

City of Worcester Planning Board

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2024 JUN 21 PM 3:21

**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. 47 Hermon Street  
Address(es) – please list all addresses the subject property is known by
- b. 03-003-00024  
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 69767 Page 81  
Current Owner(s) Recorded Deed/Title Reference(s)
- d. MG-2.0; AROD  
Zoning District and all Zoning Overlay Districts (if any)

**2. APPLICANT INFORMATION**

- a. 47 Hermon Realty, LLC  
Name(s)
- b. 345 Boylston Street, Suite 300, Newton, MA 02459  
Mailing Address(es)
- c. (617) 224-2475 / rossi34esq@aol.com  
Email and Phone Number(s)
- d. 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

(Signature) Attorney For Anthony Rossi, Manager  
of 47 Hermon Realty, LLC

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

- a. \_\_\_\_\_  
Name(s)
- b. \_\_\_\_\_  
Mailing Address(es)
- d. \_\_\_\_\_  
Email and Phone Number

4. REPRESENTATIVE INFORMATION

a. Donald J. O'Neil, Esq.

Name(s)

b.

Signature(s)

c. 688 Pleasant Street, Worcester, MA 01602

Mailing Address(es)

d. djo@oneilbarrister.com / (508) 755-5655

Email and Phone Number

e. Lawyer

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

5. AUTHORIZATION

Authorization I, Joseph D. Anthony, Owner of Record of the property listed with the

Res. Manager of 47 Hermon Realty LLC

Assessing Division of the City of Worcester, Massachusetts as Map 03 Block 03 Lot(s) 0024, do hereby

authorize Donald J. O'Neil to file this application with the Division of Planning & Regulatory

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

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

Donald J. O'Neil Atty. for 47 Hermon Realty, LLC

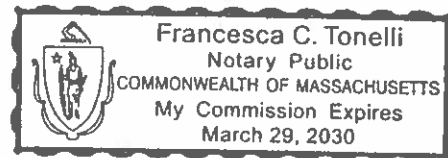
, to me known to be the person described in and who executed the foregoing

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

Francesca C. Tonelli

NOTARY PUBLIC

My Commission Expires: 3-29-30



(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. \_\_\_\_\_  
Printed Name & Signature of Applicant, certifying payment of all municipal charges

**If a Corporation or Trust:**

- j. 47 Hermon Realty, LLC  
Full Legal Name
- k. Massachusetts Worcester  
State of Incorporation Principal Place of Business
- l. 345 Boylston Street, Suite 300, Newton , MA 02459  
Mailing Address or Place of Business in Massachusetts
- m. David J. ... For Anthony Russo, Manager  
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 vacant manufacturing building under renovation.

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

Proposed Project Type			
Residential	<input checked="" type="checkbox"/>	New Construction	<input type="checkbox"/>
Industrial/manufacturing	<input type="checkbox"/>	Rehabilitation/Renovation	<input type="checkbox"/>
Business	<input type="checkbox"/>	Expansion/Addition	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Change of use	<input type="checkbox"/>
Subdivision	<input type="checkbox"/>	Drive-through	<input 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)  
 Applicant proposes to convert building to residential use. Eleven units proposed.

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	4,805 s.f.	0	4,805 s.f.
Number of buildings	1		1
Total square footage of building(s)			
Number of stories of building(s)	3		3
Number of parking spaces	0		0
Number of loading spaces	0		0
Changes to on-street parking	None		None
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	0		0
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	0	11	11
If multi-family, number of bedrooms per unit	variable		variable
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			

### 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

### 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
Historical Commission	demolition delay waiver for renovation		

### 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"/>	1
b. Locus plan with zoning information shown	<input type="checkbox"/>	1
c. Existing utilities	<input type="checkbox"/>	1
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input checked="" type="checkbox"/>	
e. Soil types identified on the plan (including test-pit/boring locations)	<input checked="" type="checkbox"/>	
f. Location of all trees over 9" caliper inches on existing conditions plan	<input checked="" type="checkbox"/>	
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	A1-2
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	1
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 checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
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"/>	

**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 focus 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 checked="" type="checkbox"/>	
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input checked="" type="checkbox"/>	
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	A1-2
d. Pedestrian paving and surface treatment details	<input checked="" type="checkbox"/>	
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input checked="" type="checkbox"/>	
d. Pavement and curb details, including level sidewalks at driveways	<input checked="" type="checkbox"/>	
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input checked="" type="checkbox"/>	

**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 checked="" type="checkbox"/>	
b. Number of compact parking spaces (8 x16)	<input checked="" type="checkbox"/>	
c. ADA parking spaces	<input checked="" type="checkbox"/>	
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input checked="" type="checkbox"/>	
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input checked="" type="checkbox"/>	
f. Loading spaces or docks (see Table 4.5 and related notes)	<input checked="" type="checkbox"/>	
g. Screen planting between parking and edge of property or pedestrian paths	<input checked="" type="checkbox"/>	
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input checked="" type="checkbox"/>	
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input type="checkbox"/>	1

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"/>	A2
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"/>	A2
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 checked="" type="checkbox"/>	
e. Parking and circulation directional signage	<input checked="" type="checkbox"/>	
f. Signage facing the street	<input checked="" type="checkbox"/>	

5. Adequacy of stormwater and drainage facilities.

Feature	None	Page/ sheet #
a. Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	

\*\*\*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. <i>Contact DWP&amp;P to determine any applicable sewer connection or use change fees.</i>	<input type="checkbox"/>	
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	
c. Footing or foundation drainage for a proposed structure or wall	<input 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 checked="" type="checkbox"/>	
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	
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"/>	1
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"/>	
c. Photometric plan for parking lots with ≥12 new spaces	<input type="checkbox"/>	
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"/>	
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input type="checkbox"/>	
f. Limit of clearing, with mature vegetation protected where possible	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	
b. Clearly marked fire or emergency loading areas	<input checked="" type="checkbox"/>	
c. Fire hydrants and/or FDC connections	<input checked="" type="checkbox"/>	

