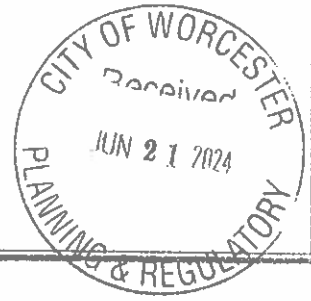




SPECIAL PERMIT APPLICATION - ADAPTIVE RE-USE

CITY OF WORCESTER PLANNING BOARD
455 Main Street Suite 404, Worcester, MA 01608
Phone 508-799-1400 Ext. 31440 - Fax 508-799-1406



TYPE OF SPECIAL PERMIT (circle Special Permit you are requesting)

- 1. Density Bonus
- 2. Cluster Zoning
- 3. Continuing Care Retirement Community
- 4. Water Resources Protection Overlay District
- 5. Adaptive Reuse Overlay District
- 6. Common Driveway
- 7. Wind Energy Conversion Facility

RECEIVED
WORCESTER CITY CLERK
2024 JUN 21 PM 3:12

1. Name of Applicant(s): 47 Hermon Realty, LLC

2. Address of Applicant: 345 Boylston Street, Suite 300, Newton, MA 02459

3. Telephone: (617) 224-2475

4. Email: rossi34esq@aol.com

5. That he / she is the owner (s), lessee (s), optionee (s) of certain premises situated at 47 Hermon Street

Worcester, Massachusetts
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

and that the owner of record is in the name of 47 Hermon Realty, LLC
(The owner of record is the person or entity who owns title to the property as of today's date)

whose address (es) is /are 345 Boylston Street, Suite 300, Newton, MA 02459, by a deed duly

recorded in the Worcester District Registry of Deeds, Book(s) 69767

Page(s) 81, and is further described by the City of Worcester Assessor's Office as
Map 03 Block 003 Lot 00024.

6. Is this property known by any other address? No

7. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):
MG-2.0 & AROD

8. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
Vacant manufacturing building.

9. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):

Convert building to residential use. Eleven one to two bedroom apartment units proposed.

10. Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property):

Article XV, Adaptive Reuse Overlay District, Sections 1-5

11. Are you aware if this property has been previously granted approvals from any City Board or Commission?

If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions):

Approval obtained from Historical Commission for window replacement and elevator shaft installation.

12. List any requested waivers:

Waiver request to be determined.

13. List any additional information relevant to the Special Permit:

Applicant intends to provide any required parking off site due to the inability to provide parking on the premises which has insufficient area for same.

SPECIAL PERMIT FINDINGS OF FACT

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.)

1. Social, economic or community needs that are served by the proposal:
The proposed project will provide additional housing for City residents and promote the economic vitality of the surrounding area. Proposed renovation will improve the appearance of the structure and benefit neighboring properties that are also undergoing renovation.

2. Traffic flow and safety, including access, parking and loading areas:
Applicant intends to address minimal off street parking requirements off site.

3. Adequacy of utilities and other public services:
Existing utilities are adequate in all respects for the intended use.

4. Neighborhood character and social structure:
The redevelopment of the building will enhance the neighborhood character and social structure and restore the building on the site to productive use.

5. Impacts on the natural environment:
No adverse impacts anticipated as the project involves the renovation and reuse of an existing building.

6. Potential fiscal impact, including city services needed, tax base, and employment:
The proposed site improvements will likely increase the assessed value of the property and thus expand the real estate tax base of the City with minimal demands on City services anticipated.

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

By: [Signature] Attorney Fee
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.
47 Hermon Realty, LLC

(Name of Applicant)

345 Boylston St., Suite 300, Newton, MA

(Address)

(617) 224-2475

(Contact Phone Number)

rossi34esq@aol.com

(Email)

June 6, 2024

(Date)

By: [Signature] Attorney Fee
(Signature of Property Owner or Owner's Agent)
If more than one property owner, all owners must fill out information.
47 Hermon Realty, LLC

(Name of Property Owner)

345 Boylston St., Suite 300, Newton, MA

(Address)

(617) 224-2475

(Contact Phone Number)

rossi34esq@aol.com

(Email)

June 6, 2024

(Date)

****ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED**
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER POSSIBLE**

ADAPTIVE REUSE OVERLAY DISTRICT

The purposes of the Adaptive Reuse Overlay District (AROD) Article of the Zoning Ordinance are to provide for the coordinated and mixed development of residential, business, industrial, manufacturing and institutional uses in the City of Worcester by:

1. Encouraging adaptive reuse of abandoned, vacant or underutilized business or manufacturing buildings or structures;
2. Creating major new mixed used areas in planned locations at appropriate densities, heights and mixtures of use; and
3. Encouraging flexibility in architectural design, restoration and building bulk.

