locating all existing (to remain) & proposed light fixtures	<input type="checkbox"/>	SL1-SL2
b. Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input type="checkbox"/>	SL1-SL2
c. Photometric plan for parking lots with ≥12 new spaces	<input type="checkbox"/>	SL1-SL2
d. Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	<input type="checkbox"/>	L100
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input checked="" type="checkbox"/>	
f. Limit of clearing, with mature vegetation protected where possible	<input type="checkbox"/>	C100

**10. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.**

Feature	None	Page/ sheet #
a. Diagram of fire truck access path (applicant should coordinate turning radius and access requirements with the Fire Department)	<input type="checkbox"/>	Fire Truck Turn Plan
b. Clearly marked fire or emergency loading areas	<input checked="" type="checkbox"/>	
c. Fire hydrants and/or FDC connections	<input type="checkbox"/>	C400

**11. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.**

Feature	None	Page/ sheet #
a. All buildings and utilities are located at or above the 500-year flood elevation	<input type="checkbox"/>	C400
b. Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	C300

**12. Adequacy of erosion and sedimentation control measures to be utilized during and after construction.**

Feature	None	Page/ sheet #
a. Erosion control plan narrative sequence (including perimeter controls and temporary stormwater management) for construction activities	<input type="checkbox"/>	C100
b. Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	C100
c. Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	<input checked="" type="checkbox"/>	
d. Slopes ≥2.5H:1V are engineered (note: loam and seed is not sufficient)	<input checked="" type="checkbox"/>	
e. Temporary sediment basins and other means of stormwater velocity attenuation or conveyance proposed during construction	<input checked="" type="checkbox"/>	

**13. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.**

Feature	None	Page/ sheet #
a. Protection of existing historic architectural or site features	<input checked="" type="checkbox"/>	
b. Historically-sensitive façade, window, and roof treatments	<input checked="" type="checkbox"/>	

**14. Adequacy and impact on the regional transportation system.**

	Feature	None	Page/ sheet #
a.	Bus service within ¼ mile (indicate number of stops and route numbers)	<input type="checkbox"/>	See Traffic report
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input type="checkbox"/>	See Traffic report

**15. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.**

	Feature	None	Page/ sheet #
a.	Snow storage locations (outside of basins and required parking/landscape buffer)	<input type="checkbox"/>	C200
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	C300
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input type="checkbox"/>	C300
d.	Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	<input checked="" type="checkbox"/>	
e.	Locations of material to cut or filled (including the location of the source material if fill)	<input checked="" type="checkbox"/>	
f.	Dewatering plans	<input checked="" type="checkbox"/>	

**16. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.**

	Feature	None	Page/ sheet #
a.	Minimum yard setbacks (for front, side, and rear)	<input type="checkbox"/>	C200
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	C200
c.	Easements for any utilities, public access, or adjacent properties	<input type="checkbox"/>	C200
d.	Regularity factor for all lots	<input type="checkbox"/>	C200
e.	% paving within the front-yard for residential uses	<input checked="" type="checkbox"/>	
f.	Height of all structures in feet and stories	<input type="checkbox"/>	C200



**Statement in Support and Project Impact Statement of Lundgren Equity Partners LLC**  
**Applications to City of Worcester Planning Board for Site Plan Review Approval and**  
**CCOD Special Permits for Mixed-Use Shopping Center Development Project**  
**at 225 Shrewsbury Street, Worcester, Massachusetts**

**I. Background and Project Scope.**

225 Shrewsbury Street Realty, LLC<sup>1</sup> owns a parcel of land known and numbered as 225 Shrewsbury Street, Worcester, Massachusetts,<sup>2</sup> which property currently contains approximately 2.38 acres of land (the “Property”) and a 1-story approximately 23,336 square foot shopping plaza building containing a restaurant, café, dentist office, bank with a 2-lane drive-through and Internet café (the “Existing Shopping Plaza Building”) and a 1-story approximately 7,287 square foot former ambulatory storage building (the “Existing Warehouse Building”).<sup>3</sup>

The Property is located entirely within the Business, General 2.0 (“BG-2.0”) zoning district, the Commercial Corridors Overlay District-Shrewsbury Street Subarea (“CCOD-S”) and the Union Station View Corridor Sign Overlay District (“USOD”), and is bounded by Shrewsbury Street to the northwest, Casco Street to the east, Albany Street to the southeast and a City-owned property at 29 Albany Street to the west.

Lundgren Equity Partners LLC (the “Applicant”) is seeking site plan review approval and CCOD special permits from the City of Worcester Planning Board (the “Board”) as more particularly described herein, in connection with the proposed demolition and removal of the Existing Warehouse Building and existing drive-through facilities and construction of a new approximately 15,370 square foot building (the “New Building”) that will contain three commercial units, including an approximately 5,700 square foot retail bank branch with a two-lane drive-through (the “Project”). The Project includes the reconfiguration of parking areas and driveways, including a total of 109 parking spaces at the Property for use by the shopping center tenants and their visitors.<sup>4</sup> The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new driveways and

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<sup>1</sup> 225 Shrewsbury Street Realty, LLC is a corporate affiliate of Lundgren Equity Partners LLC.

<sup>2</sup> The Property has a parcel identification of 16-032-02+2A.

<sup>3</sup> The Property is also known as Shrewsbury Street Marketplace.

<sup>4</sup> A total of 125 parking spaces will be located on the Property lot. However, 16 parking spaces at the lot are dedicated for use by the multifamily development across the street at 224 Shrewsbury Street, and, therefore, such spaces are not counted towards the minimum parking count for the Property under the Project.

accessible walkways, landscaping, curb cuts, upgraded facades along Casco Street, level-3 electric vehicle charging stations,<sup>5</sup> bicycle storage areas,<sup>6</sup> utilities and other site features.

**II. Requirement for Site Plan Review Approval and CCOD Special Permits for Drive-Through Use and Reduction of Parking Requirements for Mixed-Use Development.**

The development of a structure over 10,000 square feet that is intended for business use requires site plan review approval by the Board pursuant to Table 5.1 of Article V of the Zoning Ordinance. The New Building will contain approximately 15,370 square feet, and, therefore, the Project requires site plan review. The Applicant is also seeking certain waivers as specified herein.

A CCOD special permit to reduce parking requirements for a mixed-use development is required to be granted by the Board pursuant to Article IX, Section 7.C.2 for noncompliance with the minimum parking requirement as set forth in Table 9.1. To the extent required, a CCOD special permit to for the new modified drive-through may be required to be granted by the Board pursuant to Article IX, Section 5.C.

In addition, a special permit granted by the Worcester Zoning Board of Appeals is required for the alteration of the pre-existing nonconforming drive-through use pursuant to Article XVI, Section 4.C.1.<sup>7</sup>

**III. Reasons for Approval of Definitive Site Plan and CCOD Special Permits to Reduce Parking Requirements for Mixed-Use Development and New Modified Drive-Through.**

The Project satisfies the site plan review standards for review and criteria as set forth in Article V, Section 5.B, the CCOD design standards and dimensional requirements as set forth in Article IX, Section 6, the special permit criteria for drive-through facilities as set forth in Article IX, Section 5.C, and the special permit criteria as set forth in Article II, Section 6.A.2 of the Zoning Ordinance for the reasons stated herein:

**1. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls; Traffic**

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<sup>5</sup> The proposed parking will feature 6 EV charging spaces, with another 19 “ready” (i.e., conduit run) spaces designated for future electric vehicle parking.

<sup>6</sup> The Project will include covered exterior bicycle storage that can accommodate the storage of up to 6 bicycles.

<sup>7</sup> The Project will not require submission to the Worcester Conservation Commission for an NOI/Order of Conditions as the Property is located in both the Combined Sewer System Area and the Commercial Area Revitalization District (CARD).

**flow and safety, including access, parking and loading areas (special permit criteria); Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience; Proximity to residential uses and potential impacts to residents resulting from proposed drive-through design and operating characteristics (CCOD special permit criteria).**

The proposed use of the New Building and modified drive-through will not cause a serious hazard to vehicular or pedestrian traffic on or off the Property, and the proposed parking layout is compatible with the existing size of the Property and the use of both the Existing Shopping Plaza Building and the New Building. Access to the Property is currently provided via driveways off Shrewsbury Street, Casco Street and Albany Street. The Shrewsbury Street driveway currently allows only right-turns into and out of the site, which will remain unchanged. Under proposed conditions, the Casco Street site driveway will be closed and replaced with a drive-through exit, and the Albany Street driveways will be modified, but will continue to allow full access into and out of the site.

The proposed parking areas and modified drive-through will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic both within the site and at all existing and proposed access points, and will be in close proximity of the entrances of the buildings. The proposed parking spaces and setbacks, modified drive-through, drive aisles, curb cuts and building entrances will not cause any nuisance or hazard to vehicles or pedestrians within or off the Property or line of sight hazards along streets. Ample sight distances exist at the site driveway locations to allow for safe operation, exceeding minimum requirements. Calculated accident rates at the study intersections, including the site driveways, are well below statewide and districtwide averages for unsignalized intersections. The proposed drive aisles will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles and delivery trucks.

Emergency vehicles that need access to the buildings can park within the Property or on adjoining streets. The footprint of the Existing Shopping Plaza Building will not be altered, and the Project will provide safe, convenient and efficient pedestrian access to the New Building and the Existing Shopping Plaza Building along new and existing accessible walkways and sidewalks. There are currently no designated loading spaces for the Existing Building, and loading will continue to occur within the drive aisle along the westerly side of the Existing Shopping Plaza Building and the New Building.

Traffic generated and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character, and the Project will not result in a substantial increase in trip generation levels to and from the Property. A substantial portion of retail traffic

comes from the existing traffic passing by the site today (referred to as pass-by trips), and is, therefore, not new to the area. Without taking any credit for pass-by trips, traffic-volume increases on Shrewsbury Street are expected in the range of 10 to 53 additional vehicles during peak hours. These increases represent, on average, approximately one additional vehicle every one to six minutes. Peak hour traffic capacity analysis indicates that the estimated site generated traffic represents a very small percentage of the existing future traffic volumes in the area, and, therefore, the development would have negligible impact of area traffic operations.

In 2018, the Board approved the development of a 48,000 square foot office building at the Property, and in 2022, the Board approved the development of a 218-unit multifamily building. The Project will generate fewer vehicular trips during critical commuter peak hours as compared to both of the previously approved office and multifamily building projects. Because retail developments generate the majority of their traffic on a Saturday, the current Project will generate slightly more trips during the Saturday peak hour than the previously approved multifamily building. Proximity of the Property to public transit services (e.g., Union Station, WRTA bus stops) and a strong network of off-site sidewalks along Shrewsbury Street and on-site bicycle accommodations are expected to promote less reliance on automobiles as compared to other similar developments in less transit-friendly locations.

The drive-through design is a significant improvement over the current condition, which has no striped lanes and causes vehicles to queue in the middle of the shopping center parking areas and drive aisles, which poses traffic and safety concerns. Drive-through queue studies were conducted at the existing bank and found that maximum queues at both the ATM and teller window were approximately 5 vehicles, which impacts site circulation. The modified drive-through will promote safe and efficient travel for passenger vehicles and pedestrians. The Property is not located in close proximity to residential uses and the modified drive-through will not be increased in capacity as compared to the existing drive-through facility, and, accordingly, there will be limited impacts to residents resulting from the proposed modified drive-through design, location and operating characteristics.

**2. Location, arrangement, appearance and sufficiency of off-street parking and loading; Explanation of how the site has sufficient access in the form of public on-street or off-street parking, transit service or proximity to complementary uses (CCOD special permit criteria).**

Table 9.1 of Article IX of the Zoning Ordinance provides minimum parking requirements for properties in the CCOD-S based on use. The current uses within the Existing Shopping Plaza Building that will remain under the Project require a minimum of 137 parking spaces.<sup>8</sup> The

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<sup>8</sup> These current uses include three food service establishments and a dental office. This does not include the existing bank branch, which will be relocated as described below.

proposed new uses under the Project include an approximately 5,100 square foot retail space within the Existing Shopping Plaza Building<sup>9</sup> and two approximately 4,750 square foot retail units and a proposed approximately 5,100 square foot retail bank branch within the New Building, all of which will require a minimum of 52 parking spaces, and resulting in a total base parking requirement of 189 parking spaces. A total of 109 parking spaces are proposed for the Project.<sup>10</sup> After accounting for a 3-space reduction in the base parking requirement for bicycles resulting in 186 parking spaces required, the Project requires 77 parking spaces of relief (i.e., 41%).

Field observations by Chappell Engineering Associates revealed that a significant number of the existing shopping plaza parking spaces are not being utilized, which is likely due to the denser urban environment, walkable nearby amenities, the number of different establishments/destinations a patron and/or resident may visit when coming to the Property, availability of on-street parking and nearby public parking lots, public transportation and pedestrian accommodations located in close proximity to the Property. Based on field observations, the existing uses have a peak parking demand of 69 spaces, leaving 40 parking spaces for the relocated bank and new retail uses. The new retail uses would require a total of 31 additional parking spaces and the new bank would require two additional spaces as compared to the existing use for a total of 33 spaces needed for the proposed condition. After accounting for the bicycle parking reduction (i.e., -3 spaces), 30 spaces would be required. Based on the limited parking utilization of the existing shopping plaza parking and number vehicles anticipated to be utilized by the occupants of the New Building, the proposed parking will adequately serve the New Building and the Existing Shopping Plaza Building.

Article IX, Section 7.C.2 of the Zoning Ordinance provides that when a mix of residential, general or business uses share a common parking area within the CCOD, minimum parking requirements may be reduced up to 50% of the required parking, and may be waived by special permit of the Board when supported by a parking analysis for combined land uses. A parking survey was performed during times when both the existing and proposed commercial uses would incur the greatest demand for parking in order to analyze the peaking characteristics among the mix of uses.

Based on information from the Institute of Transportation Engineers (ITE) Parking Generation manual, shopping centers (Land Use Code 822) generate the greatest demand for parking on a Saturday between the hours of 12:00 PM and 3:00 PM when between 79% and 100% of the peak parking demand occurs. Before 12:00 PM and after 4:00 PM, the peak parking demand drops to an hourly average of 38% to 70%, respectively. However, since a large portion

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<sup>9</sup> This space is currently occupied by the retail bank that is relocating to the New Building.

<sup>10</sup> As stated above, 16 of the 125 total parking spaces are dedicated to the 224 Shrewsbury Street development, therefore, only 109 of the parking spaces on site are available to serve the Project tenants.

of the space within the Property is occupied by restaurants and bars, the ITE manual for High Turnover (Sit Down) Restaurant — Lounge/Bar (Land Use Code 932) suggests that between 85% and 100% of the peak parking demand can also occur on a Saturday between 6:00 PM and 9:00 PM. The coffee house on site (LUC 936 Coffee/Donut Shop without Drive-Through Window) generates most of its traffic in the morning hours with the ITE suggesting that between 80% and 100% of peak parking demand occurs between 7:00 AM and 9:00 AM. Past 9:00 AM, demand drops to an hourly average between 32% and 65%. The dental office (LUC 720 Medical-Dental Office Building) has a long window for peak demand, with ITE suggesting that between 86% and 100% of peak parking demand occurs between 10:00 AM and 5:00 PM, with the highest peak (96% and 100%) occurring from 10:00 AM to 12:00 PM. However, parking demand is low for this dental building, with a peak demand of two spaces according to the ITE. The Digital Credit Union (LUC 912 Drive-In Bank) generates most traffic during the midday, with ITE suggesting that between 90% and 94% of peak parking demand occurring between 11:00 AM and 3:00 PM. Before 11:00 AM, peak demand drops to an hourly average of 25% to 87%. Based on the foregoing and as set forth in the Parking Assessment, café, restaurant, medical office, banks and general retail uses generate their greatest demand for parking during different hours of the day, which demonstrates that the mix of uses has sufficiently different peaking characteristics to warrant a substantial reduction of the minimum parking requirement.

There is also ample on street parking in the neighborhood as well as nearby public parking lots for both residential and commercial parking. Many occupants of the Applicant will utilize alternate means of transportation, including, but not limited to, buses, bicycles and ride sharing (e.g., Uber, Zipcar, Via van service). There are main bus lines that frequently run along Shrewsbury Street with stops in close proximity of the Property. The Project includes both indoor and covered outdoor bike storage areas to promote biking. The proposed parking areas are designed to limit the overall surface area so as to maintain an urban look and feel by not overwhelming the site with surface parking, which is in furtherance of the CCOD's goal of reducing the amount of land devoted to parking and utilizing parking areas more efficiently.

Based on the current underutilized parking, the anticipated parking demand by the Applicant's tenants during different peak periods, the availability of off-street parking spaces and the number of alternate means of transportation, the proposed parking will adequately serve the Property and all occupants of both the Existing Shopping Plaza Building and the New Building.

As noted above, there are currently no designated loading spaces for the Existing Shopping Center Building, and loading for the Existing Shopping Center Building and the New Building will continue to occur within the drive aisle along the westerly side of the buildings.

**3. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs; Social, economic or community needs that are served by the**

**proposal (special permit criteria); Explanation of whether the proposed site layout will have a detrimental effect on the street facade, require excessive driveway curb cuts, or adversely impact the pedestrian environment (CCOD special permit criteria); Neighborhood character and social structure; buildings, noise, glare (special permit criteria).**

The Project will dramatically improve the aesthetic appeal, design and quality of the Property, which is currently underutilized. The Project is functionally and aesthetically compatible with the surrounding commercial and residential properties in the neighborhood, which include a mix of, municipal, restaurant, retail, office, personal service, automotive service, industrial and multifamily uses. The Property contains underutilized space where the New Building and drive-through are proposed. The footprint of the Existing Shopping Plaza Building will not be expanded or altered in any way, and the proposed New Building and improvements to the site will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. The proposed New Building will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. Based on the foregoing, the New Building and improvements to the Property in connection therewith will fit into the present character of the neighborhood, and granting this relief will promote an appropriate use of the site.