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"/>	
b. Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	
b. Plans for securing of any stockpiles on site during construction	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	
b. Historically-sensitive façade, window, and roof treatments	<input 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"/>	
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input type="checkbox"/>	

**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 checked="" type="checkbox"/>	
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input checked="" type="checkbox"/>	
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input checked="" type="checkbox"/>	
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"/>	1
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	1
c.	Easements for any utilities, public access, or adjacent properties	<input checked="" type="checkbox"/>	
d.	Regularity factor for all lots	<input type="checkbox"/>	1
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"/>	A1



### 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: 23

Parcel Address: 47 HERMON ST

Assessor's Map-Block-Lot(s): 03-003-00024

Owner: 47 HERMON REALTY LLC

Owner Mailing: 345 BOYLSTON ST, SUITE 300  
NEWTON, MA 02459

Petitioner (if other than owner): DONALD J ONEIL

Petitioner Mailing Address: 688 PLEASANT ST

Petitioner Phone: 5087555655

Planning: \_\_\_\_\_ Zoning: X License Commission: \_\_\_\_\_ Conservation Commission: \_\_\_\_\_

Historical: \_\_\_\_\_ Cannabis: \_\_\_\_\_ Other: \_\_\_\_\_

03-008-16+17	RIZZO RICHARD M + LOIS A	0031 GOODNOW LN	FRAMINGHAM MA 01702
03-003-10+20	BRADY SULLIVAN WORCESTER	0670 N COMMERCIAL ST STE 303	MANCHESTER NH 03101
03-003-07+14	HERMON STREET DEVELOPMENT LLC	0075 WILLIAMS ST	CHELSEA MA 02150

The City of Worcester  
Administration & Finance

03-008-00030	RAPTIS MARKOS	P O BOX 385	ROCHDALE MA 01542
03-008-00010	DESOUZA RAFAEL A LOUREIRO	0005 TEMI RD	HUDSON MA 01749
03-008-00022	25 CHARLETON STREET LLC	0052 MIDDLESEX ST	WINCHESTER MA 01890
03-004-00005	BRIDGESOUTH REAL ESTATE DEVELOPMENT	PO BOX 206	NEWTON MA 02468
03-003-00006	BENANDER DALE L TRUSTEE+	0017 HERMON ST	WORCESTER MA 01608
03-008-00015	PRASHAD SOMDATT TRUSTEE	0006 LOST OAK RD	WEST BOYLSTON MA 01583
03-008-00025	CENTRO LAS AMERICAS INC	0011 SYCAMORE ST	WORCESTER MA 01608
03-008-00021	CENTRO LAS AMERICAS INC	0011 SYCAMORE ST	WORCESTER MA 01608
03-008-00009	HERMON STREET DEVELOPMENT LLC	0075 WILLIAMS ST	CHELSEA MA 02150
03-008-00026	M JEMMS WORCESTER I LLC	0014 LONGMEADOW RD	CHELMSFORD MA 01824
03-007-00018	NAPAC HOLDINGS LTD	0005 IRVING ST	WORCESTER MA 01609
03-007-00015	NAPAC HOLDINGS LTD	0005 IRVING ST	WORCESTER MA 01609
03-008-00024	NAPAC HOLDINGS LTD	0229 SOUTHBRIDGE ST	WORCESTER MA 01608
03-003-00008	BRADY SULLIVAN WORCESTER	0670 N COMMERCIAL ST	MANCHESTER NH 03101
03-003-00208	HERMON STREET DEVELOPMENT LLC	0075 WILLIAMS ST	CHELSEA MA 02150
03-008-00023	CENTRO LAS AMERICAS INC	0011 SYCAMORE ST	WORCESTER MA 01608
03-003-00009	HERMON STREET DEVELOPMENT LLC	0075 WILLIMAS ST	CHELSEA MA 02150
03-003-00024	47 HERMON REALTY LLC	0345 BOYLSTON ST UNIT 300	NEWTON MA 02459
03-004-00002	BRADY SULLIVAN WORCESTER	0670 N COMMERCIAL ST STE 303	MANCHESTER NH 03101
03-003-00012	CLARK ROBERT H JR + GERALD M	41 JACKSON ST	WORCESTER MA 01608

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 03-003-00024 as cited above.

Certified by:

\_\_\_\_\_  
Signature

04/24/2024

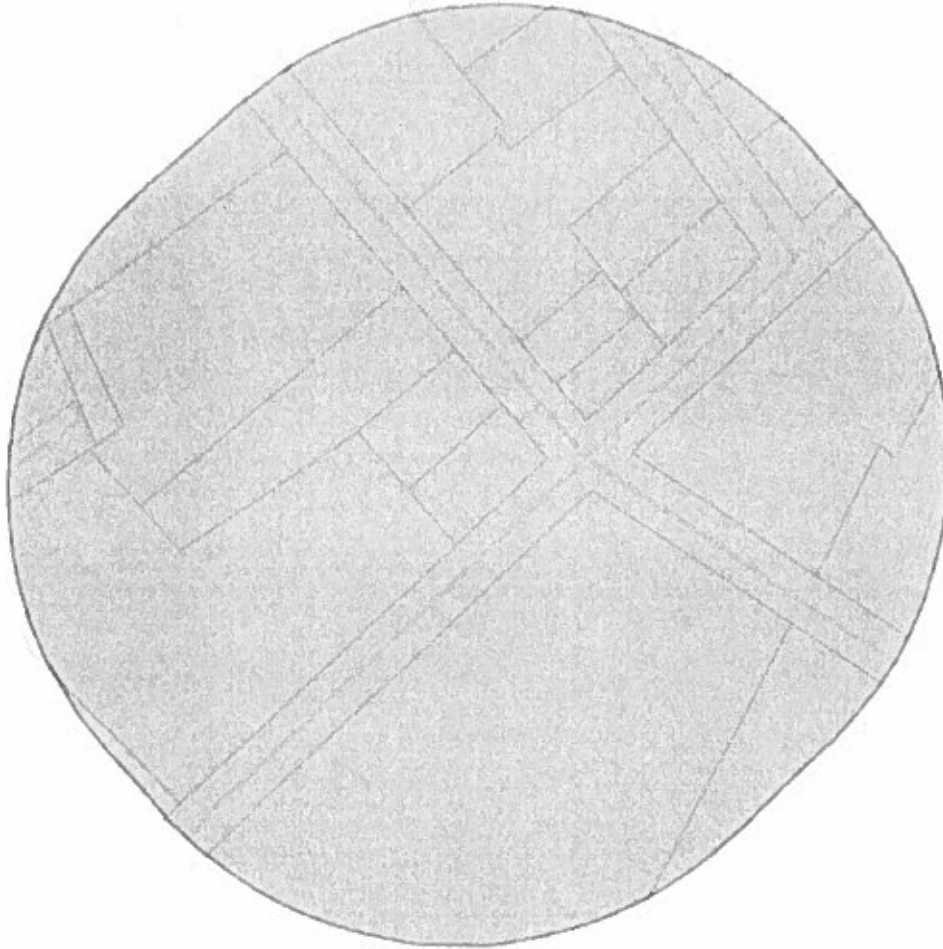
Date



The City of  
**WORCESTER**

Assessing Division  
Samuel E. Konieczny, MAA, City Assessor  
City Hall, 455 Main Street, Worcester, MA 01608  
P | 508-799-1098 F | 508-799-1021  
[assessing@worcesterma.gov](mailto:assessing@worcesterma.gov)

### Abutters Map



# MORTGAGE INSPECTION PLAN

LOCATION: 47 HERMON STREET  
CITY, STATE: WORCESTER, MA  
APPLICANT: ROSSI  
CERTIFIED TO:  
DATE: 09-14-2023

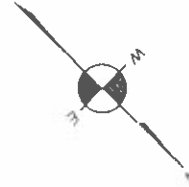


23-06594

**BOSTON**  
**SURVEY, INC.**

P.O. BOX 270229  
CHARLESTOWN, MA 02129  
T: (617) 242-1313, F: (617) 242-1616  
WWW.BOSTONSURVEYING.COM

LOT CONFIGURATION BASED ON  
ASSESSORS MAP. INSTRUMENT  
SURVEY IS RECOMMENDED.



SCALE: 1" = 20'

### FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as

**ZONE: X**

**COMMUNITY PANEL No. 25027C0618E**

**EFFECTIVE DATE: 7/4/2011**

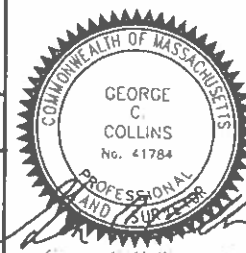
### REFERENCES

**DEED REF: 55584/358**  
**PLAN REF: ASSESSORS**

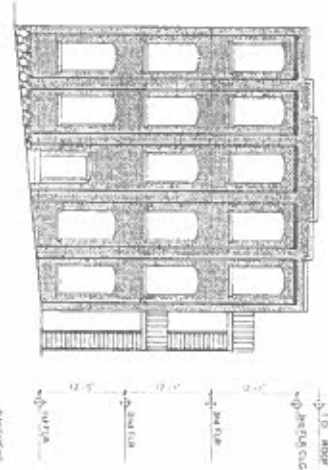
*Note:* To draw an accurate scale, this plan must be printed on legal sized paper (8 1/2" x 14").

The pertinent structures are approximately located on the ground as shown. They either conform to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L., Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines, except as shown and noted herein.

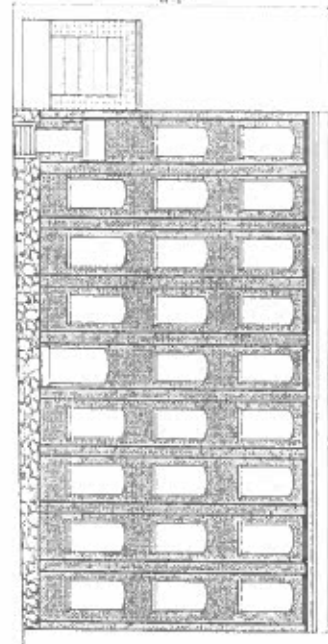
This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



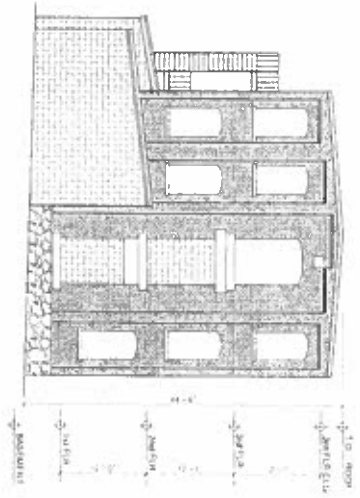
George C. Collins, PLS



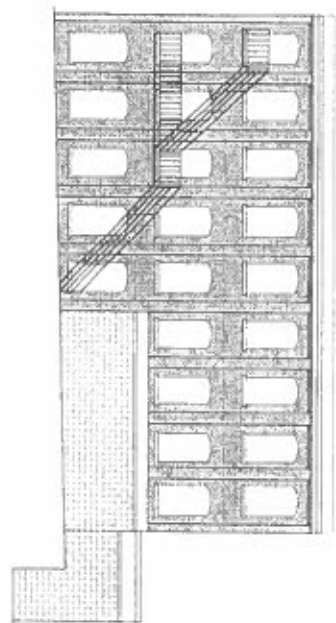
⊕ EXISTING NORTH (FRONT) ELEVATION  
1/8" = 1'-0"