PLEASE ANSWER THE FOLLOWING QUESTIONS REGARDING THE PROPOSED ADAPTIVE REUSE PROJECT:

1. Explain how the proposed project meets the purposes of the Adaptive Reuse Overlay District Article:
The Applicant seeks to re-purpose a vacant brick manufacturing building to residential use while maintaining and improving the appearance of the building. Said building being vacant, unused and unsuitable for modern manufacturing purposes.
2. Explain what the relationship is of the proposal to other planning considerations for the area and the City of Worcester as a whole, including the plans, programs and policies of other departments and agencies of the government:
The building to be renovated is located in an area adjacent to a designated commercial corridor which the City has identified as an important area to encourage economic activity. The proposed change to residential use is consistent with the other changes underway in the surrounding area and will support development of business located or to be located within the near by commercial corridor.
3. Explain what the impact is of the proposed site plan is on surrounding neighborhood properties:
Reuse of the existing building for residential purposes will make the building more compatible with surrounding neighborhood properties which are for the most part either residential uses or other general uses transitioning away from manufacturing uses to residential and commercial uses.

4. Explain what the impact is of the proposed site plan including the relationship of different uses on the site and any other matters that are within the Planning Board jurisdiction:

Proposal is keeping with the recent rezoning of the property to extend the AROD overlay district to include this parcel and allow for the redevelopment of same.

5. Will the proposed site plan generate additional traffic and if so, will it impact the neighborhood? Please explain:

Minimal traffic impacts are anticipated given available public transit options for residents.

6. Explain how the location and design of vehicular access and parking facilities are adequate:

No on site parking is proposed. Required parking to be provided off site on an approved lot.

7. Explain how the number of parking and loading facilities are adequate:

Off site parking to be provided . No parking to be provided on lot due to site limitations.

8. Explain what the impact is of the treatment of public space?

Public areas to be appropriately landscaped and lighted.

9. Explain how the proposed use is served by the availability of adequate sewer and water capacity:
Existing sewer and water is available to meet demand for same.

10. What is the impact on air quality?

Positive based on the transition from manufacturing to residential use and the elimination of the truck traffic normally associated with manufacturing.

11. What is the impact on noise?

Positive based on the transition from manufacturing to residential use and the elimination of noise normally associated with manufacturing.

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: _____

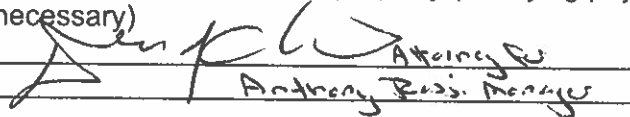
(3) If a Corporation:

Full Legal Name 47 Hermon Realty, LLC
State of Incorporation Massachusetts
Principal Places of Business Worcester
Place of Business in Massachusetts 345 Boylston Street, Suite 300, Newton, MA 02459

Printed Names of Officers of Corporation:	Title
<u>Anthony Rossi</u>	<u>Manager</u>
_____	_____
_____	_____
_____	_____

Owners of Corporation:	Address	% of stock
Printed Names		
<u>Anthony Rossi</u>	<u>345 Boylston St, Newton, MA</u>	<u>100%</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

<u></u>	Date: <u>6/6/24</u>
<u>Anthony Rossi, Manager</u>	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: _____

Signature of Applicant: _____ Date: _____



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: _____

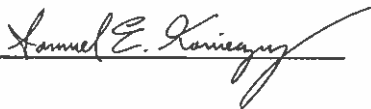
03-008-16+17 RIZZO RICHARD M + LOIS A 0031 GOODNOW LN FRAMINGHAM MA 01702
03-003-10+20 BRADY SULLIVAN WORCESTER 0670 N COMMERCIAL ST STE 303 MANCHESTER NH 03101
03-003-07+14 HERMON STREET DEVELOPMENT LLC 0075 WILLIAMS ST CHELSEA MA 02150