The kind, size, height and nature of the New Building and the proposed site improvements for the Property are consistent with the surrounding neighborhood and buildings in other neighborhoods within the City that have been developed for shopping center use. The New Building facades will provide other architecturally appealing features and massing, including decorative windows, doors and roof lines and changes in tones and textures of exterior walls that are visible from surrounding streets. The entry points of the New Building from Casco Street and the parking area will help activate pedestrian foot traffic on surrounding streets. The New Building will comply with yard setbacks and floor to area ratio requirements, and, except as otherwise provided herein, the New Building and the modified drive-through will comply with all other dimensional and parking requirements and the CCOD design requirements as set forth in the Zoning Ordinance.

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed outdoor lighting, which includes additional light poles and wall pack lighting, will be adequate for safe and secure access to and from the New Building, the Existing

Shopping Plaza Building and parking areas, and will be an enhancement over the current lighting at the site. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets, and will not have a deleterious effect on neighboring properties. The Applicant's wall, pylon and directional signage will be provided in compliance with the Zoning Ordinance.

**4. Adequacy of stormwater and drainage facilities; Adequacy of utilities, water supply and sewerage disposal facilities and other public services (special permit criteria).**

The development does not anticipate any adverse effect on drainage patterns. The best management practices for stormwater are incorporated in the design of the Project, and will be adequate to manage stormwater runoff generated by the Project and to satisfy the requirements of the Zoning Ordinance, the Worcester Department of Public Works and Massachusetts Stormwater standards. The drive aisles and surface parking areas will contain deep-sump catch basins that will connect to the Casco Street/Albany Street drainage system, which, in turn, will connect to the combined sewer system located within Shrewsbury Street. Existing stormwater within the existing shopping plaza parking area will continue to discharge to Shrewsbury Street. Stormwater from the New Building and Project area will be collected by deep sump catch basins routed to water quality units/hydrodynamic separators to provide 80% total suspended solids (TSS) removal prior to being conveyed to the municipal system. See stormwater management plan prepared by Highpoint Engineering.

New water and sewer connections, gas and electric service facilities and infrastructure will need to be provided for the New Building; provided, however, such utility lines and infrastructure currently exist within surrounding streets and are readily available to be connected to any new utilities that are necessary for the Project.

**5. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in Article V, Section 5(C); Adequacy of useable common property or open space; Describe screening of the drive-through service and lanes from the fronting street (CCOD special permit criteria).**

The Project proposes to provide enhanced open space by way of landscape buffers that will contain a variety of aesthetically appealing and native trees, shrubs and other plantings not currently provided at the site. The landscape buffers will comply with the Zoning Ordinance, and will serve as a visual buffer between the Property and adjoining properties and streets. All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer compliant. The Project proposes to create new landscape island areas throughout the site. The drive-through use will be



located on the opposite side of the Property away from the fronting Shrewsbury Street, and will be adequately screened by landscaping along Albany Street.

**6. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.**

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed lighting will be dark-sky compliant, will not exceed a color temperature of 3,000K, will be appropriately arranged with directional shields so as to minimize light from shining and/or spilling onto abutting properties and streets while maintaining pedestrian and vehicular safety, and will not have a deleterious effect on neighboring properties. Site lighting is designed to meet IESNA (Illuminating Engineering Society of North America) guidelines for security minimums within parking and pedestrian areas.

A screened and enclosed dumpster/trash collection area for the commercial use will be located within the existing shopping plaza parking lot.

**7. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.**

There is no special emergency zone noted on the plans. However, fire trucks and other emergency vehicles will be able to access the Property by parking on multiple streets surrounding the site in close proximity to the New Building. The New Building will be serviced by existing municipal fire hydrants located within the sidewalks on Shrewsbury Street.

**8. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion; adequacy of erosion and sedimentation control measures to be utilized during and after construction; Impacts on the natural environment (special permit criteria).**

There are minimal natural terrain features at the Property, and the Project will minimize, to the extent practicable, changes to the natural terrain as a result of the Project. The proposed drainage and site design layout of the Project improvements are designed to reduce any susceptibility of ponding, flooding and erosion. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no

wetland resource areas on the Property. There will not be any negative impacts on the groundwater. During construction, appropriate measures will be taken for controlling erosion, sedimentation and pollution as set forth in the plans submitted. The premises will remain maintained upon completion of the construction phase.

**9. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance; Potential fiscal impact, including city services needed, tax base, and employment (special permit criteria).**

The Project complies with the design requirements of Article V, Section 5.B, Article IV, Section 7.A.3, Article IX, Section 6 and other applicable provisions of the Zoning Ordinance by providing sufficient accessory off-street parking spaces necessary to accommodate the new occupants of the New Building. The proposed drive aisles within the parking areas will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles. The proposed parking-, walkways- and landscaping-related improvements are arranged for safe and convenient access for motorists and pedestrians. Proposed new lighting will be modern in design, and will not have a deleterious effect on or cause a nuisance to neighboring properties or abutting streets. The Project will dramatically improve the aesthetic appeal, design and quality of the Property, which is highly visible to the public. The Project will improve the economic vitality of the neighborhood and surrounding areas by increasing the number of residents in the area who will patronize local businesses and economic centers in and around the neighborhood. The Project will create new construction jobs, sustain post construction jobs, and will generate additional tax revenues and fees for the City.

The Project is in conformance with the purposes and intent of the Zoning Ordinance and the CCOD, which will promote the economic vitality of the neighborhood and the City. The Project is a development of a compatible land use that provides urban densities, is a redevelopment of a corner lot infill site that is highly underutilized, offers a design that provides an aesthetically pleasing environment for pedestrians that is accessible, compact, safe and inviting. The Project promotes compact, environmentally-responsible (e.g., EV charging stations, bicycle storage, and other eco-friendly features), pedestrian friendly mixed-use development, eliminates the amount of land devoted to surface parking and utilizes parking areas more efficiently. Moreover, the Project will encourage the most appropriate use of the land in a manner that promotes the creation new commercial spaces, protects natural resources as well as the architectural, scenic and aesthetic qualities of the community and protects against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation.

**10. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.**

The existing structures at the Property to be razed are not listed on the National Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database. The Project will continue to enhance the existing aesthetics and character of the neighborhood, and the Property, including the New Building, will be compatible with other historic and non-historic structures in the neighborhood.

**11. Adequacy and impact on the regional transportation system.**

The Project will not materially impact the regional transportation system as the neighborhood is transit-oriented nature (i.e., Union Station and WRTA bus stations within walking distance) and facilities at the Property will accommodate alternate means of transportation (e.g., bicycle storage, easy access / drop-off for Uber, Zipcar, Via van service, etc.). There exist amenities in close proximity to the Property and there is a nearby downtown employer hub. The Project will promote the bike- and walk-ability of the neighborhood as it will include an outdoor bicycle storage area and Shrewsbury Street provides safe and convenient access to other parts of Shrewsbury Street and downtown.

**12. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or groundwater.**

The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no surface waters or wetland resource areas on the Property. Additionally, the site is located within the City of Worcester Combined Sewer System Area and the Commercial Area Revitalization District (CARD). Snow storage locations will be outside required parking areas. The Applicant will plow smaller accumulations of snow to the back of the parking stalls in order to maintain the proper operation of the parking lot during such weather events. Large accumulations of snow will be hauled offsite to an approved disposal facility. There will be no storage of hazardous materials or substances at the Property. Based on the foregoing, plans and protective measures under the Project will ensure minimal risk of contamination to surface or groundwater.

**IV. Waivers and Other Zoning Relief.**

The Applicant seeks the following waivers and other zoning relief, to the extent applicable:

1. Plan requirement to show abutters to abutters within 300 feet of the Property; and
2. Any other waivers and zoning relief that may be required.



**City of Worcester  
Department of Inspectional Services  
Zoning Determination Form**



To obtain a building permit, you are required to file the following Board application(s):

**Property Address:**

225 Shrewsbury Street  
Parcel ID: 16-032-02+2A

**Zoning District:** BG-2.0; CCOD-S; USOD

**Planning Board** (indicate all that apply)

**Site Plan** (circle all that apply):

Preliminary Definitive

**Trigger(s) <sup>1</sup>:** (circle all that apply)

15% Slope      Lodging      Historical  
WRP              # of Units      GFA  
Subdivision      Flood Plain<sup>i</sup>  
Special Permit related

**Parking Plan:**

# of Spaces \_\_\_\_\_

**Special Permits** (circle all that apply)<sup>1</sup>

AROD      FPOD      CCRC  
WRP      MU      Cluster CCOD  
Common Drive      AHDB      AOD

**Other Filings** (either Board)

- Amendment** \_\_\_\_\_
- Administrative Appeal**
- Extension of Time**
- Comprehensive Permit**
- Other** Pre-existing nonconforming drive-through use (ZBA)

**Zoning Board of Appeals** (indicate all that apply)

**Variance(s)** (indicate relief needed for all that apply)

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)			
Frontage (ft.)			
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
Height (ft.)			
Floor to Area Ratio			

Parking (spaces)			
Landscaping			
Other			

**Applicable Section of Zoning Ordinance**

**Article:** V; IX; IX; XVI  
**Section:** 2; 7.C.2; 5.C.2; 4.C.1  
**Paragraph:** Table 5.1

**Special Permit** (circle all that apply):

Expansion/Change of pre-existing nonconforming Structure Use

Non-Residential/Residential Conversion

Other Special Permit \_\_\_\_\_

Department of Inspectional Services

Authorized Signature Required      TM      DJH      DC

Todd Miller

1 AOD= Arts Overlay District, AHDB=Affordable Housing, AROD=Adaptive Reuse Overlay District, CCRC=Continuing Care Retirement Community, FPOD = Flexible Parking, FP Flood Plain, MU= Mixed Use WRP=Water Resources Protection

# DEFINITIVE SITE PLAN APPROVAL DCU/RETAIL EXPANSION PROJECT 225 SHREWSBURY STREET WORCESTER, MASSACHUSETTS

ISSUED FOR DEFINITIVE SITE PLAN APPROVAL / SPECIAL PERMIT: JUNE 6TH, 2024



LOCATION PLAN  
DATE: 1/2024

PROJECT TEAM	
<b>CIVIL ENGINEER:</b>	<b>OWNER/APPLICANT:</b>
<p>INDEPENDENT ENGINEERING, INC. 100 WASHINGTON STREET, SUITE 215 WORCESTER, MA 01602 TEL: (508) 756-9355 WWW.INDEPENDENT-ENG.COM</p>	<p>LIMODEN EQUITY PARTNERS LLC 100 WASHINGTON STREET WORCESTER, MA 01602 TEL: (508) 756-9355 4716 PONDINO LUDLOWEN</p>
<b>ARCHITECT:</b>	<b>LANDSCAPE ARCHITECT:</b>
<p>MC GROUP ARCHITECTS 165 SOUTH MAIN ST., SUITE A, RT. 301 WORCESTER, MA 01608 WWW.MCGROUP.COM</p>	<p>MANSON ASSOCIATES 185 CENTRE STREET WORCESTER, MA 01605-1425 WWW.MANSONASSOCIATES.COM</p>
<b>TRAFFIC ENGINEER:</b>	
<p>CHAMPELL ENGINEERING ASSOCIATES 300 BOSTON ROAD, SUITE 207 WORCESTER, MA 01602 TEL: (508) 481-7400 WWW.CHAMPELLENGINEERING.COM</p>	<p>MANSON ASSOCIATES 185 CENTRE STREET WORCESTER, MA 01605-1425 WWW.MANSONASSOCIATES.COM</p>

## INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE	ISSUE HISTORY
01	TITLE SHEET	01/2024	
02	GENERAL NOTES	01/2024	
03	EXISTING SITE PLAN	01/2024	
04	PROPOSED SITE PLAN	01/2024	
05	PROPOSED PAVING PLAN	01/2024	
06	PROPOSED LIGHTING PLAN	01/2024	
07	PROPOSED LANDSCAPE PLAN	01/2024	
08	PROPOSED SIGNAGE PLAN	01/2024	
09	PROPOSED TRAFFIC IMPACT STUDY	01/2024	
10	PROPOSED ARCHITECTURAL ELEVATIONS	01/2024	
11	PROPOSED ARCHITECTURAL SECTION	01/2024	
12	PROPOSED ARCHITECTURAL FLOOR PLAN	01/2024	
13	PROPOSED ARCHITECTURAL EXTERIOR FINISHES	01/2024	
14	PROPOSED ARCHITECTURAL INTERIOR FINISHES	01/2024	
15	PROPOSED ARCHITECTURAL MECHANICAL SYSTEMS	01/2024	
16	PROPOSED ARCHITECTURAL ELECTRICAL SYSTEMS	01/2024	
17	PROPOSED ARCHITECTURAL PLUMBING SYSTEMS	01/2024	
18	PROPOSED ARCHITECTURAL FIRE PROTECTION SYSTEMS	01/2024	
19	PROPOSED ARCHITECTURAL ENERGY EFFICIENCY MEASURES	01/2024	
20	PROPOSED ARCHITECTURAL SUSTAINABILITY MEASURES	01/2024	

SUMMARY OF REQUIRED PERMITS & ZONING RELIEF REQUESTED		
ZO SECTION	SPGA REQUIREMENT	REQUEST
SP-7	PLANNING BOARD	ALLOWABLE REDUCTION OF SITE PARKING REQUIREMENTS IN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT BY 41%
SP-4.C.1	ZONING BOARD OF APPEALS	PERMITTED USE REGULATION
SP-7	ZONING BOARD OF APPEALS	ALLOW FOR RELOCATION OF EXISTING DRIVE THRU
SP-7	ZONING BOARD OF APPEALS	WAVES OF THE REQUIREMENT TO PROVIDE ONE (1) LOADING SPACES FOR THE PROPOSED BUILDING



225 SHREWSBURY STREET  
WORCESTER, MA 01602  
DATE: 06-06-2024

DCU/RETAIL EXPANSION PROJECT

OWNER/APPLICANT: LIMODEN EQUITY PARTNERS  
225 SHREWSBURY STREET  
WORCESTER, MA 01602

DATE: 06-06-2024  
PROJECT NUMBER: 20000  
PROJECT NAME: DCU/RETAIL EXPANSION PROJECT

TITLE SHEET

T100  
ISSUED FOR DEFINITIVE SITE PLAN APPROVAL / SPECIAL PERMIT: JUNE 6TH, 2024





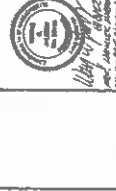
**#68 ALBANY STREET & #225 SHREWSBURY STREET**

Worcester, Massachusetts 01604

**LUNDGREN EQUITY PARTNERS**  
 60 CUMBER, Inc.  
 75 Sylvia Street, Building C  
 Davenport, Massachusetts 01925

**HANCOCK ASSOCIATES**  
 Civil Engineers  
 Land Surveyors  
 Wetland Scientists

20 STATE STREET, WORCESTER, MA 01602  
 PHONE (508) 777-3020, FAX (508) 777-1796  
 WWW.HANCOCKASSOCIATES.COM

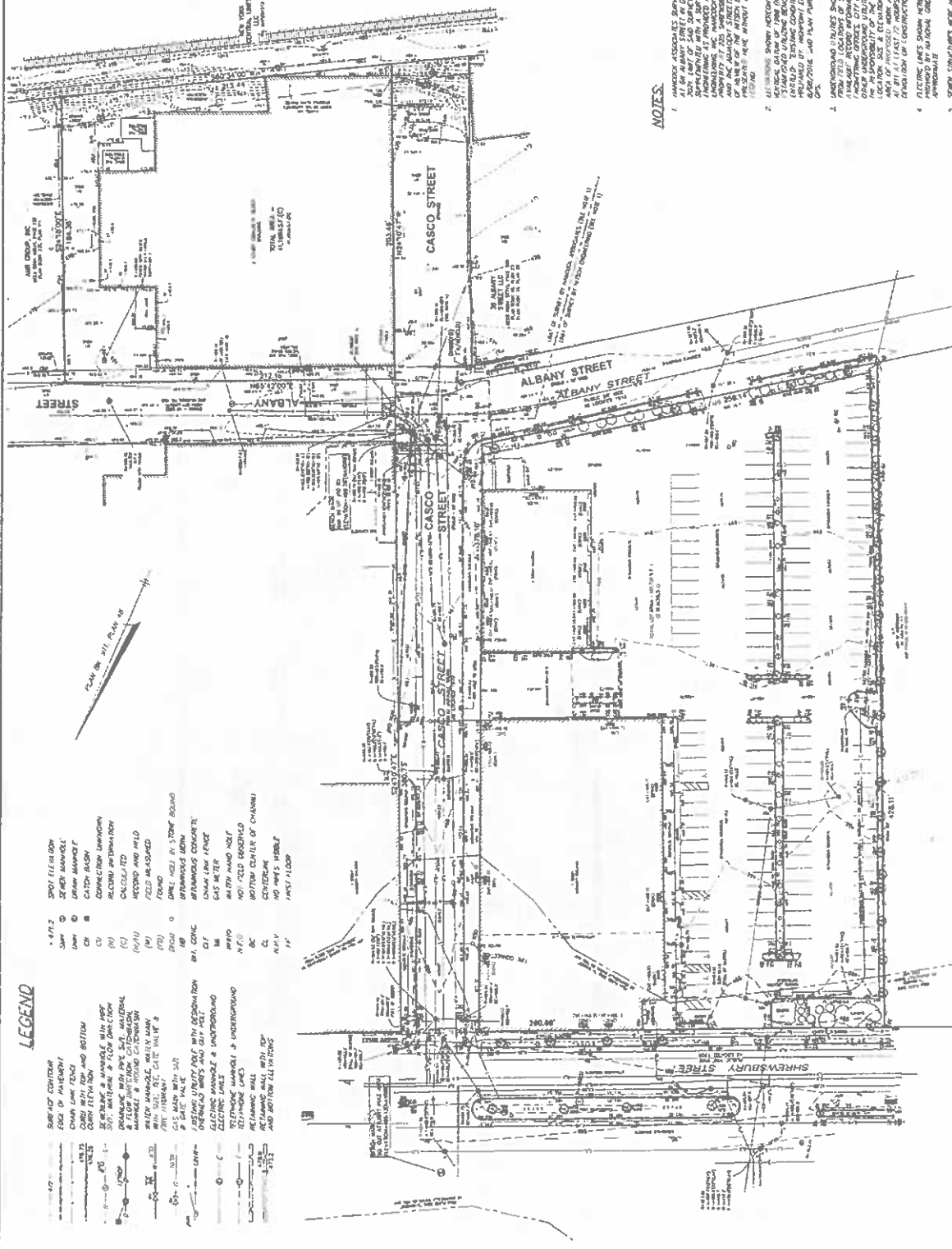


NO.	DATE	DESCRIPTION
1	10/20/20	PRELIMINARY
2	11/15/20	REVISED
3	12/15/20	REVISED
4	01/15/21	REVISED
5	02/15/21	REVISED
6	03/15/21	REVISED
7	04/15/21	REVISED
8	05/15/21	REVISED
9	06/15/21	REVISED
10	07/15/21	REVISED
11	08/15/21	REVISED
12	09/15/21	REVISED
13	10/15/21	REVISED
14	11/15/21	REVISED
15	12/15/21	REVISED