⊕ EXISTING EAST ELEVATION  
1/8" = 1'-0"



⊕ EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



⊕ EXISTING WEST ELEVATION  
1/8" = 1'-0"



IV  
 DRAWN BY: DAVID BAUER  
 CHECKED BY: PAUL R. LESSARD

PROJECT:  
 NAME:  
 DATE: 10/10/21  
 SCALE: AS NOTED  
 DRAWN BY: DAVID BAUER  
 CHECKED BY: PAUL R. LESSARD

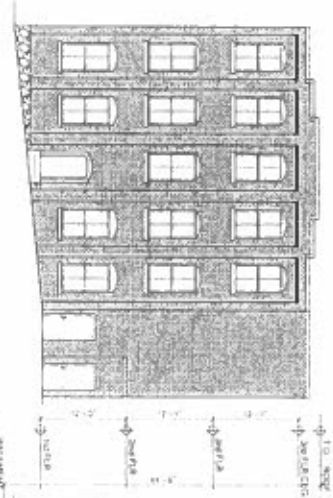
DATE: 10/10/21  
 SCALE: AS NOTED  
 DRAWN BY: DAVID BAUER  
 CHECKED BY: PAUL R. LESSARD

APARTMENT BUILDING  
 47 HERMON STREET  
 WORCESTER, MASSACHUSETTS  
 EXISTING EXTERIOR ELEVATIONS

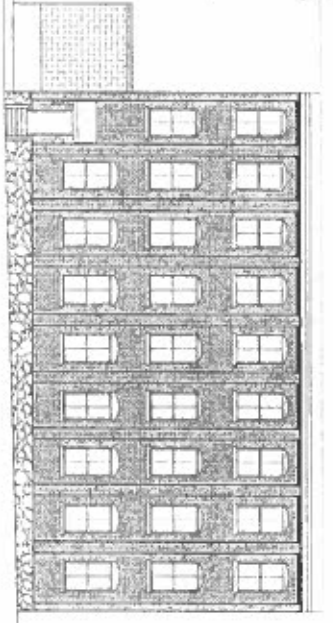
DATE: 10/10/21  
 SCALE: AS NOTED  
 DRAWN BY: DAVID BAUER  
 CHECKED BY: PAUL R. LESSARD

DATE: 10/10/21  
 SCALE: AS NOTED  
 DRAWN BY: DAVID BAUER  
 CHECKED BY: PAUL R. LESSARD

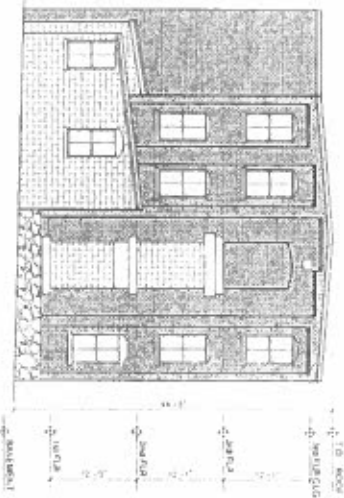
**PAUL R. LESSARD**  
 • REGISTERED ARCHITECT •  
 13 STATION ROAD SALEM, MA 01970  
 TEL: 214-1960 DAVIDBAUER@PRATT.COM



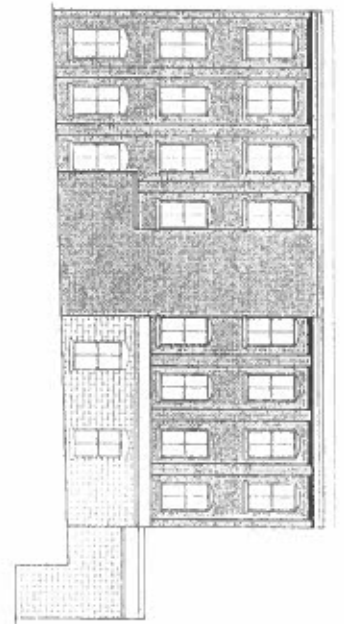
1 PROPOSED NORTH (FRONT) ELEVATION  
1/8" = 1'-0"



2 PROPOSED EAST ELEVATION  
1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

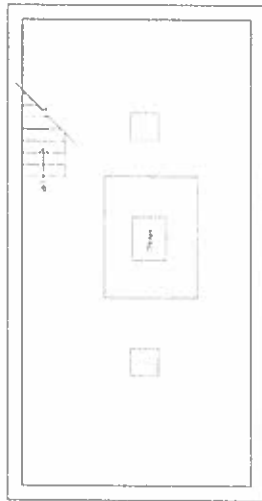


4 PROPOSED WEST ELEVATION  
1/8" = 1'-0"



A2	DRAWING NUMBER 18-110	PROJECT NUMBER DATE 07/07/23 SCALE AS SHOWN DRAWN BY CHECKED BY	APARTMENT BUILDING 47 HERMON STREET WORCESTER, MASSACHUSETTS			<b>PAUL R. LESSARD</b> • REGISTERED ARCHITECT • 13 STATION ROAD SALEM, MA 01970 (978) 210-1960 paul@pa.rchitect.com
		REVISIONS	PROPOSED EXTERIOR ELEVATIONS			