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

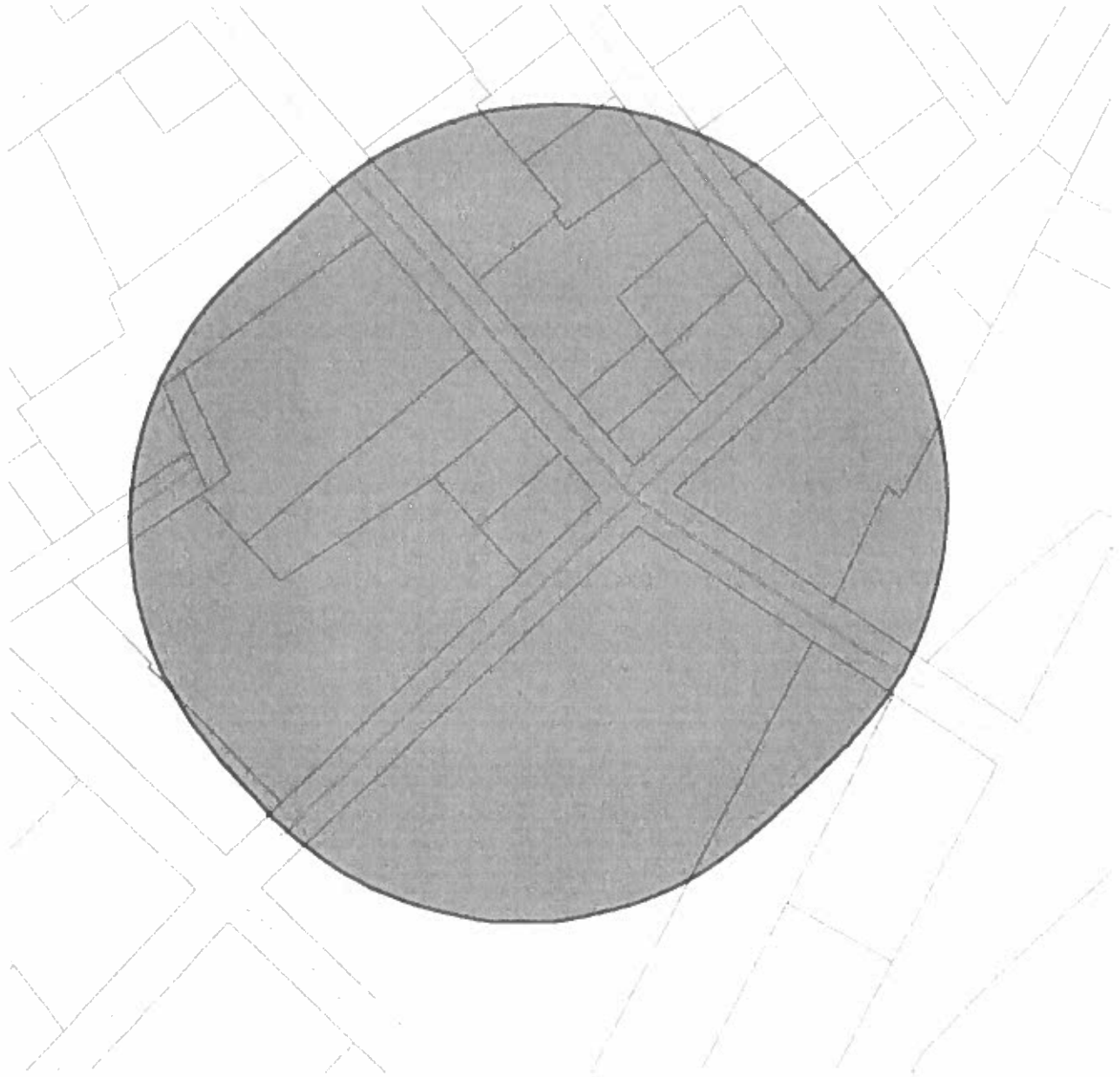
Date



The City of
WORCESTER

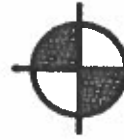
Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

Abutters Map



MORTGAGE INSPECTION PLAN

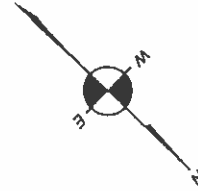
LOCATION: 47 HERMON STREET
CITY, STATE: WORCESTER, MA
APPLICANT: ROSSI
CERTIFIED TO:
DATE: 09-14-2023