**EXISTING CONDITIONS PLAN OF LAND IN WORCESTER, MA**

SCALE: 1" = 30'  
 SHEET 1 OF 1  
 PROJECT NO. 24392

**ASSESSORS:** MAP 14, BLOCK 31, LOT 1  
**REFERENCES:** ORD BOOK 3748, PAGE 231  
 PLAN BK 217, PLAN 110  
**RECORD OWNER:** OF ALBANY, LLC  
**ZONING:** DISTRICT No. 20



- NOTES:**
- HANCOCK ASSOCIATES SURVEYED THE PROPERTY LOCATED AT 68 ALBANY STREET, IN DISTRICT 20, CITY OF WORCESTER, MASSACHUSETTS, ON DECEMBER 20, 2020. A SURVEY WAS CONDUCTED TO DETERMINE THE EXISTING CONDITIONS OF THE PROPERTY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MASSACHUSETTS SURVEYING ACT AND REGULATIONS. THE SURVEY WAS CONDUCTED BY HANCOCK ASSOCIATES, INC., A PROFESSIONAL ENGINEERING AND SURVEYING FIRM LICENSED BY THE BOARD OF REGISTRATION IN PROFESSIONAL ENGINEERING AND SURVEYING, STATE OF MASSACHUSETTS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MASSACHUSETTS SURVEYING ACT AND REGULATIONS. THE SURVEY WAS CONDUCTED BY HANCOCK ASSOCIATES, INC., A PROFESSIONAL ENGINEERING AND SURVEYING FIRM LICENSED BY THE BOARD OF REGISTRATION IN PROFESSIONAL ENGINEERING AND SURVEYING, STATE OF MASSACHUSETTS.
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**LEGEND**

- SPOT ELEVATION
- DEVELOPMENT
- CONSTRUCTION
- EXISTING
- PROPOSED
- UTILITY
- WETLAND
- ...

**ELEVATION BENCH MARKS**

NO.	DESCRIPTION	ELEV.
1	1981-1982 BENCH, DOT CUT	465.14
2	1981-1982 BENCH, DOT CUT	469.78
3	1981-1982 BENCH, DOT CUT	470.75







**SHREWSBURY EQUITY PARTNERS**  
 100 North Main Street  
 Albany, MA 01701



06-03-2024

**DCU/RETAIL EXPANSION PROJECT**  
 225 SHREWSBURY STREET  
 WORCESTER, MA

**OWNER/APPLICANT: SHREWSBURY EQUITY PARTNERS**  
**ARCHITECT: BURNS & MCDONNELL**

**DCU/RETAIL EXPANSION PROJECT**  
**SCALE: AS SHOWN**  
**DATE: 06/04/2024**

**PROJECT NUMBER: 24009**  
**DESIGNED BY: GUYTON**  
**ENGINEER: Burnes & McDonnell Engineering, Inc.**

**C200**  
**ISSUED FOR PERMIT**

USE/STATION	CODED MEMORANDUM PARKING REQUIREMENT	PROPOSED LOTS	BASE PARKING REQUIREMENT
OFFICE/RETAIL	150 PER 1000 SF	5200 SF	78 SPACES
RETAIL	4 SPACES	4 SPACES	4 SPACES
STREET	1 SPACES	1 SPACES	1 SPACES
TOTAL			83 SPACES

OVERLAY DISTRICT	REQUIREMENT
COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCO-O3) <td>UNION STATION VIEW CORRIDOR SIGN OVERLAY DISTRICT (UOOD) </td>	UNION STATION VIEW CORRIDOR SIGN OVERLAY DISTRICT (UOOD)
OFFICE/RETAIL	40 SPACES PER 1000 SF
RETAIL	4 SPACES PER 1000 SF
STREET	1 SPACES PER 1000 SF

TYPE OF VEHICLE	NUMBER OF STALLS
TYPE 1 (ELECTRIC VEHICLE)	11 SPACES
TYPE 2 (ELECTRIC VEHICLE)	11 SPACES

TYPE	NUMBER OF SPACES
TYPE 1 (ELECTRIC VEHICLE)	11 SPACES
TYPE 2 (ELECTRIC VEHICLE)	11 SPACES
TOTAL	22 SPACES

**ZONING ORDINANCE DIMENSIONAL SUMMARY - Z72 SHREWSBURY STREET**  
**OVERLAY DISTRICTS: COMMERCIAL CORRIDOR OVERLAY DISTRICT - SHREWSBURY STREET (CCO-O3); UNION STATION VIEW CORRIDOR SIGN OVERLAY DISTRICT (UOOD)**

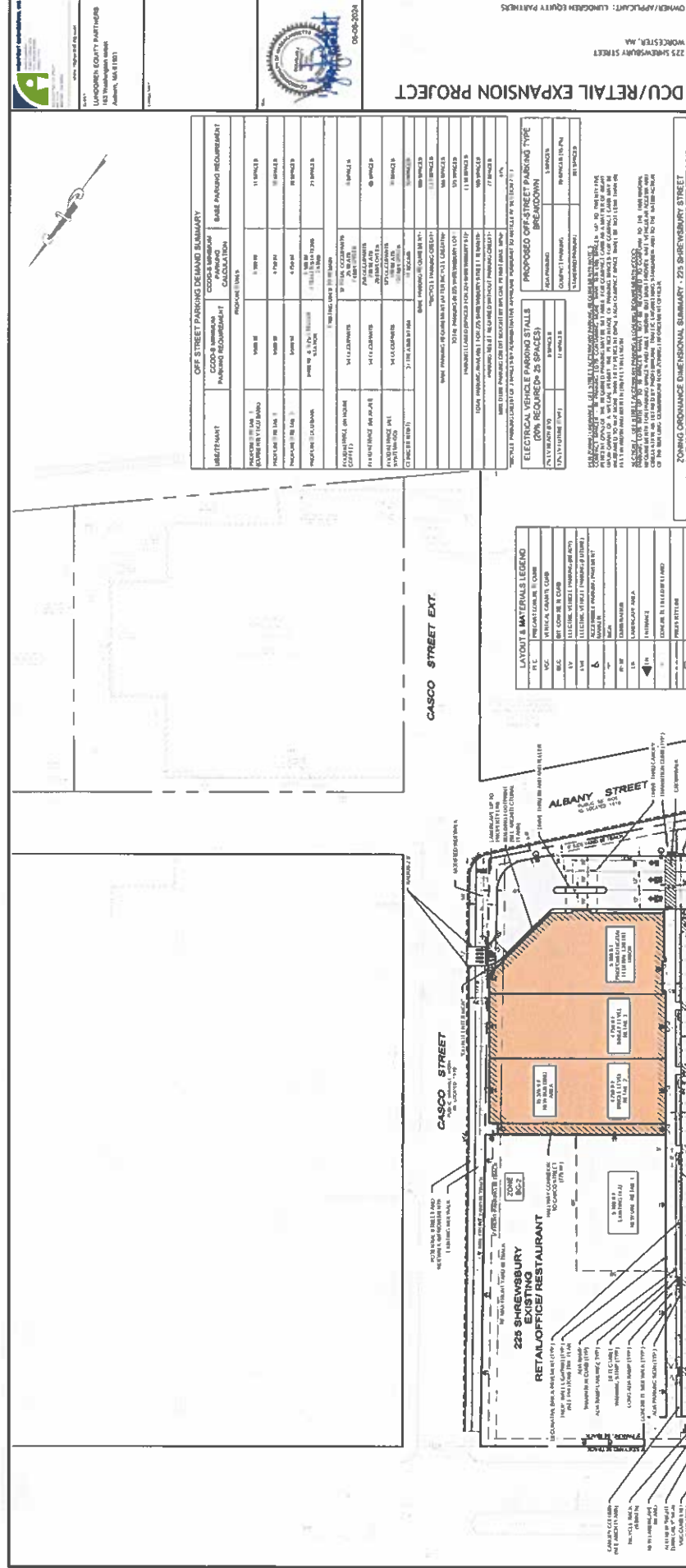
PARAMETER	PROPOSED	REQUIREMENT
MIN. LOT AREA	3000 SF	2500 SF
MIN. FRONT SETBACK	5 FT	5 FT
MIN. SIDE SETBACK	5 FT	5 FT
MIN. REAR SETBACK	5 FT	5 FT

P.T.C.	PROPOSED PARKING STALLS
B.C.	BUILDING CORNER
S.P.	STRUCTURE FOUNDATION
U.P.	UNDERGROUND UTILITY
T.S.	TERRACE SLAB
R.S.	REAR SIGN
S.S.	SCREEN SIGN
L.S.	LANDSCAPE
C.S.	CORNER SIGN
M.S.	MATERIALS
F.S.	FURNITURE
W.S.	WATER
E.S.	ELECTRICAL
T.S.	TERRACE
R.S.	REAR SIGN
S.S.	SCREEN SIGN
L.S.	LANDSCAPE
C.S.	CORNER SIGN

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T.S.	TERRACE
R.S.	REAR SIGN
S.S.	SCREEN SIGN
L.S.	LANDSCAPE
C.S.	CORNER SIGN

**PROPOSED PARKING: 225 SHREWSBURY STREET**  
**SCALE: AS SHOWN**  
**DATE: 06/04/2024**



**225 SHREWSBURY STREET RETAIL/OFFICE/RESTAURANT**  
**SCALE: AS SHOWN**  
**DATE: 06/04/2024**

**LANDSCAPE EQUITY PARTNERS**  
183 Westinghouse Street  
Andover, MA 01810



**DCU/RETAIL EXPANSION PROJECT**  
225 SHREWSBURY STREET  
WORCESTER, MA

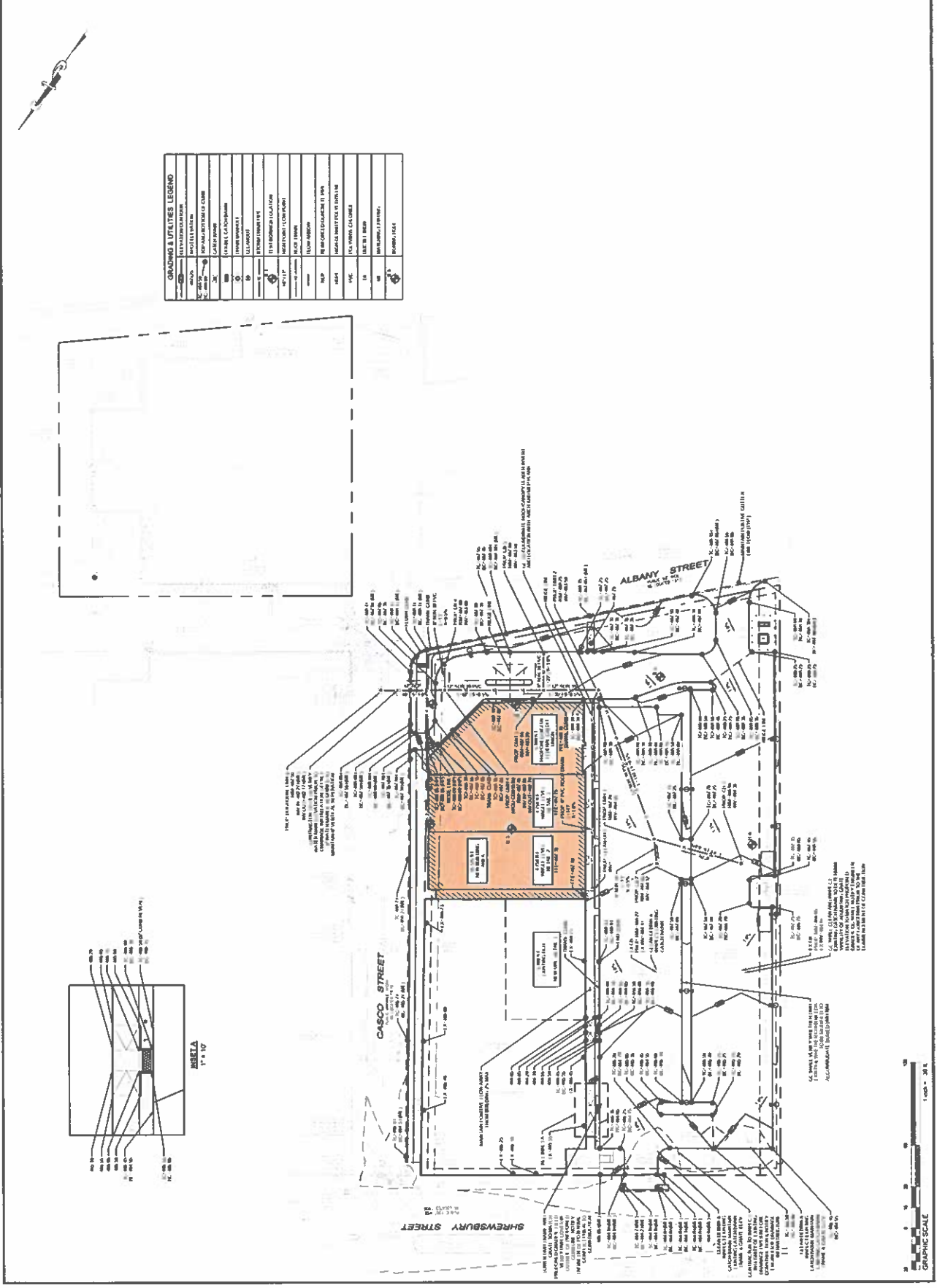
**OWNER/APPLICANT: LANDSCAPE EQUITY PARTNERS**

**PROJECT:** DCU/RETAIL EXPANSION PROJECT  
**DATE:** 09/04/2024  
**PROJECT NO.:** 24009

**DRAWN BY:** DAVID P. JUHN  
**CHECKED BY:** ETR/DAK  
**SCALE:** AS SHOWN

**GRADING & DRAINAGE PLAN**

**C300**  
ISSUED FOR PERMIT

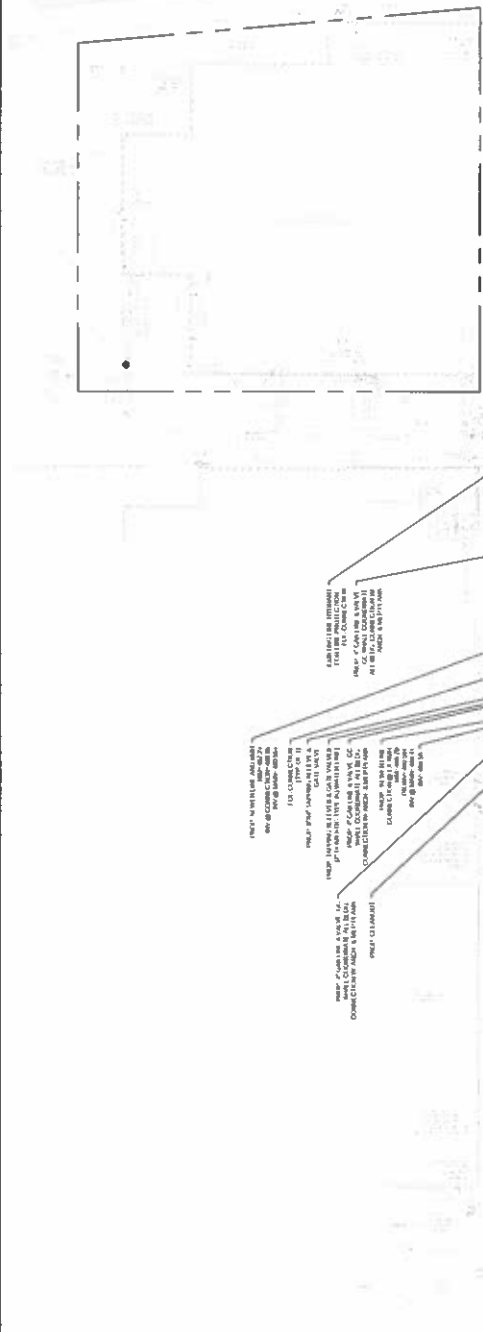


**GROUNDING & UTILITIES LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING WATER
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	EXISTING GAS
(Symbol)	EXISTING TELEPHONE
(Symbol)	EXISTING CABLE TV
(Symbol)	EXISTING FIBER OPTIC
(Symbol)	EXISTING ELECTRICAL
(Symbol)	EXISTING LIGHTNING PROTECTION
(Symbol)	EXISTING FOUNDATION
(Symbol)	EXISTING CONCRETE
(Symbol)	EXISTING ASPHALT
(Symbol)	EXISTING GRAVEL
(Symbol)	EXISTING SAND
(Symbol)	EXISTING CLAY
(Symbol)	EXISTING SILT
(Symbol)	EXISTING MUD
(Symbol)	EXISTING ORGANIC
(Symbol)	EXISTING ROCK
(Symbol)	EXISTING TREE
(Symbol)	EXISTING SHRUB
(Symbol)	EXISTING GRASS
(Symbol)	EXISTING SOIL
(Symbol)	EXISTING VEGETATION
(Symbol)	EXISTING OBSTRUCTION
(Symbol)	EXISTING ELEVATION
(Symbol)	EXISTING SPOT ELEVATION
(Symbol)	EXISTING FINISH GRADE
(Symbol)	EXISTING PROPOSED GRADE
(Symbol)	EXISTING PROPOSED FINISH GRADE
(Symbol)	EXISTING PROPOSED FINISH GRADE WITH 1% SLOPE
(Symbol)	EXISTING PROPOSED FINISH GRADE WITH 2% SLOPE
(Symbol)	EXISTING PROPOSED FINISH GRADE WITH 3% SLOPE
(Symbol)	EXISTING PROPOSED FINISH GRADE WITH 4% SLOPE
(Symbol)	EXISTING PROPOSED FINISH GRADE WITH 5% SLOPE
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(Symbol)	EXISTING PROPOSED FINISH GRADE WITH 49% SLOPE
(Symbol)	EXISTING PROPOSED FINISH GRADE WITH 50% SLOPE