EXISTING BASEMENT PLAN



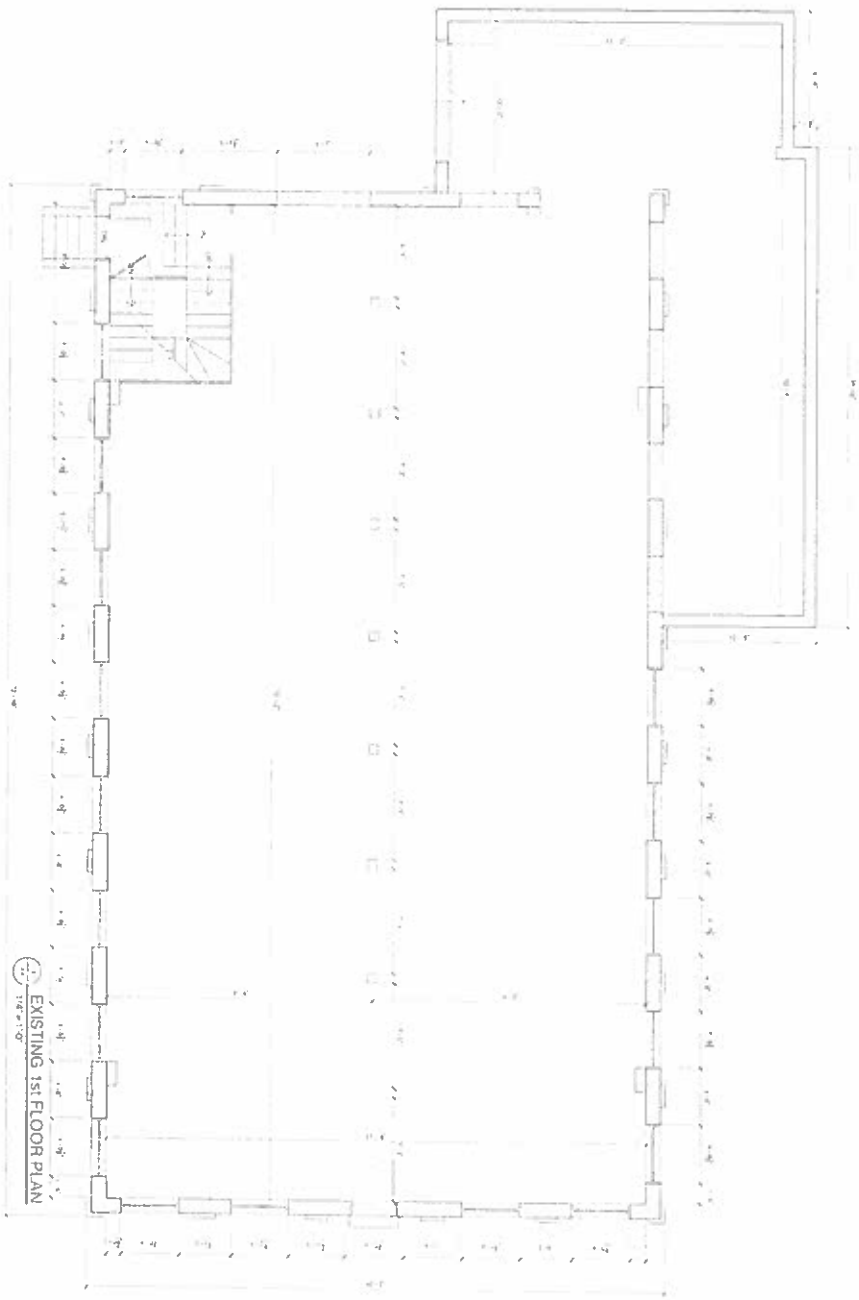
A3

PROJECT:  
DATE: 10/9/23  
SCALE: AS SHOWN  
SHEET NO. 010

ROBINSONS

APARTMENT BUILDING  
47 HERMON STREET  
WORCESTER, MASSACHUSETTS  
EXISTING BASEMENT FLOOR PLAN

**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM MA 01970  
(518) 210-1460 paul@prlessard.com



EXISTING 1ST FLOOR PLAN



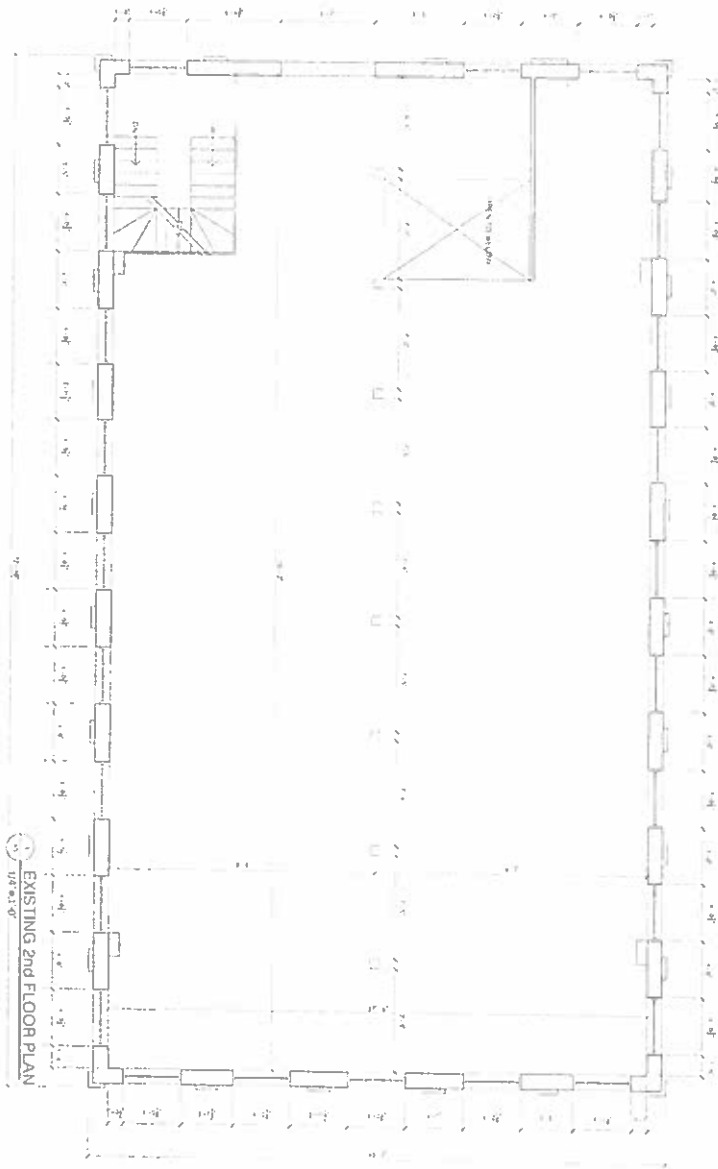
A4  
Drawing Number

PROJECT: QUINCY  
DATE: 10/18/73  
SCALE: AS SHOWN  
DRAWN BY: PRL  
CHECKED BY: PRL

NO.	DATE	REVISIONS

APARTMENT BUILDING  
47 HERMON STREET  
WORCESTER, MASSACHUSETTS  
EXISTING 1ST FLOOR PLAN

**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM MA 01970  
(781) 210-1160    CMA • PA-ARCHITECTS



EXISTING 2nd FLOOR PLAN