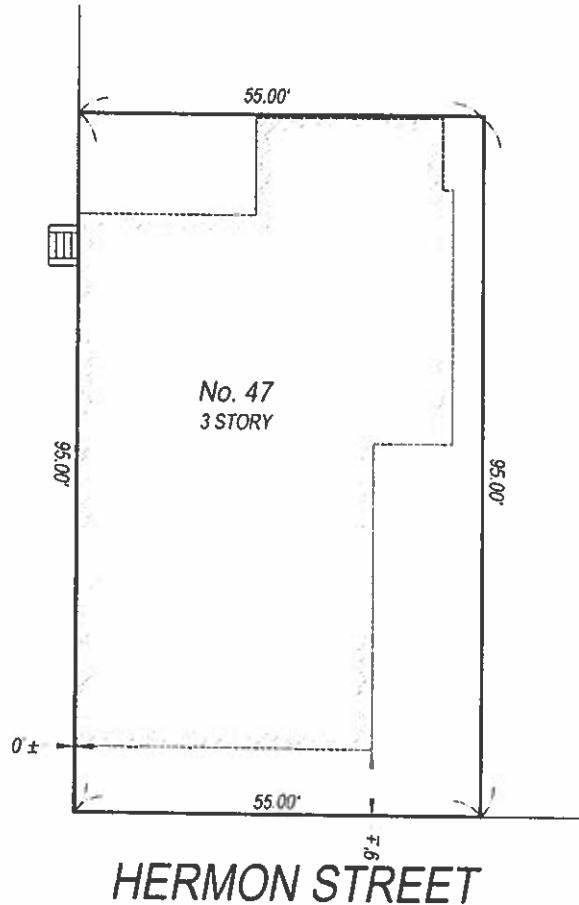
23-06594
BOSTON
SURVEY, INC.

P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM

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



BEACON STREET



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

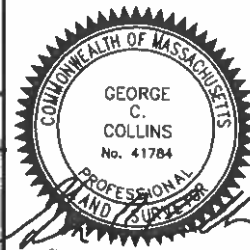
REFERENCES

DEED REF: 55584/358
PLAN REF: ASSESSORS

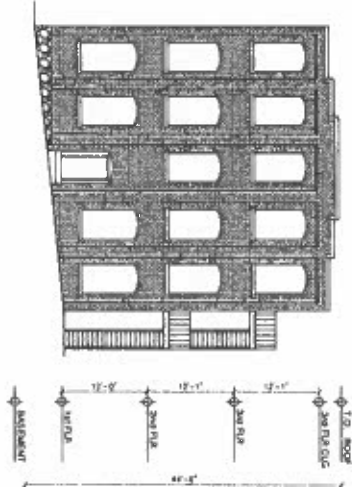
NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed 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 hereon.

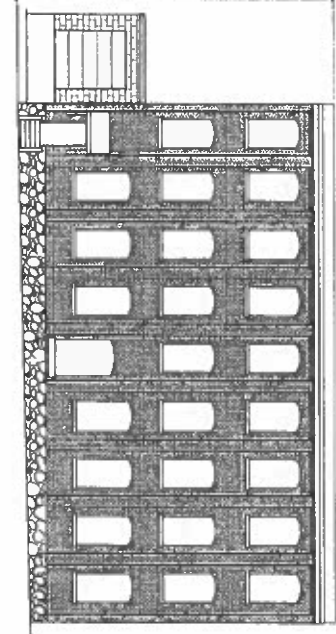
This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



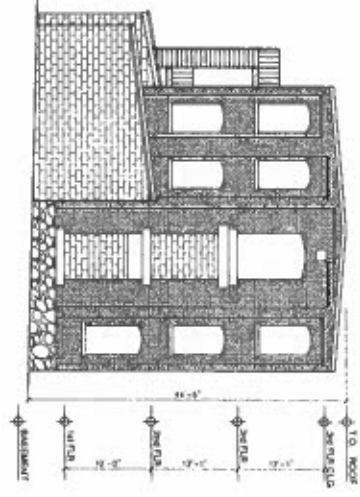
George C. Collins, PLS



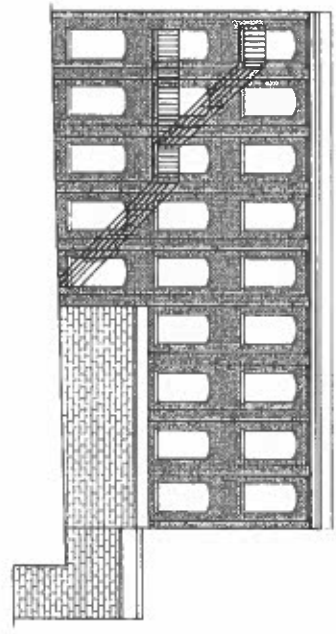
1 EXISTING NORTH (FRONT) ELEVATION
1/8" = 1'-0"