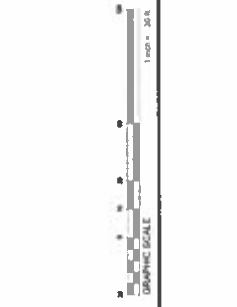
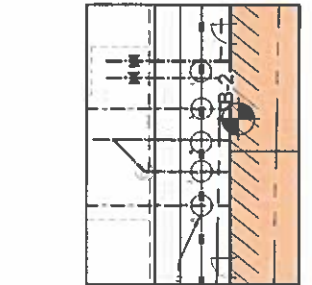
**UTILITIES LEGEND**

1	10' MIN. CLEARANCE
2	12" CONCRETE CHASE
3	12" CONCRETE CHASE
4	12" CONCRETE CHASE
5	12" CONCRETE CHASE
6	12" CONCRETE CHASE
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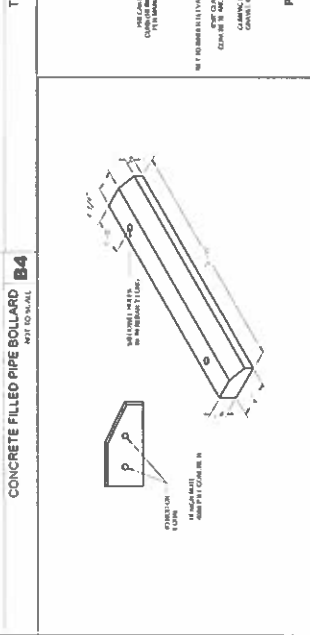
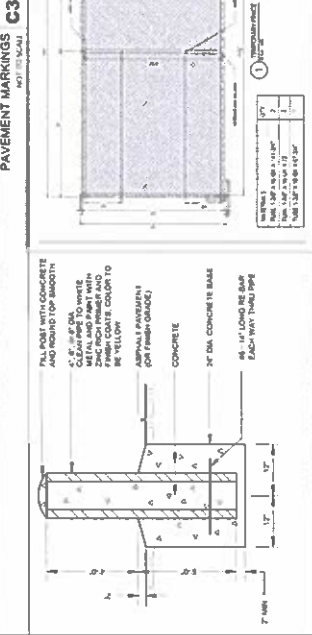
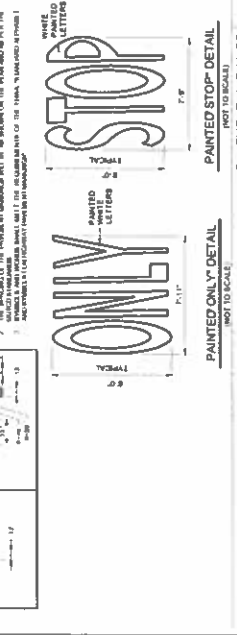
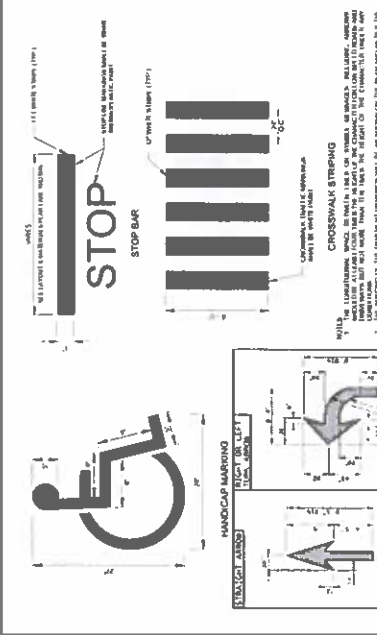
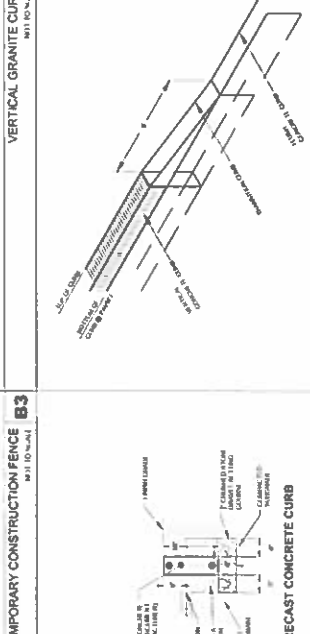
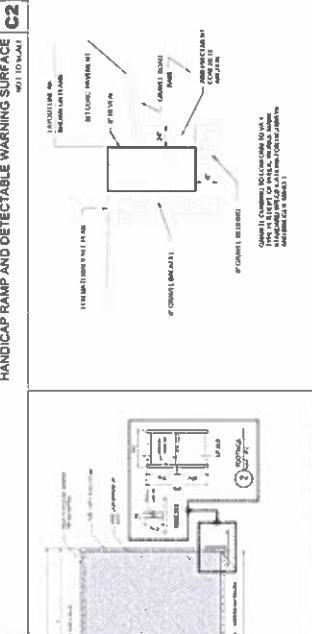
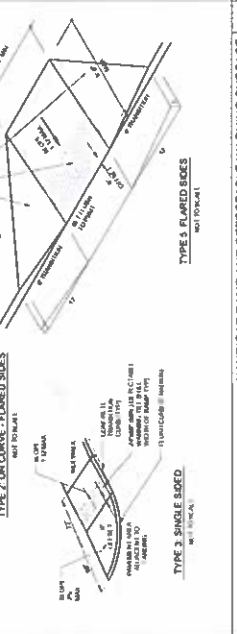
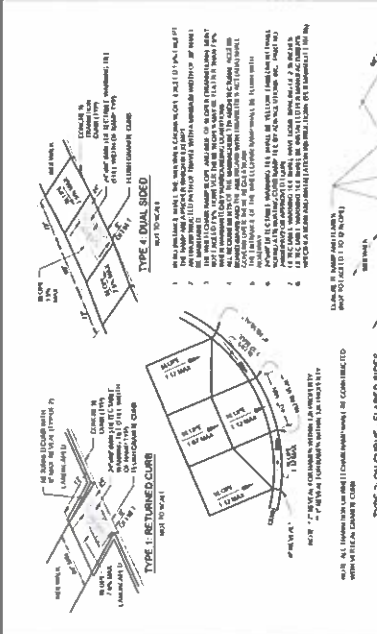
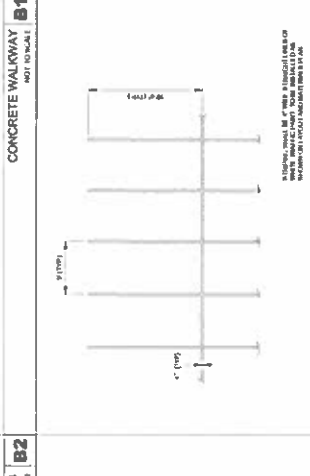
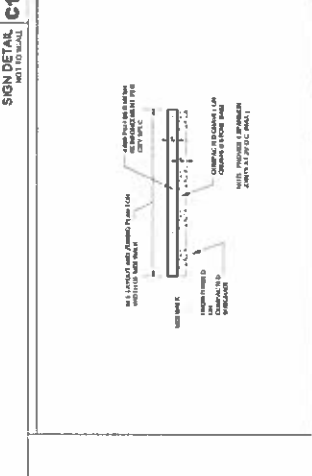
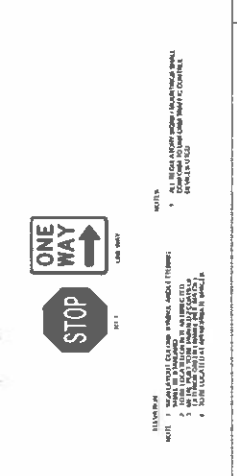
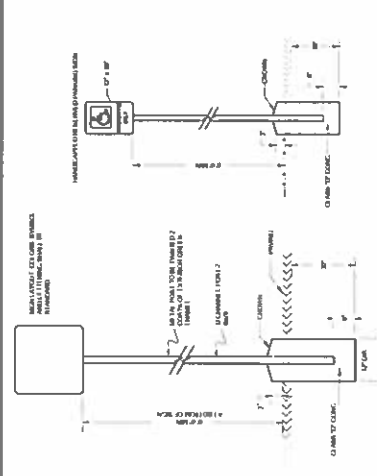
**EXISTING UTILITIES TO BE MAINTAINED OR REMOVED:**

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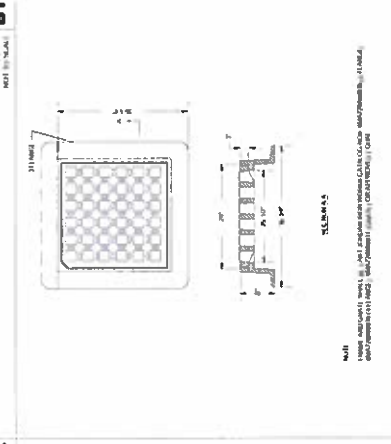
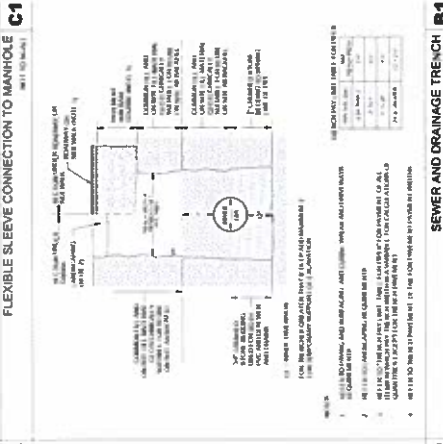
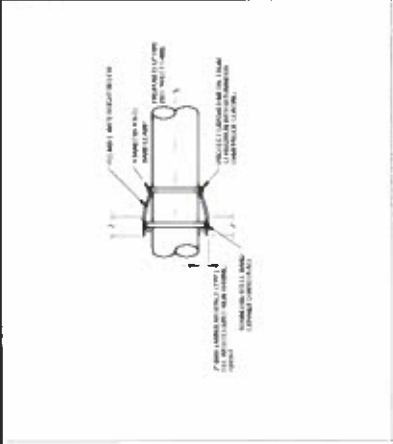




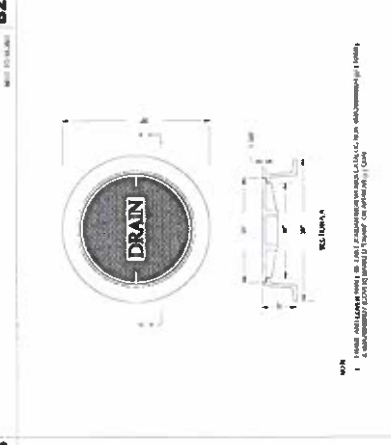
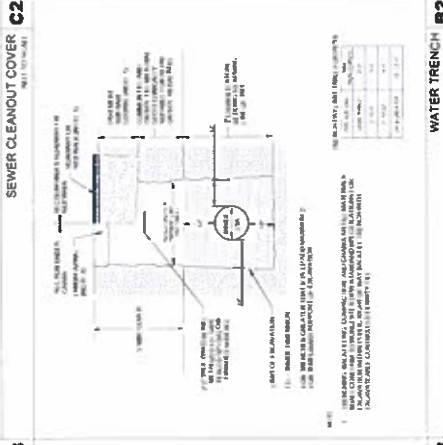
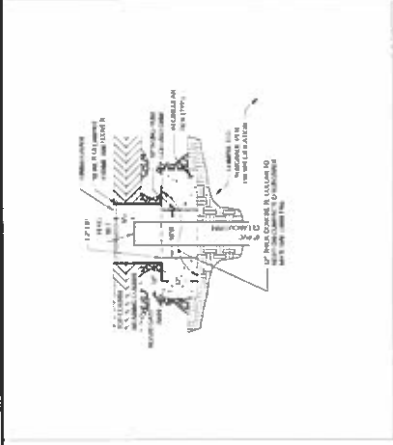
DATE	DESCRIPTION
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06/10/2024	PROJECT START
06/11/2024	PROJECT START
06/12/2024	PROJECT START
06/13/2024	PROJECT START
06/14/2024	PROJECT START
06/15/2024	PROJECT START
06/16/2024	PROJECT START
06/17/2024	PROJECT START
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06/30/2024	PROJECT START



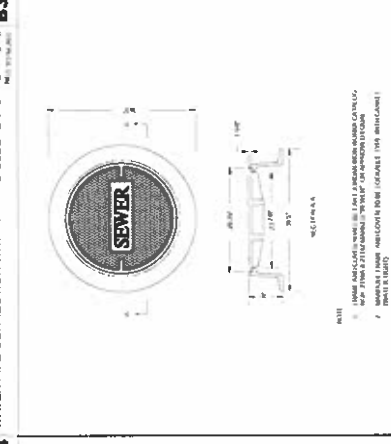
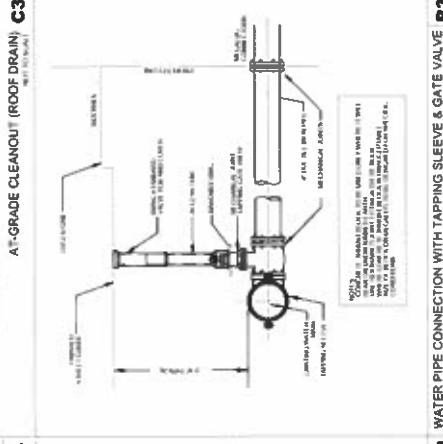
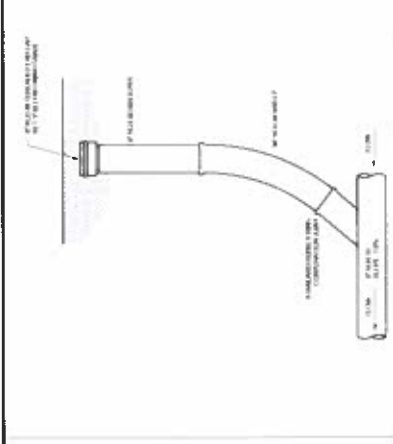




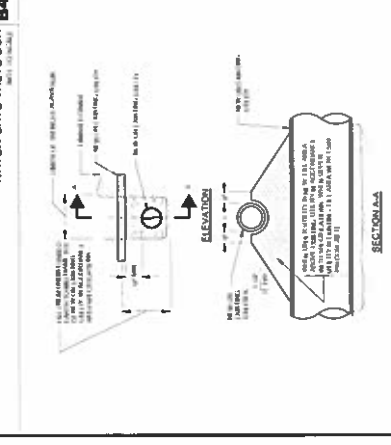
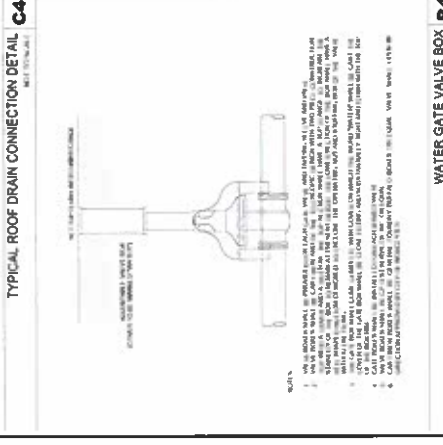
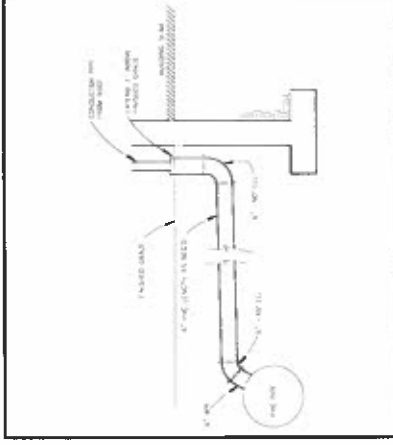
**CATCH BASIN FRAME AND COVER A1**
  
 NOT TO SCALE



**DRAIN MANHOLE FRAME AND COVER A2**
  
 NOT TO SCALE



**SEWER MANHOLE FRAME & COVER A3**
  
 NOT TO SCALE



**UTILITY CROSSING A4**
  
 NOT TO SCALE





**CONTECH EQUITY PARTNERS**  
 100 DORCHESTER STREET  
 BOSTON, MA 02119



**DCU/RETAIL EXPANSION PROJECT**  
 225 SHAWSHUQUY STREET  
 WORCESTER, MA

OWNER/APPLICANT: LINDSEEN EQUITY PARTNERS  
 PROJECT: DCU/RETAIL EXPANSION PROJECT  
 DATE: 04/06/2024  
 DRAWN BY: ALAN  
 CHECKED BY: DITHOUGH

CONTECH  
 100 DORCHESTER STREET  
 BOSTON, MA 02119

**C504**  
 SEAL FOR PERMIT

### COS1515-3-C DESIGN NOTES

COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

- 1. MASSACHUSETTS STATE PLUMBING REGULATIONS
- 2. MASSACHUSETTS STATE MECHANICAL REGULATIONS
- 3. MASSACHUSETTS STATE ELECTRICAL REGULATIONS
- 4. MASSACHUSETTS STATE GAS REGULATIONS
- 5. MASSACHUSETTS STATE FIRE REGULATIONS
- 6. MASSACHUSETTS STATE BUILDING REGULATIONS
- 7. MASSACHUSETTS STATE HEALTH REGULATIONS
- 8. MASSACHUSETTS STATE ENVIRONMENTAL REGULATIONS
- 9. MASSACHUSETTS STATE OCCUPANCY REGULATIONS
- 10. MASSACHUSETTS STATE PLUMBING, MECHANICAL AND ELECTRICAL (PME) REGULATIONS

**CONTECH**  
 100 DORCHESTER STREET  
 BOSTON, MA 02119  
 CONTECH ENGINEERING & ARCHITECTURE

#### SITE SPECIFIC DATA REQUIREMENTS

NO.	DESCRIPTION	DATE	BY	REVISION
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

#### PLAN VIEW 1:1

#### ELEVATION A-A

#### FRAMES AND CONNECTIONS

FRAMES TO BE PERMITTED

BY THE

CONTECH  
 100 DORCHESTER STREET  
 BOSTON, MA 02119

**COS1515-3-C**  
 STANDARD DETAIL

CONTECH COS1515-3-C (DM-A) A1  
 PERMIT FOR PERMIT





DCU/RETAIL EXPANSION PROJECT  
 223 SHREWSBURY STREET  
 WORCESTER, MA  
 OWNER/APPLICANT: LINCOLN EQUITY PARTNERS

DATE: 08/06/2024  
 PROJECT NO: 24009  
 SHEET NO: 1

**TEST BORING LOGS SHEET 1**

C600  
 ISSUED FOR PERMIT

**TEST BORING LOG SHEET 1**

PROJECT: DCU/RETAIL EXPANSION PROJECT  
 SHEET: 1 OF 17  
 DATE: 08/06/2024

DEPTH (ft)	TIME (min)	REMARKS
1	12	08:42-08:42
2	13	08:43-08:43
3	14	08:44-08:44
4	15	08:45-08:45
5	16	08:46-08:46
6	17	08:47-08:47
7	18	08:48-08:48
8	19	08:49-08:49
9	20	08:50-08:50
10	21	08:51-08:51
11	22	08:52-08:52
12	23	08:53-08:53
13	24	08:54-08:54
14	25	08:55-08:55
15	26	08:56-08:56
16	27	08:57-08:57
17	28	08:58-08:58
18	29	08:59-08:59
19	30	09:00-09:00

Notes: 1. All depths are in feet. 2. All times are in minutes. 3. All remarks are in minutes.