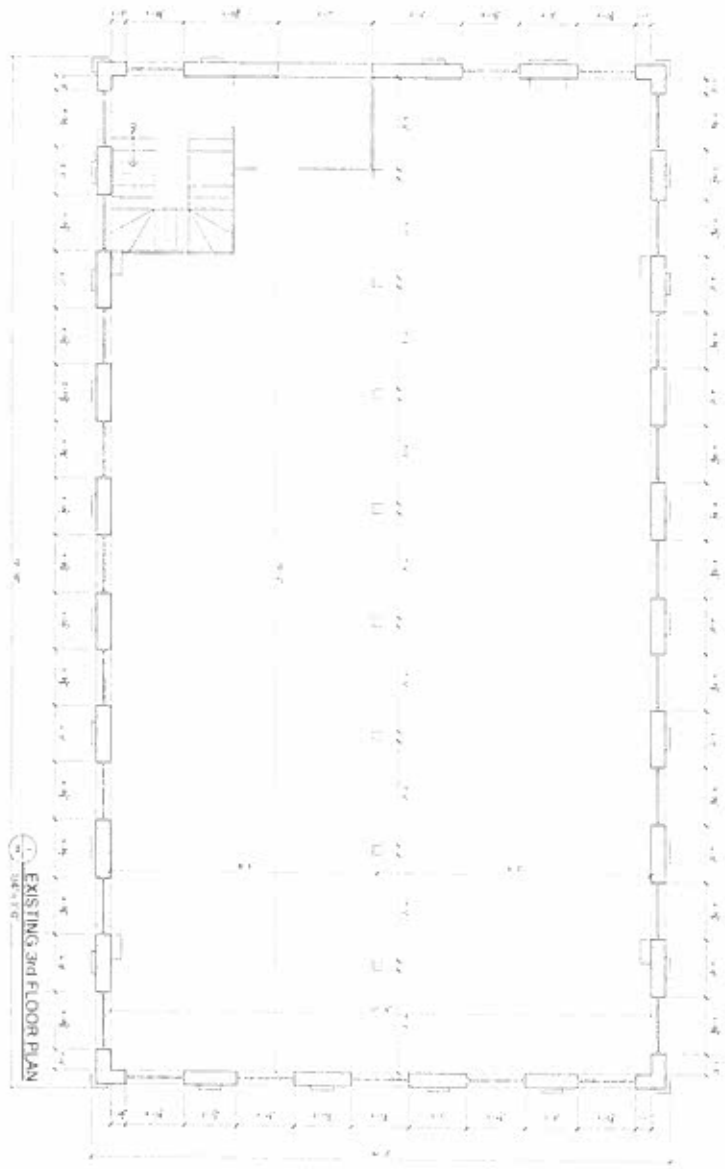
AS  
DRAWING NUMBER

PROJECT  
DATE 10/10/23  
DRAWN BY S. COHIO  
CHECKED BY

REVISIONS

APARTMENT BUILDING  
47 HERMON STREET  
WORCESTER, MASSACHUSETTS  
EXISTING 2nd FLOOR PLAN

**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM MA 01970  
TEL: 215-1900 PAUL@PAULARCHT.COM



EXISTING 3rd FLOOR PLAN



PROJECT  
 47 HERMON STREET  
 WORCESTER, MASSACHUSETTS

REVISIONS

EXISTING 3rd FLOOR PLAN

DATE: 07/07/13  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**PAUL R. LESSARD**  
 • REGISTERED ARCHITECT •  
 13 STATION ROAD SALEM MA 01970  
 (978) 213-1960 paul@paulrlessard.com

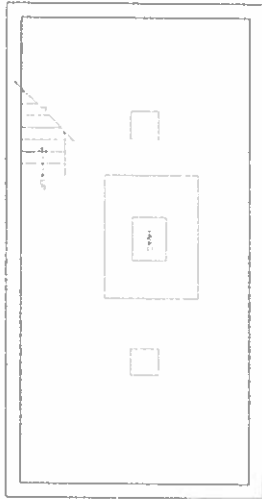
A6

DATE: 07/07/13

SCALE: AS SHOWN

DRAWN BY: [Name]

CHECKED BY: [Name]