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



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

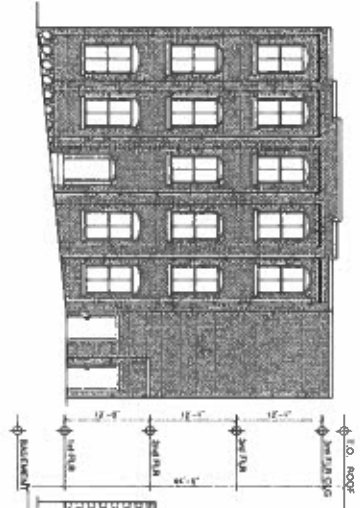


4 EXISTING WEST ELEVATION
1/8" = 1'-0"

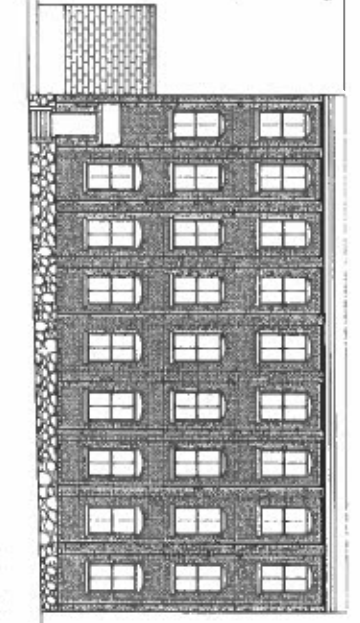


A1	DRAWING NUMBER	PROJECT NUMBER	APARTMENT BUILDING 47 HERMON STREET WORCESTER, MASSACHUSETTS	EXISTING EXTERIOR ELEVATIONS	PAUL R. LESSARD • REGISTERED ARCHITECT • 13 STATION ROAD SALEM, MA 01970 PH: 213-1960 paul@paulrlessard.com
		DATE: 10/16/23			

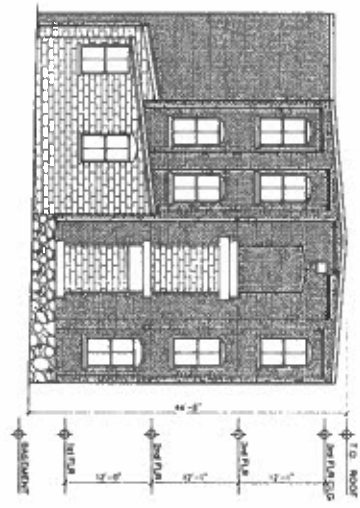
1
1/8"=1'-0"
PROPOSED NORTH (FRONT) ELEVATION



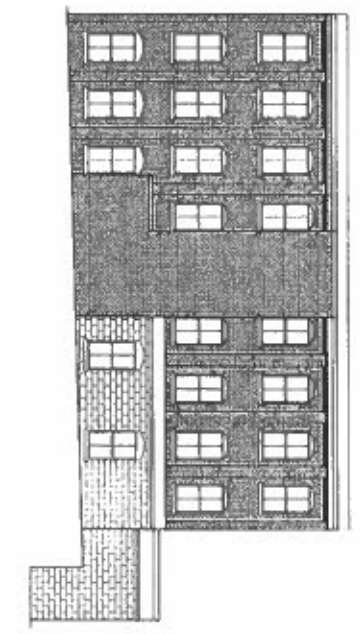
2
1/8"=1'-0"
PROPOSED EAST ELEVATION



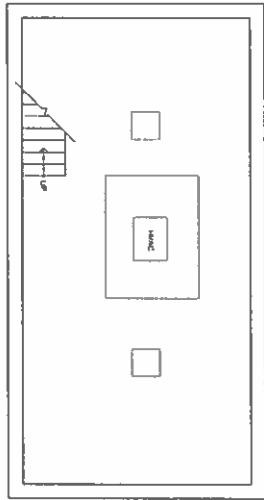
3
1/8"=1'-0"
PROPOSED SOUTH ELEVATION



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



DRAWING NUMBER: A2	PROJECT NUMBER: DATE: 10/7/07 SCALE: AS NOTED DRAWN BY: CHECKED:	APARTMENT BUILDING 47 HERMON STREET WORCESTER, MASSACHUSETTS	<p>PAUL R. LESSARD • REGISTERED ARCHITECT • 13 STATION ROAD SALEM, MA 01970 (978) 210-1000 paul@paulrarchitect.com</p>
	REVISIONS:	PROPOSED EXTERIOR ELEVATIONS	