**TEST BORING LOG SHEET 2**

PROJECT: DCU/RETAIL EXPANSION PROJECT  
 SHEET: 2 OF 17  
 DATE: 08/06/2024

DEPTH (ft)	TIME (min)	REMARKS
1	31	09:01-09:01
2	32	09:02-09:02
3	33	09:03-09:03
4	34	09:04-09:04
5	35	09:05-09:05
6	36	09:06-09:06
7	37	09:07-09:07
8	38	09:08-09:08
9	39	09:09-09:09
10	40	09:10-09:10
11	41	09:11-09:11
12	42	09:12-09:12
13	43	09:13-09:13
14	44	09:14-09:14
15	45	09:15-09:15
16	46	09:16-09:16
17	47	09:17-09:17
18	48	09:18-09:18
19	49	09:19-09:19
20	50	09:20-09:20

Notes: 1. All depths are in feet. 2. All times are in minutes. 3. All remarks are in minutes.

**TEST BORING LOG SHEET 3**

PROJECT: DCU/RETAIL EXPANSION PROJECT  
 SHEET: 3 OF 17  
 DATE: 08/06/2024

DEPTH (ft)	TIME (min)	REMARKS
1	51	09:21-09:21
2	52	09:22-09:22
3	53	09:23-09:23
4	54	09:24-09:24
5	55	09:25-09:25
6	56	09:26-09:26
7	57	09:27-09:27
8	58	09:28-09:28
9	59	09:29-09:29
10	60	09:30-09:30
11	61	09:31-09:31
12	62	09:32-09:32
13	63	09:33-09:33
14	64	09:34-09:34
15	65	09:35-09:35
16	66	09:36-09:36
17	67	09:37-09:37
18	68	09:38-09:38
19	69	09:39-09:39
20	70	09:40-09:40

Notes: 1. All depths are in feet. 2. All times are in minutes. 3. All remarks are in minutes.

**TEST BORING LOG SHEET 4**

PROJECT: DCU/RETAIL EXPANSION PROJECT  
 SHEET: 4 OF 17  
 DATE: 08/06/2024

DEPTH (ft)	TIME (min)	REMARKS
1	71	09:41-09:41
2	72	09:42-09:42
3	73	09:43-09:43
4	74	09:44-09:44
5	75	09:45-09:45
6	76	09:46-09:46
7	77	09:47-09:47
8	78	09:48-09:48
9	79	09:49-09:49
10	80	09:50-09:50
11	81	09:51-09:51
12	82	09:52-09:52
13	83	09:53-09:53
14	84	09:54-09:54
15	85	09:55-09:55
16	86	09:56-09:56
17	87	09:57-09:57
18	88	09:58-09:58
19	89	09:59-09:59
20	90	10:00-10:00

Notes: 1. All depths are in feet. 2. All times are in minutes. 3. All remarks are in minutes.

**TEST BORING LOG SHEET 5**

PROJECT: DCU/RETAIL EXPANSION PROJECT  
 SHEET: 5 OF 17  
 DATE: 08/06/2024

DEPTH (ft)	TIME (min)	REMARKS
1	91	10:01-10:01
2	92	10:02-10:02
3	93	10:03-10:03
4	94	10:04-10:04
5	95	10:05-10:05
6	96	10:06-10:06
7	97	10:07-10:07
8	98	10:08-10:08
9	99	10:09-10:09
10	100	10:10-10:10
11	101	10:11-10:11
12	102	10:12-10:12
13	103	10:13-10:13
14	104	10:14-10:14
15	105	10:15-10:15
16	106	10:16-10:16
17	107	10:17-10:17
18	108	10:18-10:18
19	109	10:19-10:19
20	110	10:20-10:20

Notes: 1. All depths are in feet. 2. All times are in minutes. 3. All remarks are in minutes.

**TEST BORING LOG SHEET 6**

PROJECT: DCU/RETAIL EXPANSION PROJECT  
 SHEET: 6 OF 17  
 DATE: 08/06/2024

DEPTH (ft)	TIME (min)	REMARKS
1	111	10:21-10:21
2	112	10:22-10:22
3	113	10:23-10:23
4	114	10:24-10:24
5	115	10:25-10:25
6	116	10:26-10:26
7	117	10:27-10:27
8	118	10:28-10:28
9	119	10:29-10:29
10	120	10:30-10:30
11	121	10:31-10:31
12	122	10:32-10:32
13	123	10:33-10:33
14	124	10:34-10:34
15	125	10:35-10:35
16	126	10:36-10:36
17	127	10:37-10:37
18	128	10:38-10:38
19	129	10:39-10:39
20	130	10:40-10:40

Notes: 1. All depths are in feet. 2. All times are in minutes. 3. All remarks are in minutes.

**TEST BORING LOG SHEET 7**

PROJECT: DCU/RETAIL EXPANSION PROJECT  
 SHEET: 7 OF 17  
 DATE: 08/06/2024

DEPTH (ft)	TIME (min)	REMARKS
1	131	10:41-10:41
2	132	10:42-10:42
3	133	10:43-10:43
4	134	10:44-10:44
5	135	10:45-10:45
6	136	10:46-10:46
7	137	10:47-10:47
8	138	10:48-10:48
9	139	10:49-10:49
10	140	10:50-10:50
11	141	10:51-10:51
12	142	10:52-10:52
13	143	10:53-10:53
14	144	10:54-10:54
15	145	10:55-10:55
16	146	10:56-10:56
17	147	10:57-10:57
18	148	10:58-10:58
19	149	10:59-10:59
20	150	11:00-11:00

Notes: 1. All depths are in feet. 2. All times are in minutes. 3. All remarks are in minutes.

**TEST BORING LOG SHEET 8**

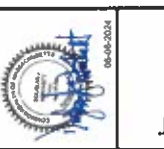
PROJECT: DCU/RETAIL EXPANSION PROJECT  
 SHEET: 8 OF 17  
 DATE: 08/06/2024

DEPTH (ft)	TIME (min)	REMARKS
1	151	11:01-11:01
2	152	11:02-11:02
3	153	11:03-11:03
4	154	11:04-11:04
5	155	11:05-11:05
6	156	11:06-11:06
7	157	11:07-11:07
8	158	11:08-11:08
9	159	11:09-11:09
10	160	11:10-11:10
11	161	11:11-11:11
12	162	11:12-11:12
13	163	11:13-11:13
14	164	11:14-11:14
15	165	11:15-11:15
16	166	11:16-11:16
17	167	11:17-11:17
18	168	11:18-11:18
19	169	11:19-11:19
20	170	11:20-11:20

Notes: 1. All depths are in feet. 2. All times are in minutes. 3. All remarks are in minutes.



PROJECT INFORMATION  
 PROJECT NAME: DCU/RETAIL EXPANSION PROJECT  
 PROJECT NUMBER: 225 SHREWSBURY STREET  
 PROJECT LOCATION: WORCESTER, MA  
 PROJECT DATE: 06-09-2024



PERMIT INFORMATION  
 PERMIT NUMBER: 24-009  
 PERMIT DATE: 06/09/2024  
 PERMIT TYPE: CONSTRUCTION

CLIENT INFORMATION  
 CLIENT NAME: LUMBERLOAN E QUITY PARTNERS  
 CLIENT ADDRESS: 100 Washington Street  
 CLIENT CITY: Auburn, MA 01501

DESIGNER INFORMATION  
 DESIGNER NAME: [Redacted]  
 DESIGNER ADDRESS: [Redacted]  
 DESIGNER CITY: [Redacted]

CONTRACT INFORMATION  
 CONTRACT NUMBER: [Redacted]  
 CONTRACT DATE: [Redacted]

ISSUE INFORMATION  
 ISSUE DATE: 06-09-2024  
 ISSUE BY: [Redacted]

TEST BORING LOGS  
 TEST BORING LOGS SHEET 2  
 C601  
 ISSUED FOR PERMIT

TEST BORING LOG SHEET 1  
 PROJECT INFORMATION  
 PROJECT NAME: DCU/RETAIL EXPANSION PROJECT  
 PROJECT NUMBER: 225 SHREWSBURY STREET  
 PROJECT LOCATION: WORCESTER, MA  
 PROJECT DATE: 06-09-2024

PERMIT INFORMATION  
 PERMIT NUMBER: 24-009  
 PERMIT DATE: 06/09/2024  
 PERMIT TYPE: CONSTRUCTION

CLIENT INFORMATION  
 CLIENT NAME: LUMBERLOAN E QUITY PARTNERS  
 CLIENT ADDRESS: 100 Washington Street  
 CLIENT CITY: Auburn, MA 01501

DESIGNER INFORMATION  
 DESIGNER NAME: [Redacted]  
 DESIGNER ADDRESS: [Redacted]  
 DESIGNER CITY: [Redacted]

CONTRACT INFORMATION  
 CONTRACT NUMBER: [Redacted]  
 CONTRACT DATE: [Redacted]

ISSUE INFORMATION  
 ISSUE DATE: 06-09-2024  
 ISSUE BY: [Redacted]

TEST BORING LOG SHEET 2

TEST BORING LOGS SHEET 2  
 C601  
 ISSUED FOR PERMIT

TEST BORING LOG SHEET 1  
 PROJECT INFORMATION  
 PROJECT NAME: DCU/RETAIL EXPANSION PROJECT  
 PROJECT NUMBER: 225 SHREWSBURY STREET  
 PROJECT LOCATION: WORCESTER, MA  
 PROJECT DATE: 06-09-2024

PERMIT INFORMATION  
 PERMIT NUMBER: 24-009  
 PERMIT DATE: 06/09/2024  
 PERMIT TYPE: CONSTRUCTION

CLIENT INFORMATION  
 CLIENT NAME: LUMBERLOAN E QUITY PARTNERS  
 CLIENT ADDRESS: 100 Washington Street  
 CLIENT CITY: Auburn, MA 01501

DESIGNER INFORMATION  
 DESIGNER NAME: [Redacted]  
 DESIGNER ADDRESS: [Redacted]  
 DESIGNER CITY: [Redacted]

CONTRACT INFORMATION  
 CONTRACT NUMBER: [Redacted]  
 CONTRACT DATE: [Redacted]

ISSUE INFORMATION  
 ISSUE DATE: 06-09-2024  
 ISSUE BY: [Redacted]

TEST BORING LOG SHEET 2

TEST BORING LOGS SHEET 2  
 C601  
 ISSUED FOR PERMIT

TEST BORING LOG SHEET 1  
 PROJECT INFORMATION  
 PROJECT NAME: DCU/RETAIL EXPANSION PROJECT  
 PROJECT NUMBER: 225 SHREWSBURY STREET  
 PROJECT LOCATION: WORCESTER, MA  
 PROJECT DATE: 06-09-2024

PERMIT INFORMATION  
 PERMIT NUMBER: 24-009  
 PERMIT DATE: 06/09/2024  
 PERMIT TYPE: CONSTRUCTION

CLIENT INFORMATION  
 CLIENT NAME: LUMBERLOAN E QUITY PARTNERS  
 CLIENT ADDRESS: 100 Washington Street  
 CLIENT CITY: Auburn, MA 01501

DESIGNER INFORMATION  
 DESIGNER NAME: [Redacted]  
 DESIGNER ADDRESS: [Redacted]  
 DESIGNER CITY: [Redacted]

CONTRACT INFORMATION  
 CONTRACT NUMBER: [Redacted]  
 CONTRACT DATE: [Redacted]

ISSUE INFORMATION  
 ISSUE DATE: 06-09-2024  
 ISSUE BY: [Redacted]

TEST BORING LOG SHEET 2

TEST BORING LOGS SHEET 2  
 C601  
 ISSUED FOR PERMIT

TEST BORING LOG SHEET 1  
 PROJECT INFORMATION  
 PROJECT NAME: DCU/RETAIL EXPANSION PROJECT  
 PROJECT NUMBER: 225 SHREWSBURY STREET  
 PROJECT LOCATION: WORCESTER, MA  
 PROJECT DATE: 06-09-2024

PERMIT INFORMATION  
 PERMIT NUMBER: 24-009  
 PERMIT DATE: 06/09/2024  
 PERMIT TYPE: CONSTRUCTION

CLIENT INFORMATION  
 CLIENT NAME: LUMBERLOAN E QUITY PARTNERS  
 CLIENT ADDRESS: 100 Washington Street  
 CLIENT CITY: Auburn, MA 01501

DESIGNER INFORMATION  
 DESIGNER NAME: [Redacted]  
 DESIGNER ADDRESS: [Redacted]  
 DESIGNER CITY: [Redacted]

CONTRACT INFORMATION  
 CONTRACT NUMBER: [Redacted]  
 CONTRACT DATE: [Redacted]

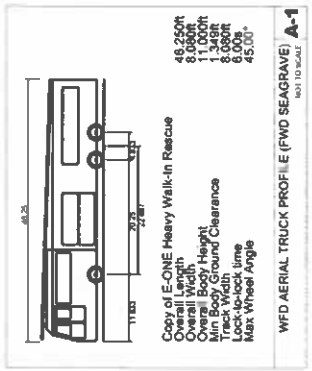
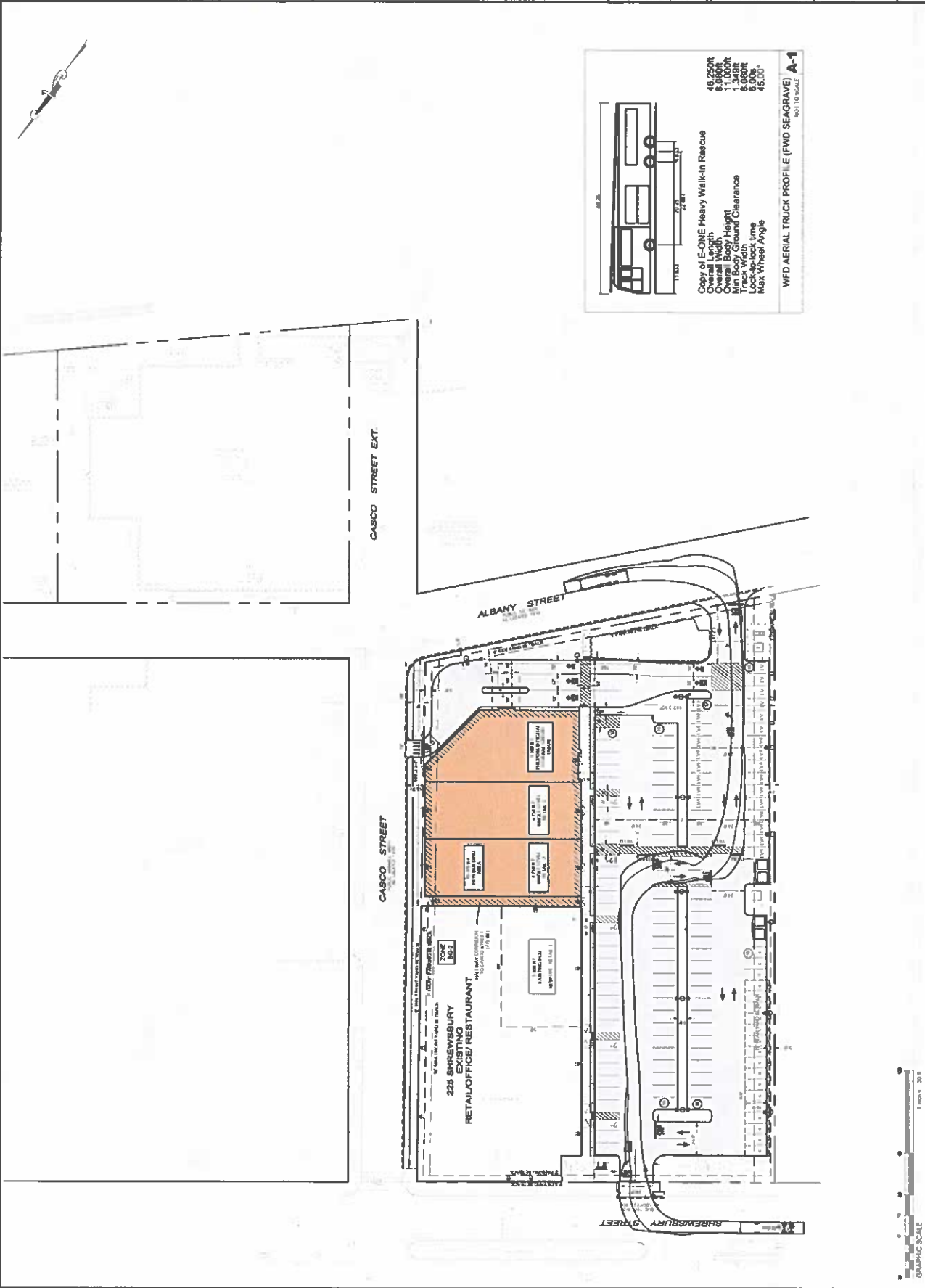
ISSUE INFORMATION  
 ISSUE DATE: 06-09-2024  
 ISSUE BY: [Redacted]