PROPOSED BASEMENT FLOOR PLAN



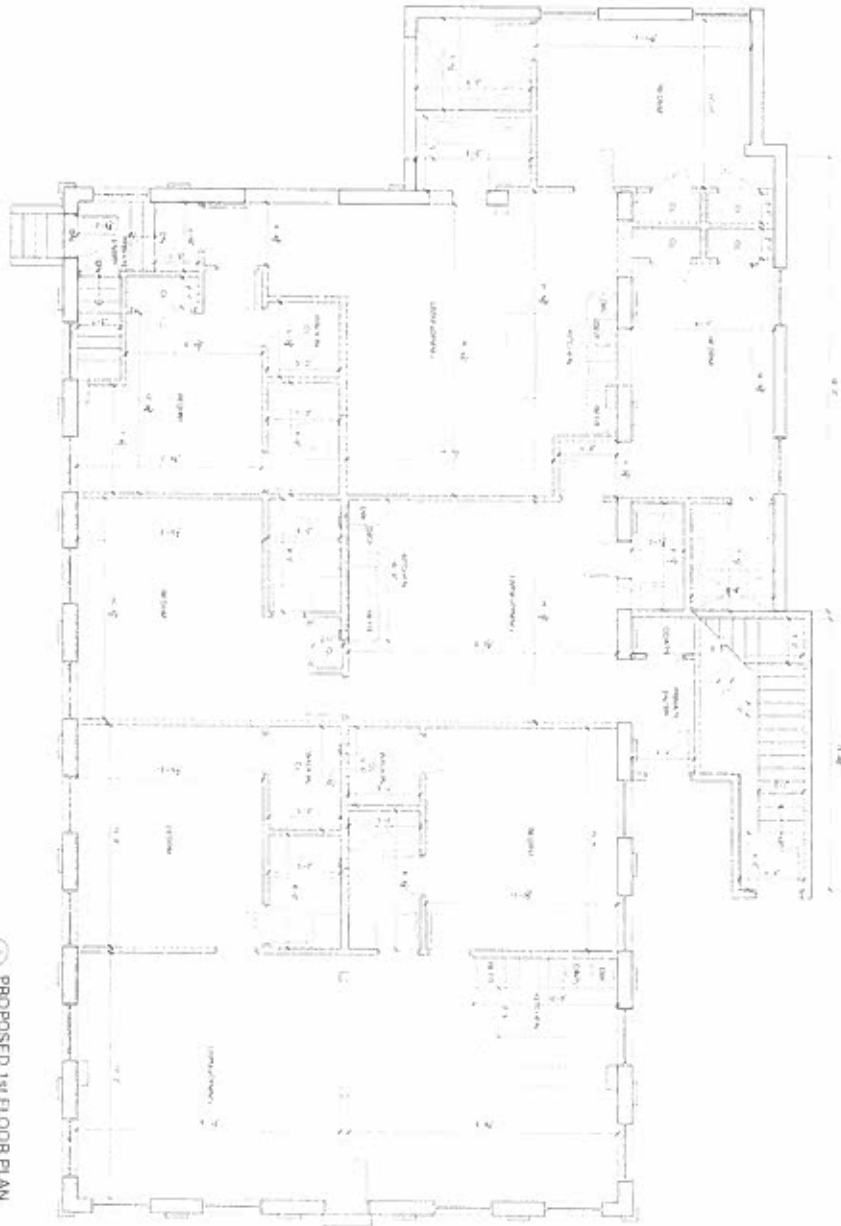
CHALKING NUMBER  
A7

PROJECT NUMBER  
DATE  
SCALE AS SHOWN  
CDS

REVISIONS

APARTMENT BUILDING  
47 HERMON STREET  
WORCESTER, MASSACHUSETTS  
PROPOSED BASEMENT FLOOR PLAN

**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
15 STATION ROAD SALEM, MA 01970  
781.271.1993 paul@paulrlessard.com