TEST BORING LOG SHEET 2

TEST BORING LOGS SHEET 2  
 C601  
 ISSUED FOR PERMIT

BORING LOG 225 SHREWSBURY STREET B1

<p>LUNDORF EQUITY PARTNERS 225 SHREWSBURY STREET WORCESTER, MA 01602</p>	<p>DATE: 08-06-2024</p>		<p>OWNER/APPLICANT: LUNDORF EQUITY PARTNERS 225 SHREWSBURY STREET WORCESTER, MA</p>	<p>PROJECT: DCU/RETAIL EXPANSION PROJECT</p>	<p>DATE: 08/06/2024 PROJECT NO: 24009 DESIGNED BY: DANIELA CHECKED BY: DANIELA SCALE: AS SHOWN</p>
--	-------------------------	--	---	--	--



GRAPHIC SCALE  
1 inch = 30 ft

C700  
DESIGNED BY: DANIELA



LANDSCAPE ARCHITECTURE  
230 Wood Street, Suite 300  
Worcester, MA 01609  
508.736.0244  
www.andscape.com

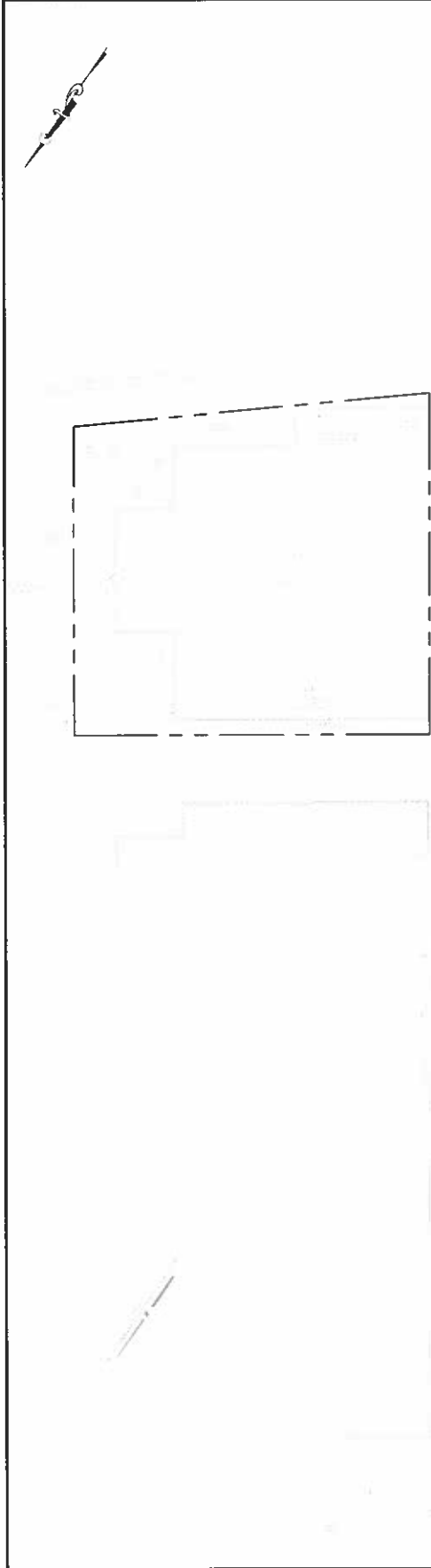


OWNER/APPLICANT: LINDSEEN EQUITY PARTNERS  
225 SHREWSBURY STREET  
WORCESTER, MA  
**DCU/RETAIL EXPANSION PROJECT**

DATE: 06/06/2024	PROJECT: DCU/RETAIL EXPANSION PROJECT
DRAWN BY: J. BROWN	CHECKED BY: J. BROWN
SCALE: AS SHOWN	DATE: 06/06/2024

**LANDSCAPE PLAN**

**L100**



**225 SHREWSBURY EXISTING RETAIL OFFICES/ RESTAURANT**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENT
<b>DECIDUOUS SHADE TREES - FLOWERING TREES</b>					
1	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
2	3	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
3	3	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
4	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
5	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
<b>EVERGREEN TREES</b>					
6	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
7	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
<b>SHRUBS</b>					
8	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
9	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
10	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
<b>PERENNIALS/GRASSES</b>					
11	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
12	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
13	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
14	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.
15	1	FRAXINUS AMERICANA	WHITE BARKED OAK	3" @ 10' CAL	NATIVE, ALB. AD.

OWNER/APPLICANT: LINDSEEN EQUITY PARTNERS  
225 SHREWSBURY STREET  
WORCESTER, MA

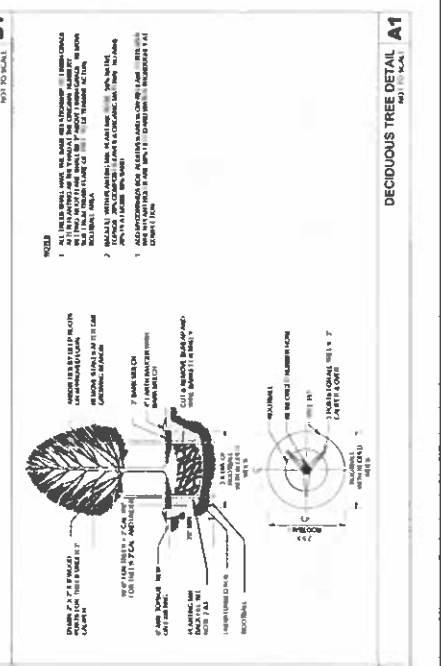
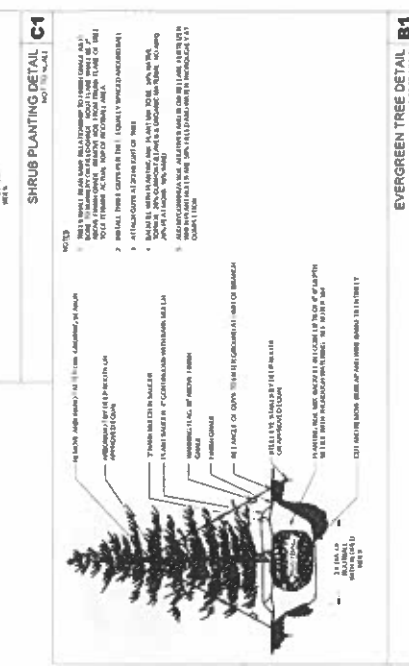
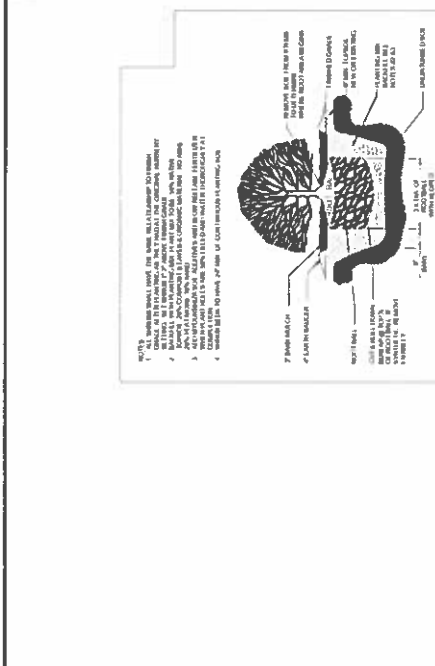
DATE: 06/06/2024  
PROJECT: DCU/RETAIL EXPANSION PROJECT  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
SCALE: AS SHOWN

**LANDSCAPE PLAN**

**L100**

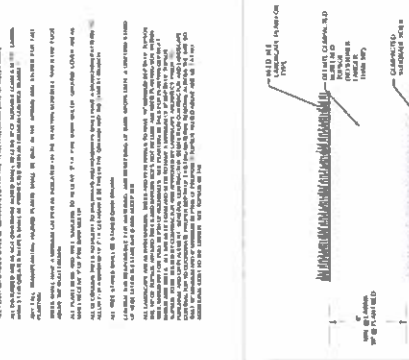
1" = 10' SCALE

DATE: 06/06/2024



**LANDSCAPE NOTES**

1. ALL PLANTINGS SHALL BE PLANTED WITH THE ROOT BALL PROTECTED BY A PROTECTIVE BARRIER.  
 2. THE ROOT BALL SHALL BE PLANTED WITH THE TRUNK PROTECTED BY A PROTECTIVE BARRIER.  
 3. THE PLANTING SHALL BE PLANTED WITH THE CANOPY PROTECTED BY A PROTECTIVE BARRIER.  
 4. THE PLANTING SHALL BE PLANTED WITH THE TRUNK PROTECTED BY A PROTECTIVE BARRIER.



**LOAM AND SEEDING NOTES**

SEEDING RATE	SEEDING RATE	SEEDING RATE	SEEDING RATE
100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)
100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)
100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)
100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)	100% (100 lbs/1000 sq ft)

**LANDSCAPE NOTES**

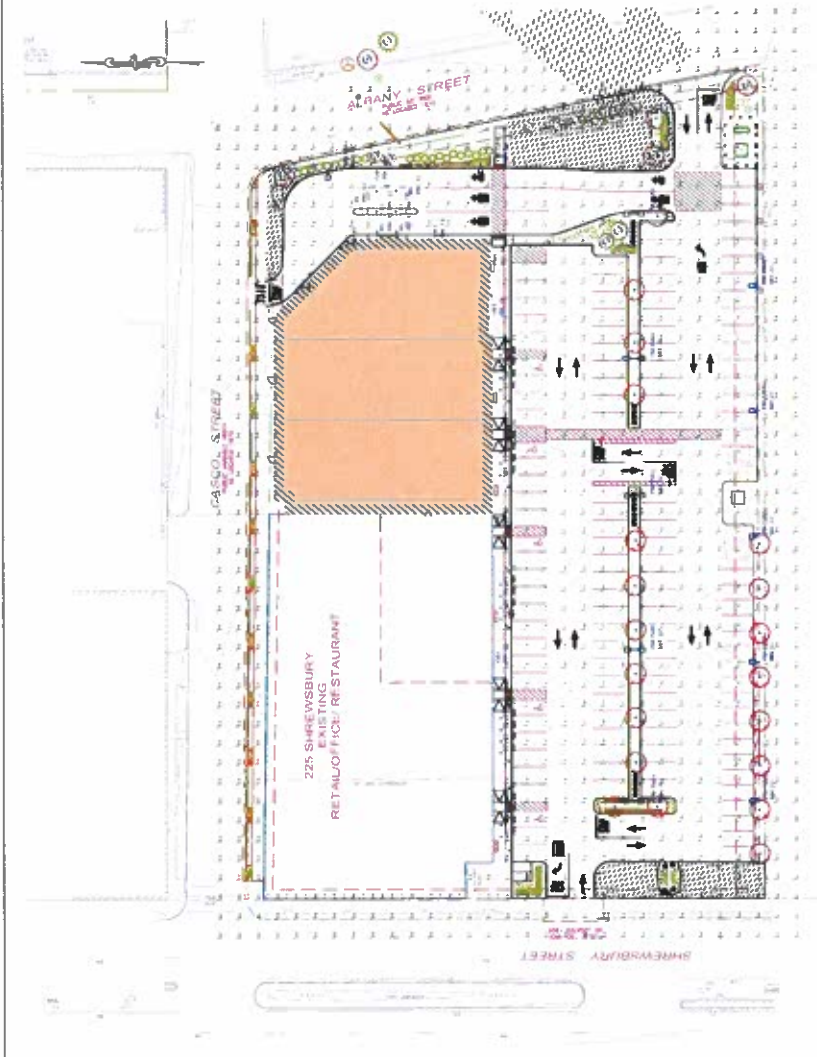
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9. THE PLANTING SHALL BE PLANTED WITH THE CANOPY PROTECTED BY A PROTECTIVE BARRIER.  
 10. THE PLANTING SHALL BE PLANTED WITH THE TRUNK PROTECTED BY A PROTECTIVE BARRIER.





1 Photometric Layout and Calculations  
SCALE: 1" = 30'-0"

Category	Code	Value	Unit
Room Area	Area	11,100	Sq. Ft.
Room Volume	Volume	111,000	Cu. Ft.
Room Height	Height	10	Feet
Room Perimeter	Perimeter	400	Feet
Room Shape	Shape	Rectangular	
Room Orientation	Orientation	North	
Room Usage	Usage	Office	
Room Occupancy	Occupancy	100	People
Room Lighting Level	Lighting Level	30	Ft-Candles
Room Lighting Power	Lighting Power	300	Watts
Room Lighting Efficiency	Lighting Efficiency	100	lm/W
Room Lighting Cost	Lighting Cost	3000	Dollars
Room Lighting Maintenance	Lighting Maintenance	3000	Dollars
Room Lighting Replacement	Lighting Replacement	3000	Dollars
Room Lighting Total	Lighting Total	9000	Dollars

Calculation	Value	Unit
Room Area	11,100	Sq. Ft.
Room Volume	111,000	Cu. Ft.
Room Height	10	Feet
Room Perimeter	400	Feet
Room Shape	Rectangular	
Room Orientation	North	
Room Usage	Office	
Room Occupancy	100	People
Room Lighting Level	30	Ft-Candles
Room Lighting Power	300	Watts
Room Lighting Efficiency	100	lm/W
Room Lighting Cost	3000	Dollars
Room Lighting Maintenance	3000	Dollars
Room Lighting Replacement	3000	Dollars
Room Lighting Total	9000	Dollars

### VSX-II Array LED Specifications

VSX-II Array LED Specifications

Ordering Information

Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)
VSX-II-1	10	60	5000	50,000
VSX-II-2	20	60	5000	50,000
VSX-II-3	30	60	5000	50,000
VSX-II-4	40	60	5000	50,000
VSX-II-5	50	60	5000	50,000

### SNTS Specifications

SNTS Specifications

Ordering Information

Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)
SNTS-1	10	60	5000	50,000
SNTS-2	20	60	5000	50,000
SNTS-3	30	60	5000	50,000
SNTS-4	40	60	5000	50,000
SNTS-5	50	60	5000	50,000

### VSX Array Fixture Specification - Visionaire VSX Array

VSX Array Fixture Specification - Visionaire VSX Array

Ordering Information

Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)
VSX-A	10	60	5000	50,000
VSX-B	20	60	5000	50,000
VSX-C	30	60	5000	50,000
VSX-D	40	60	5000	50,000
VSX-E	50	60	5000	50,000

### 4-C Class LED Downlight

4-C Class LED Downlight

Ordering Information

Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)
4-C-1	10	60	5000	50,000
4-C-2	20	60	5000	50,000
4-C-3	30	60	5000	50,000
4-C-4	40	60	5000	50,000
4-C-5	50	60	5000	50,000

### PGRS-2 LED Specifications

PGRS-2 LED Specifications

Ordering Information

Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)
PGRS-2-1	10	60	5000	50,000
PGRS-2-2	20	60	5000	50,000
PGRS-2-3	30	60	5000	50,000
PGRS-2-4	40	60	5000	50,000
PGRS-2-5	50	60	5000	50,000

### Vantage A4VELED

Vantage A4VELED

Ordering Information

Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)
Vantage A4VELED-1	10	60	5000	50,000
Vantage A4VELED-2	20	60	5000	50,000
Vantage A4VELED-3	30	60	5000	50,000
Vantage A4VELED-4	40	60	5000	50,000
Vantage A4VELED-5	50	60	5000	50,000

DATE	REVISION	DESCRIPTION
01/15/2011 <td>1 <td>Initial Issue</td> </td>	1 <td>Initial Issue</td>	Initial Issue
02/01/2011 <td>2 <td>Revised Issue</td> </td>	2 <td>Revised Issue</td>	Revised Issue
03/15/2011 <td>3 <td>Revised Issue</td> </td>	3 <td>Revised Issue</td>	Revised Issue
04/01/2011 <td>4 <td>Revised Issue</td> </td>	4 <td>Revised Issue</td>	Revised Issue
05/15/2011 <td>5 <td>Revised Issue</td> </td>	5 <td>Revised Issue</td>	Revised Issue

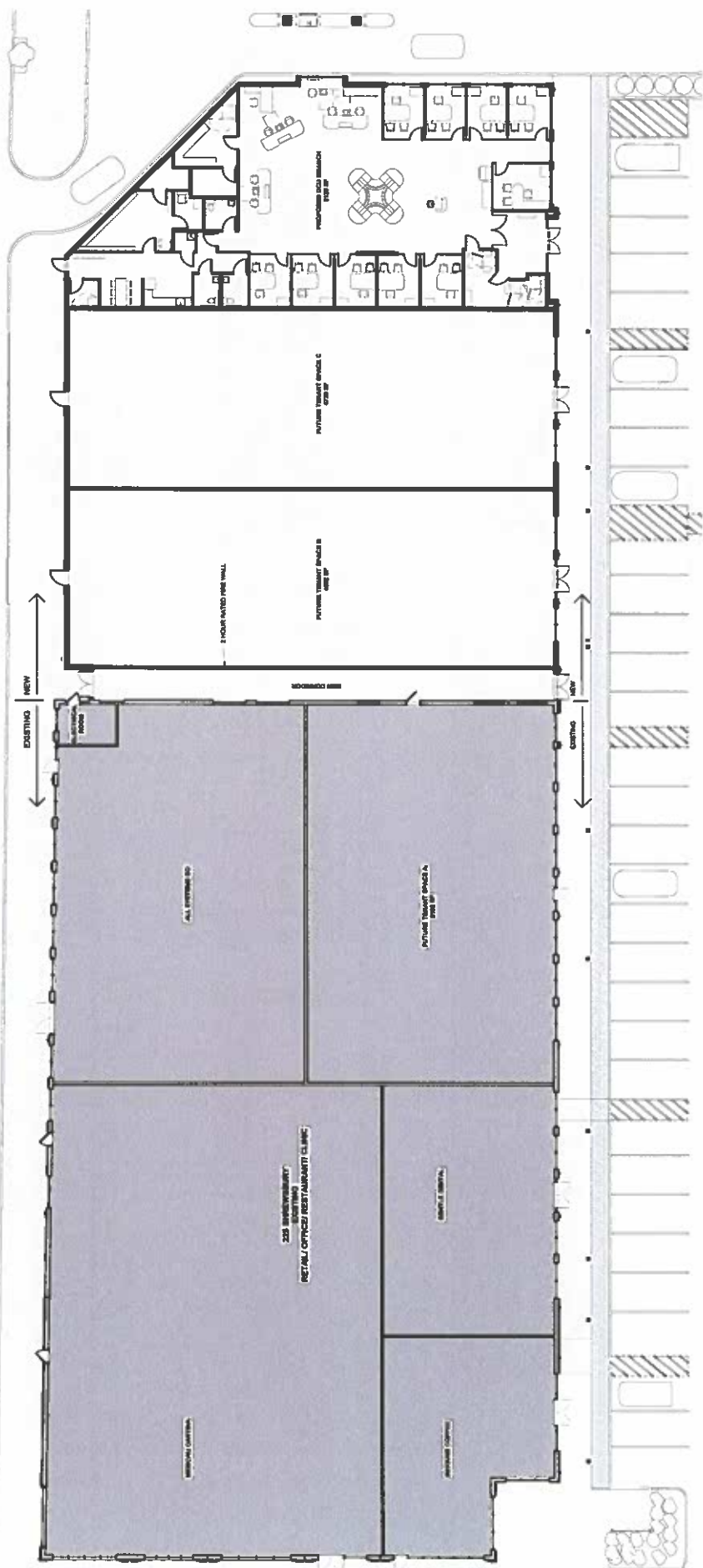
## 225 Shrewsbury St

### Photometric Layout Calculations Schedules and Specifications

**HIGHPOINT**  
900 Washington St.  
Dedham, MA 02026

**SK & Associates**  
EXPERIENCE THE DIFFERENCE

10000 Century Court  
Canton, MA 01921



SHEET - A100

PLANNING  
 FLOOR PLAN  
 225 SHREWBURY STREET  
 WORCESTER MA,  
 08106/24

LUNDGREN EQUITY PARTNERS  
 163 WASHINGTON STREET  
 AUBURN, MA 01501

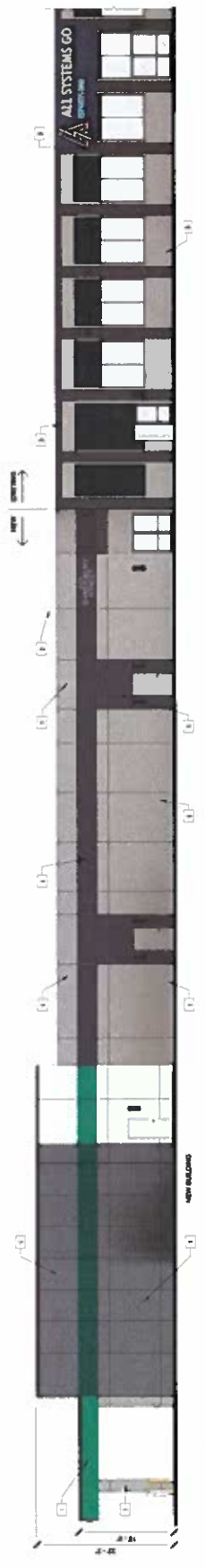
**EXTERIOR MATERIALS KEY**

PRODUCT CODE	NOTES
1	EXTERIOR WALLS: FINE-GRANED SYSTEM, VINED COLOR AND TEXTURE
2	FAÇADE CLADDING: WOOD-LOOKING BOARD
3	CLADDING: METAL PANELS
4	METAL CLADDING

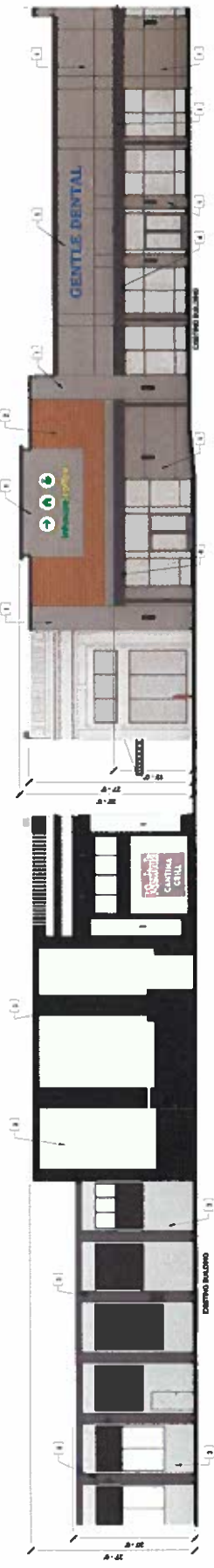
NO PROPOSED EXTERIOR WORK ON THE SHREWSBURY STREET FAÇADE.



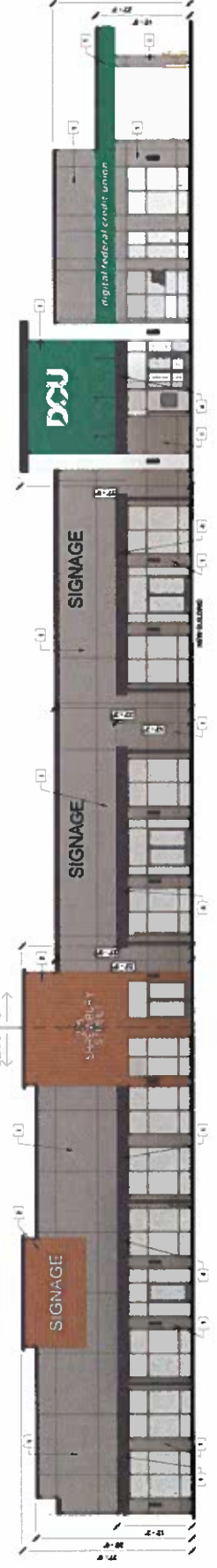
6 ALBANY STREET ELEVATION  
1/8" = 1'-0"



4 CASCO STREET ELEVATION LEFT SIDE  
1/8" = 1'-0"



3 CASCO STREET ELEVATION RIGHT SIDE  
1/8" = 1'-0"



2 PARKING LOT ELEVATION LEFT SIDE  
1/8" = 1'-0"



1 PARKING LOT ELEVATION RIGHT SIDE  
1/8" = 1'-0"

**PLANNING**  
**EXTERIOR ELEVATIONS**  
 225 SHREWSBURY STREET  
 WORCESTER, MA  
 08106/24

**LUNDGREN EQUITY PARTNERS**  
 163 WASHINGTON STREET  
 AUBURN, MA 01501



SHEET - A300





EXISTING VIEW FROM SHREWSBURY STREET



EXISTING VIEW FROM CASCO STREET



EXISTING VIEW TOWARD CASCO ST. FROM SHREWSBURY STREET



EXISTING VIEW FROM PARKING

LUNDGREN EQUITY PARTNERS  
163 WASHINGTON STREET  
AUBURN, MA 01501

PLANNING  
EXISTING BUILDING PHOTOS  
225 SHREWSBURY STREET  
WORCESTER MA  
08106/24



SHEET - A400



CASCO STREET ELEVATION



PARKING LOT ELEVATION

LUNDGREN EQUITY PARTNERS  
 163 WASHINGTON STREET  
 AUBURN, MA 01501

PLANNING  
 OVERALL BUILDING RENDERINGS  
 225 SHREWBURY STREET  
 WORCESTER, MA  
 06106/24

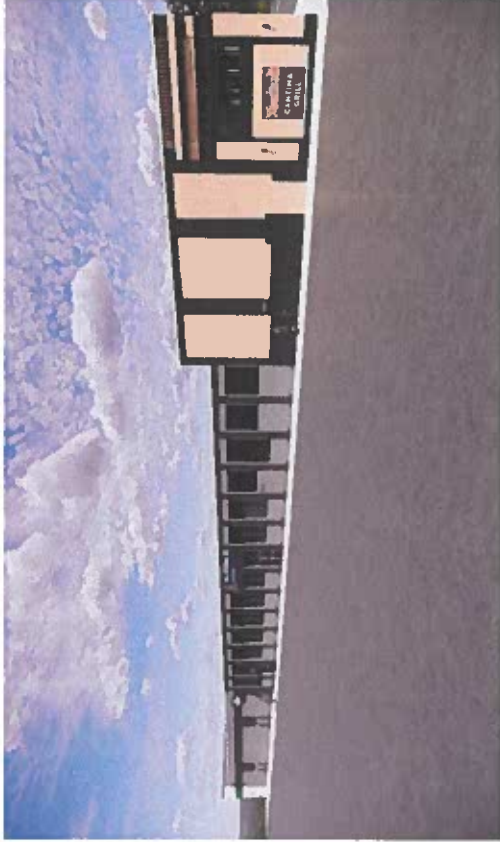
SHEET - A500







CASCO STREET ELEVATION LEFT SIDE



CASCO STREET ELEVATION RIGHT SIDE



PARKING LOT ELEVATION LEFT SIDE



PARKING LOT ELEVATION RIGHT SIDE

LUNDGREN EQUITY PARTNERS  
163 WASHINGTON STREET  
AUBURN, MA 01501

PLANNING  
RENDERINGS PERSPECTIVES  
225 SHREWBURY STREET  
WORCESTER MA.  
09/06/24



SHEET - A501



CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.  
City Manager



Samuel Konieczny, MAA  
City Assessor

Administration and Finance  
Division of Assessing

**REQUEST FOR MAPS AND/OR ABUTTERS' LISTS:**

Please be advised that requested lists will typically be completed within ten (10) business days. Lists will be provided for a fee of \$20.00 paid at the time of request. Please state the reason for the abutters' list and indicate if the subject parcel has shared ownership with an adjoining parcel, this will ensure the provided list meets the appropriate regulations. Two sets of mailing labels will be included when required.

Our email address is: [Assessing@worcesterma.gov](mailto:Assessing@worcesterma.gov) and our fax number is (508) 799-1021.

Please contact our office with any questions.

ABUTTER'S LIST      LABELS       Yes    No    1 SET     2 SETS  
 MAP(S)

PROPERTY ADDRESS 225 Shrewsbury Street - 16-032-02 + 2A

Worcester, MA

MBL No. \_\_\_\_\_

REASON:

PLANNING  
 ZONING  
 LIQUOR LICENSE  
 CONSERVATION COMMISSION  
 HISTORICAL COMMISSION  
 OTHER- \_\_\_\_\_

Footage for radius 300

CONTACT:

NAME: Stephanie Fleming

ADDRESS: 311 Main Street, Worcester

TELEPHONE: MA, 01608, 508-926-3346





### Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 84

Parcel Address: 225 SHREWSBURY ST  
 Assessor's Map-Block-Lot(s): 16-032-02+24

Owner: 225 SHREWSBURY ST REALTY LLC

Owner Mailing: 163 WASHINGTON ST  
AUBURN, MA 01501

Petitioner (if other than owner): STEPHANIE FLEMING  
 Petitioner Mailing Address: 311 MAIN ST  
WORCESTER, MA  
 Petitioner Phone: 5089263346

Planning: X      Zoning: X      License Commission: \_\_\_\_\_      Conservation Commission: \_\_\_\_\_  
 Historical: \_\_\_\_\_      Cannabis: \_\_\_\_\_      Other: \_\_\_\_\_

The City of Worcester  
Administration & Finance

CLERMEUS,CARL W	18-027-0002L	052A BEDFORD AVE	WORCESTER, MA 01604
ANIM,ELSIE B	18-027-0002R	052B BEDFORD AVE	WORCESTER, MA 01604
HERRIQUEZ,EDGAR ALVARADO + MERCADANTE PROPERTIES LLC	18-027-00041	0012 HALE AVE	MILFORD, MA 01757
ALDOMARE,NICHOLAS R	18-027-00043	0420 MAIN ST	OXFORD, MA 01540
ORTEGA,LUIS F	18-027-00049	0174 DANA AVE	WORCESTER, MA 01604-3108
CALCAGNI,HELEN C (LIFE ESTATE)	18-027-00052	0031 STANTON ST	WORCESTER, MA 01605
PAINCHAUD,JACLYN	18-027-00071	0186 DANA AVE	WORCESTER, MA 01604
OGUNFEITIMI,TANYA	18-027-00072	39 DUTTON ST	WORCESTER, MA 01610-3024
MOORE,RODNEY	18-027-00073	0194 DANA AVE	WORCESTER, MA 01604
BALDELLI,ROBERT V JR	18-027-00088	0117 FARRAR AVE	WORCESTER, MA 01604
AVVA,GURUPRASAD	18-027-0822R	0123 FARRAR AVE	WORCESTER, MA 01604
MORRIS,TREVOR A +	18-027-088-2	0119 FARRAR AVE	WORCESTER, MA 01604
GEORGE,PAMELA + THEODORE A	18-027-0882M	0121 FARRAR AVE	WORCESTER, MA 01604
RICHARD R RECORD + SON INC	18-027-17+50	0178 DANA AVE	WORCESTER, MA 01604
RICHARD R RECORD + SONS INC	18-027-42+44	0709 SOUTH ST	SHREWSBURY, MA 01545
RICHARD R RECORD + SONS INC	18-027-42+45	709 SOUTH STREET	SHREWSBURY, MA 01545
RICHARD R RECORD + SONS INC	18-027-42+46	0709 SOUTH ST	SHREWSBURY, MA 01545
BULLENS,JOHN R + MARY F	18-027-45+47	0170 DANA AVE	WORCESTER, MA 01604-3108
RICHARD R RECORD + SONS INC	18-027-46+48	0709 SOUTH ST	SHREWSBURY, MA 01545
RICHARD R RECORD + SONS INC	18-027-46+49	0709 SOUTH ST	SHREWSBURY, MA 01545
MANGS,LORENE A	18-031-00013	0053 BEDFORD AVE	WORCESTER, MA 01604-3259
TOOMBS,PAUL + KIM	18-031-00023	0133 DANA AVE	WORCESTER, MA 01604
GILHULY,THOMAS C	18-031-00028	0022 VERES ST	FAIRFIELD, CT 06824
NYAKAKO,EMMANUEL O + ROSE MARIE	18-031-019-1	0133 HOUGHTON RD	PRINCETON, MA 01541
NYAKAKO,EMMANUEL O + ROSE MARIE	18-031-019-2	0133 HOUGHTON RD	PRINCETON, MA 01541
BANERJEE,ANIT KUMAR	18-031-019-3	0088 WARNER AVE	WORCESTER, MA 01604
HUNT,EVELYN	18-031-23-2B	0135 DANA AVE	WORCESTER, MA 01604
NGUYEN,ANNY	18-031-23-2C	0137 DANA AVE	WORCESTER, MA 01604
DIBENEDETTO,DAVID P	18-033-00001	0124 WARNER AVE	WORCESTER, MA 01604
LE,THANH TRUC N +	18-033-00002	0130 WARNER AVE	WORCESTER, MA 01604
WRIGHTSON,CAROLINE K	18-033-00004	0117 WARNER AVE	WORCESTER, MA 01604
PLASSE,JOHN M + FABIANE BERNARDO	18-033-00005	0163 DANA AVE	WORCESTER, MA 01604
BERCUME,ROLAND E + VIRGINIA M +	18-033-00006	0050 BEDFORD AVE	WORCESTER, MA 01604-3258
MORRIS,LARWOH	18-033-00007	0096 WARNER AVE	WORCESTER, MA 01604
FLOWERS,LARRY E SR +	18-033-00009	0169 DANA AVE	WORCESTER, MA 01604-3107
ABDALLAH,TABARI SULEIMAN	18-033-00012	0181 DANA AVE	WORCESTER, MA 01604
HOLM,ERIK + LISA A	18-033-00013	0185 DANA AVE	WORCESTER, MA 01604-3107
AGUIRRE,EDWARD	18-033-00016	0197 DANA AVE	WORCESTER, MA 01604
FULLER,MATTHEW	18-033-00018	0118 WARNER AVE	WORCESTER, MA 01604
DOAN,NHUNG T +	18-033-00028	0135 WARNER AVE	WORCESTER, MA 01603
BAZINET,DEBORAH A	18-033-00031	0106 WARNER AVE	WORCESTER, MA 01604-3154
SULLIVAN,PATRICK T	18-033-00032	0108 WARNER AVE	WORCESTER, MA 01604
PECI,JULIAN + BRITTA IRENE	18-033-00035	0048 VISTA CIR	RUTLAND, MA 01543