PROPOSED 1ST FLOOR PLAN



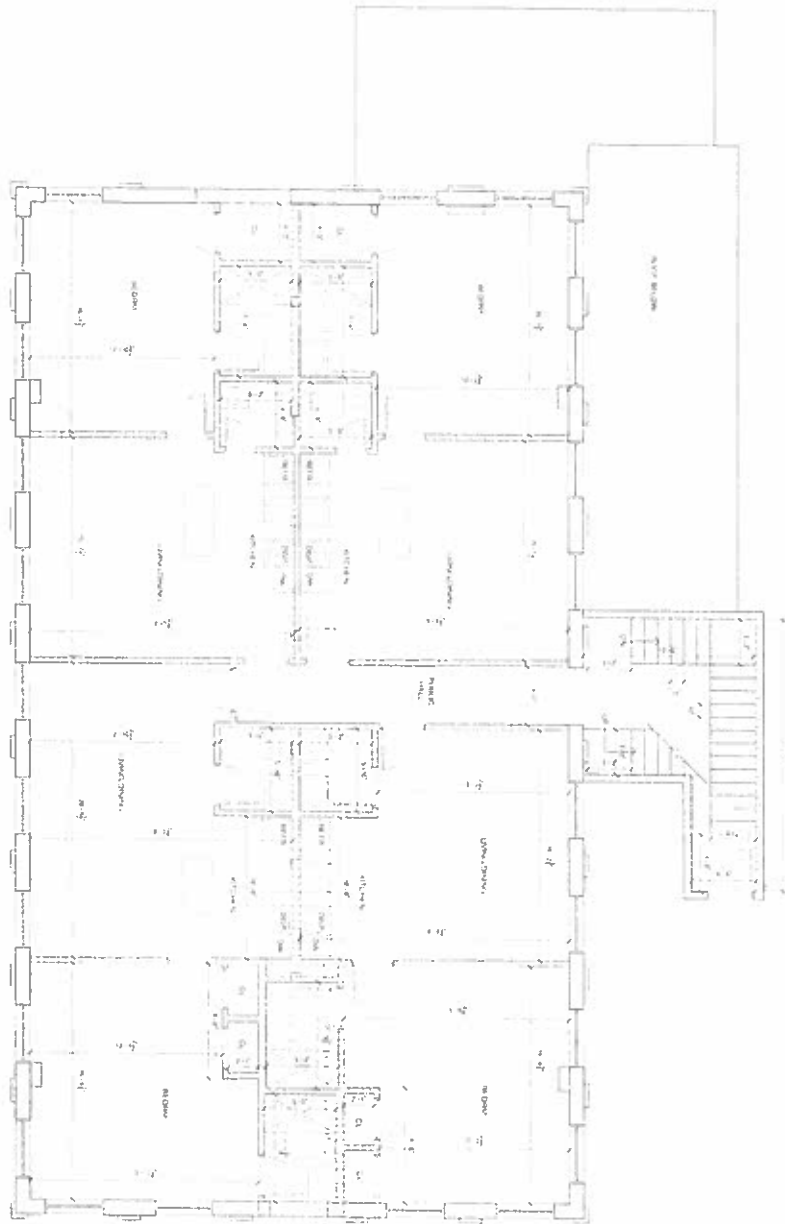
**A8**  
DRAWING NUMBER

PROJECT:  
DATE: 05/08/13  
SCALE: AS NOTED  
DESIGNED BY: PRL  
CHECKED BY: PRL

**APARTMENT BUILDING**  
47 HERMON STREET  
WORCESTER, MASSACHUSETTS  
PROPOSED 1<sup>ST</sup> FLOOR PLAN

REVISIONS

**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM MA 01970  
PH: 212-760 5442 paul@prl.com



PROPOSED 2nd FLOOR PLAN  
1/8" = 1'-0"



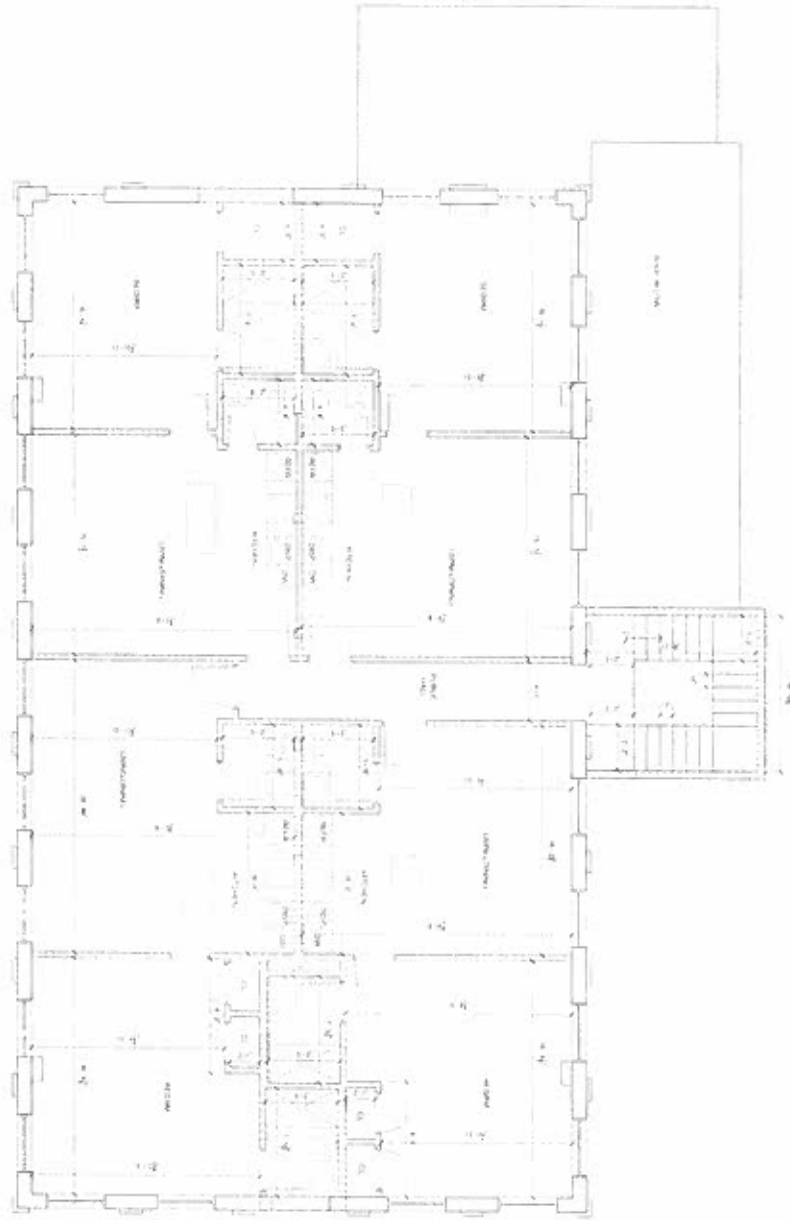
6V  
DRAWING NUMBER

REVISIONS

APARTMENT BUILDING  
47 HERMON STREET  
WORCESTER, MASSACHUSETTS  
PROPOSED 2nd FLOOR PLAN

DATE: 07/11/11  
SCALE: AS SHOWN  
DRAWN BY: SLEB  
CHECKED BY: PRL

**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM MA 01970  
(978) 275-1960 paul@palsdirect.com



PROPOSED 3rd FLOOR PLAN



**A10**  
DATE: 02/19/10

PROJECT:  
 47 HERMON STREET  
 WORCESTER, MASSACHUSETTS  
 01093

DATE: 02/19/10  
 SCALE: AS NOTED  
 DRAWN BY: PRL  
 CHECKED BY: PRL

**APARTMENT BUILDING**  
**47 HERMON STREET**  
**WORCESTER, MASSACHUSETTS**  
 PROPOSED 3rd FLOOR PLAN

REVISIONS

**PAUL R. LESSARD**  
 • REGISTERED ARCHITECT •  
 13 STATION ROAD SALEM MA 01970  
 978.275-1160 paul@paulrlessard.com