BONSU,KWAME	18-033-00036	0125 WARNER AVE	WORCESTER, MA 01602
LESLIE,SARA	18-033-00038	0121 WARNER AVE	WORCESTER, MA 01604
VARTANIAN,MICHAEL N +	18-033-00039	14 INVERNESS AVE	WORCESTER, MA 01604
MATOVINA,CAROLYN	18-033-00040	0065 HIGHLAND ST #2	MARLBOROUGH, MA 01752
MERCADANTE PROPERTIES LLC	18-033-00041	0420 MAIN ST	OXFORD, MA 01540
CORSO,STEPHEN A + KAREN M	18-033-0004A	0016 INVERNESS AVE	WORCESTER, MA 01604-3128
BOIQUAYE,FREDA K	18-033-0004B	0018 INVERNESS AVE	WORCESTER, MA 01604
MCCORMICK,BRANDON	18-033-0025A	0099 WARNER AVE	WORCESTER, MA 01604
WALSH,DONNA BRADLEY	18-033-0026A	0101 WARNER AVE	WORCESTER, MA 01604-3151
QUARM,STEVEN +	18-033-0027A	0010 INVERNESS AVE	WORCESTER, MA 01604
SIMPSON,JOHNATHAN A	18-033-040-2	0113 WARNER AVE	WORCESTER, MA 01604
DIROCCO,DAVID J	18-033-10+11	0175 DANA AVE	WORCESTER, MA 01604
O'TOOLE,JAMES	18-033-14+15	0193 DANA AVE	WORCESTER, MA 01604
FOURNIER,DAVID M + KATHLEEN M	18-033-19+20	136 WARNER AVE	WORCESTER, MA 01604
HANSON,JENNIFER	18-034-00015	9987 WARNER AVE	WORCESTER, MA 01604
JOST,CARLA A	18-034-0014A	0085 WARNER AVE	WORCESTER, MA 01604-3150
DIBARO,CAROLYN	18-034-0015A	0063 BEDFORD AVE	WORCESTER, MA 01604-3139
FULLER,CHARLES III	38-003-00004	0023 INVERNESS AVE	WORCESTER, MA 01604
FRIEND,DANIEL P +DOREEN A	38-003-00005	0025 INVERNESS AVE	WORCESTER, MA 01604
ERESSY,MICHAEL HAYES	38-003-00006	0027 INVERNESS AVE	WORCESTER, MA 01604
BAEZ,CAROL	38-003-0001B	065A BEDFORD AVE	WORCESTER, MA 01604
BIRELO,JULIANA +	18-033-27-08	0006 INVERNESS AVE UNIT 8	WORCESTER, MA 01604
BOLING,MARK + YU,JUNG	18-033-27-09	0112 WINTER ST	FRAMINGHAM, MA 01702
MMARI,INOCENT G	18-033-27-10	0006 INVERNESS AVE UNIT 10	WORCESTER, MA 01604
SHUGRIE,SARAH J	18-033-27-11	0006 INVERNESS AVE UNIT 11	WORCESTER, MA 01604
GARVIN,CYNTHIA	18-033-27-01	0006 INVERNESS AVE UNIT 1	WORCESTER, MA 01604
DYSON,DANIEL F	18-033-27-02	0006 INVERNESS AVE UNIT 2	WORCESTER, MA 01604
GOULD,SAMANTHA T	18-033-27-03	0006 INVERNESS AVE UNIT 3	WORCESTER, MA 01605
DOHERTY,JUDITH M TRUSTEE	18-033-27-04	0006 INVERNESS AVE #4	WORCESTER, MA 01604
LILLER,JOHN A + KASTLER,KIM D	18-033-27-05	0090 MERRIAM RD	GRAFTON, MA 01590
CONLON,CHRISTOPHER J	18-033-27-06	0079 WHEELLOCK AVE	MILLBURY, MA 01527
BUITRAGO,CAROL + RODRIGUEZ,JAVIER	18-033-27-07	0006 INVERNESS ST	WORCESTER, MA 01604
JAG MANAGEMENT LLC	18-033-0001A	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0001B	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0001C	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0001D	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0002A	PO BOX 41	SHREWSBURY, MA 01545
MORISSETTE,GREGORY B	18-033-0002B	0022 INVERNESS AVE UNIT 2-B	WORCESTER, MA 01604
JAG MANAGEMENT LLC	18-033-0002C	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0002D	PO BOX 41	SHREWSBURY, MA 01545

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 16-032-02+2A as cited above.



Certified by:

\_\_\_\_\_  
Signature

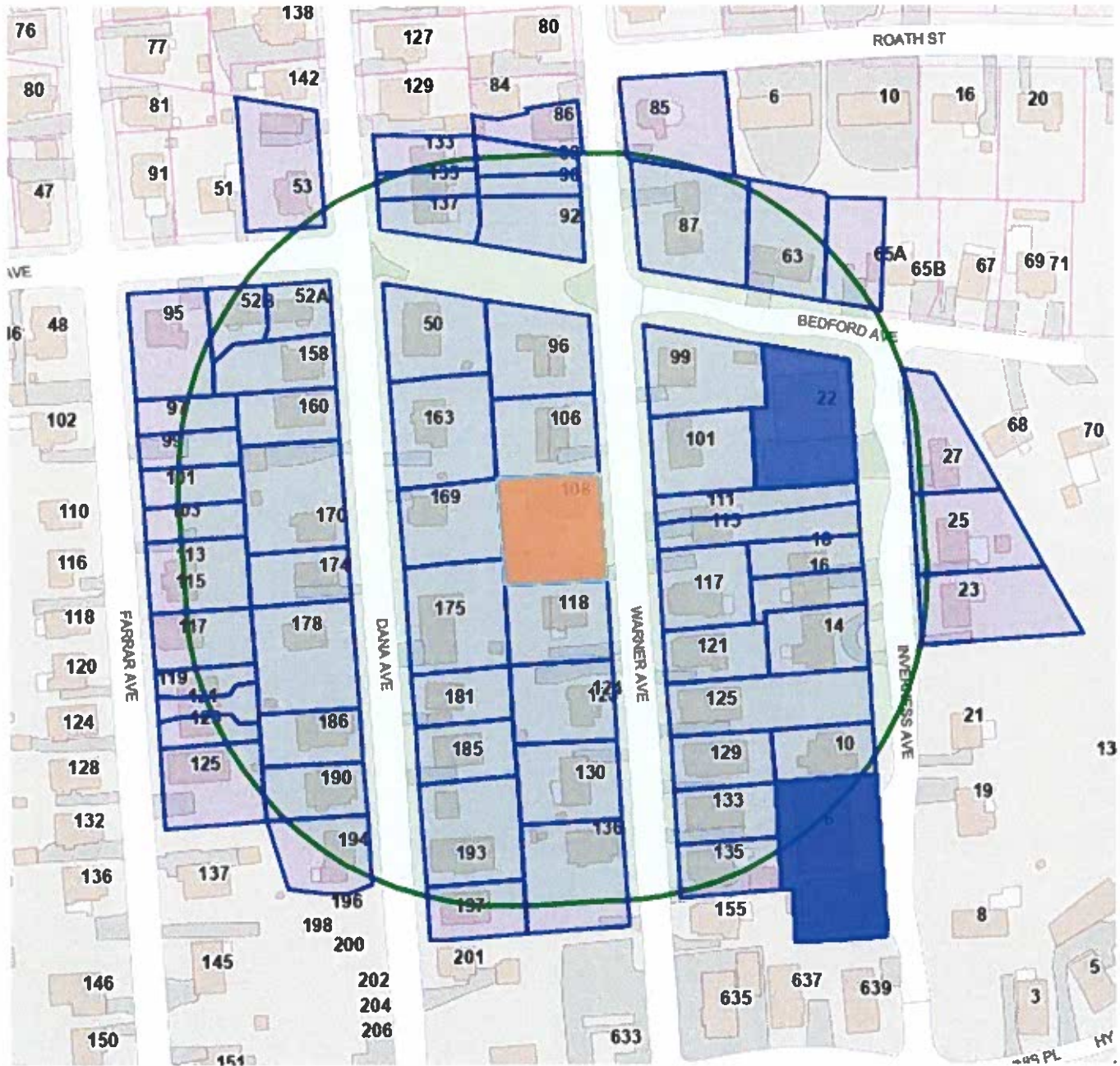


06/03/2024

Date



### Abutters Map



BAAH, OSEI  
18-027-00015  
0095 FARRAR AVE  
WORCESTER, MA 01604

MOORE, RODNEY  
18-027-00088  
0117 FARRAR AVE  
WORCESTER, MA 01604

RICHARD R RECORD + SONS I...  
18-027-46+49  
0709 SOUTH ST  
SHREWSBURY, MA 01545

CLERMEUS, CARL W  
18-027-0002L  
052A BEDFORD AVE  
WORCESTER, MA 01604

BALDELLI, ROBERT V JR  
18-027-0822R  
0123 FARRAR AVE  
WORCESTER, MA 01604

MANGS, LORENE A  
18-031-00013  
0053 BEDFORD AVE  
WORCESTER, MA 01604-3259

ANIM, ELSIE B  
18-027-0002R  
052B BEDFORD AVE  
WORCESTER, MA 01604

AVVA, GURUPRASAD  
18-027-088-2  
0119 FARRAR AVE  
WORCESTER, MA 01604

TOOMBS, PAUL + KIM  
18-031-00023  
0133 DANA AVE  
WORCESTER, MA 01604

HERRIQUEZ, EDGAR ALVARADO...  
18-027-00041  
0012 HALE AVE  
MILFORD, MA 01757

MORRIS, TREVOR A +  
18-027-0882M  
0121 FARRAR AVE  
WORCESTER, MA 01604

GILHULY, THOMAS C  
18-031-00028  
0022 VERES ST  
FAIRFIELD, CT 06824

MERCADANTE PROPERTIES LL...  
18-027-00043  
0420 MAIN ST  
OXFORD, MA 01540

GEORGE, PAMELA + THEODOR...  
18-027-17+50  
0178 DANA AVE  
WORCESTER, MA 01604

NYAKAKO, EMMANUEL O + ROS...  
18-031-019-1  
0133 HOUGHTON RD  
PRINCETON, MA 01541

ALTOMARE, NICHOLAS R  
18-027-00049  
0174 DANA AVE  
WORCESTER, MA 01604-3108

RICHARD R RECORD + SON IN...  
18-027-42+44  
0709 SOUTH ST  
SHREWSBURY, MA 01545

NYAKAKO, EMMANUEL O + ROS...  
18-031-019-2  
0133 HOUGHTON RD  
PRINCETON, MA 01541

ORTEGA, LUIS F  
18-027-00052  
0031 STANTON ST  
WORCESTER, MA 01605

RICHARD R RECORD + SONS I...  
18-027-42+45  
709 SOUTH STREET  
SHREWSBURY, MA 01545

BANERJEE, ANIT KUMAR  
18-031-019-3  
0088 WARNER AVE  
WORCESTER, MA 01604

CALCAGNI, HELEN C (LIFE ESTA...  
18-027-00071  
0186 DANA AVE  
WORCESTER, MA 01604

RICHARD R RECORD + SONS I...  
18-027-42+46  
0709 SOUTH ST  
SHREWSBURY, MA 01545

HUNT, EVELYN  
18-031-23-2B  
0135 DANA AVE  
WORCESTER, MA 01604

PAINCHAUD, JACLYN  
18-027-00072  
39 DUTTON ST  
WORCESTER, MA 01610-3024

BULLENS, JOHN R + MARY F  
18-027-45+47  
0170 DANA AVE  
WORCESTER, MA 01604-3108

NGUYEN, ANNY  
18-031-23-2C  
0137 DANA AVE  
WORCESTER, MA 01604

OGUNFEITIMI, TANYA  
18-027-00073  
0194 DANA AVE  
WORCESTER, MA 01604

RICHARD R RECORD + SONS I...  
18-027-46+48  
0709 SOUTH ST  
SHREWSBURY, MA 01545

DIBENEDETTO, DAVID P  
18-033-00001  
0124 WARNER AVE  
WORCESTER, MA 01604

LE, THANH TRUC N +  
18-033-00002  
0130 WARNER AVE  
WORCESTER, MA 01604

DOAN, NHUNG T +  
18-033-00028  
0135 WARNER AVE  
WORCESTER, MA 01603

BOIQUAYE, FRED A K  
18-033-0004B  
0018 INVERNESS AVE  
WORCESTER, MA 01604

WRIGHTSON, CAROLINE K  
18-033-00004  
0117 WARNER AVE  
WORCESTER, MA 01604

BAZINET, DEBORAH A  
18-033-00031  
0106 WARNER AVE  
WORCESTER, MA 01604-3154

MCCORMICK, BRANDON  
18-033-0025A  
0099 WARNER AVE  
WORCESTER, MA 01604

PLASSE, JOHN M + FABIANE BE...  
18-033-00005  
0163 DANA AVE  
WORCESTER, MA 01604

SULLIVAN, PATRICK T  
18-033-00032  
0108 WARNER AVE  
WORCESTER, MA 01604

WALSH, DONNA BRADLEY  
18-033-0026A  
0101 WARNER AVE  
WORCESTER, MA 01604-3151

BERCUME, ROLAND E + VIRGINI...  
18-033-00006  
0050 BEDFORD AVE  
WORCESTER, MA 01604-3258

PECI, JULIAN + BRITTA IRENE  
18-033-00035  
0048 VISTA CIR  
RUTLAND, MA 01543

QUARM, STEVEN +  
18-033-0027A  
0010 INVERNESS AVE  
WORCESTER, MA 01604

MORRIS, LARWOH  
18-033-00007  
0096 WARNER AVE  
WORCESTER, MA 01604

BONSU, KWAME  
18-033-00036  
0125 WARNER AVE  
WORCESTER, MA 01602

SIMPSON, JOHNATHAN A  
18-033-040-2  
0113 WARNER AVE  
WORCESTER, MA 01604

FLOWERS, LARRY E SR +  
18-033-00009  
0169 DANA AVE  
WORCESTER, MA 01604-3107

LESLIE, SARA  
18-033-00038  
0121 WARNER AVE  
WORCESTER, MA 01604

DIROCCO, DAVID J  
18-033-10+11  
0175 DANA AVE  
WORCESTER, MA 01604

ABDALLAH, TABARI SULEIMAN  
18-033-00012  
0181 DANA AVE  
WORCESTER, MA 01604

VARTANIAN, MICHAEL N +  
18-033-00039  
14 INVERNESS AVE  
WORCESTER, MA 01604

O'TOOLE, JAMES  
18-033-14+15  
0193 DANA AVE  
WORCESTER, MA 01604

HOLM, ERIK + LISA A  
18-033-00013  
0185 DANA AVE  
WORCESTER, MA 01604-3107

MATOVINA, CAROLYN  
18-033-00040  
0065 HIGHLAND ST  
#2  
MARLBOROUGH, MA 01752

FOURNIER, DAVID M + KATHLEE...  
18-033-19+20  
136 WARNER AVE  
WORCESTER, MA 01604

AGUIRRE, EDWARD  
18-033-00016  
0197 DANA AVE  
WORCESTER, MA 01604

MERCADANTE PROPERTIES LL...  
18-033-00041  
0420 MAIN ST  
OXFORD, MA 01540

HANSON, JENNIFER  
18-034-00015  
9987 WARNER AVE  
WORCESTER, MA 01604

FULLER, MATTHEW  
18-033-00018  
0118 WARNER AVE  
WORCESTER, MA 01604

CORSO, STEPHEN A + KAREN ...  
18-033-0004A  
0016 INVERNESS AVE  
WORCESTER, MA 01604-3128

JOST, CARLA A  
18-034-0014A  
0085 WARNER AVE  
WORCESTER, MA 01604-3150

DIBARO,CAROLYN  
18-034-0015A  
0063 BEDFORD AVE  
WORCESTER, MA 01604-3139

FULLER,CHARLES III  
38-003-00004  
0023 INVERNESS AVE  
WORCESTER, MA 01604

FRIEND,DANIEL P +DOREEN A  
38-003-00005  
0025 INVERNESS AVE  
WORCESTER, MA 01604

ERESSY,MICHAEL HAYES  
38-003-00006  
0027 INVERNESS AVE  
WORCESTER, MA 01604

BAEZ,CAROL  
38-003-0001B  
065A BEDFORD AVE  
WORCESTER, MA 01604

BIRELO,JULIANA +  
18-033-27-08  
0006 INVERNESS AVE  
UNIT 8  
WORCESTER, MA 01604

BOLING,MARK + YU,JUNG  
18-033-27-09  
0112 WINTER ST  
FRAMINGHAM, MA 01702

MMARI,INOCENT G  
18-033-27-10  
0006 INVERNESS AVE  
UNIT 10  
WORCESTER, MA 01604

SHUGRIE,SARAH J  
18-033-27-11  
0006 INVERNESS AVE  
UNIT 11  
WORCESTER, MA 01604

GARVIN,CYNTHIA  
18-033-27-01  
0006 INVERNESS AVE  
UNIT 1  
WORCESTER, MA 01604

DYSON,DANIEL F  
18-033-27-02  
0006 INVERNESS AVE  
UNIT 2  
WORCESTER, MA 01604

GOULD,SAMANTHA T  
18-033-27-03  
0006 INVERNESS AVE  
UNIT 3  
WORCESTER, MA 01605

DOHERTY,JUDITH M TRUSTEE  
18-033-27-04  
0006 INVERNESS AVE  
#4  
WORCESTER, MA 01604

LILLER,JOHN A + KASTLER,KIM...  
18-033-27-05  
0090 MERRIAM RD  
GRAFTON, MA 01590

CONLON,CHRISTOPHER J  
18-033-27-06  
0079 WHEELLOCK AVE  
MILLBURY, MA 01527

BUITRAGO,CAROL + RODRIGU...  
18-033-27-07  
0006 INVERNESS ST  
WORCESTER, MA 01604

JAG MANAGEMENT LLC  
18-033-0001A  
PO BOX 41  
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC  
18-033-0001B  
PO BOX 41  
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC  
18-033-0001C  
PO BOX 41  
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC  
18-033-0001D  
PO BOX 41  
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC  
18-033-0002A  
PO BOX 41  
SHREWSBURY, MA 01545

MORISSETTE,GREGORY B  
18-033-0002B  
0022 INVERNESS AVE  
UNIT 2-B  
WORCESTER, MA 01604

JAG MANAGEMENT LLC  
18-033-0002C  
PO BOX 41  
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC  
18-033-0002D  
PO BOX 41  
SHREWSBURY, MA 01545