1
2
EXISTING BASEMENT PLAN
1/8" = 1'-0"



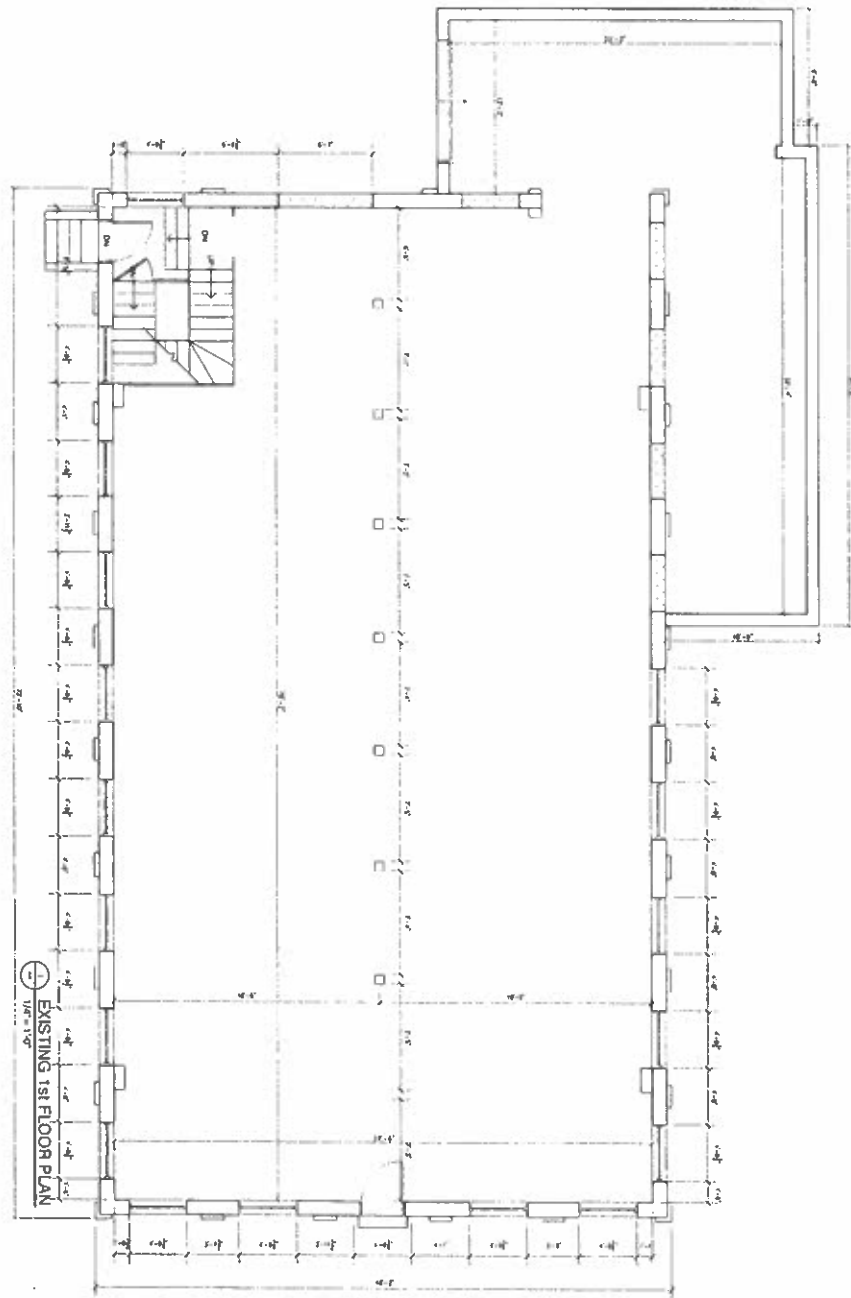
DRAWING NUMBER
A3

PROJECT NUMBER:
DATE: 10/10/23
SCALE: AS NOTED
DRAWN: PH
CHECK:

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

DATE: 10/10/23
SCALE: AS NOTED
DRAWN: PH
CHECK:

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paulrlessard.com



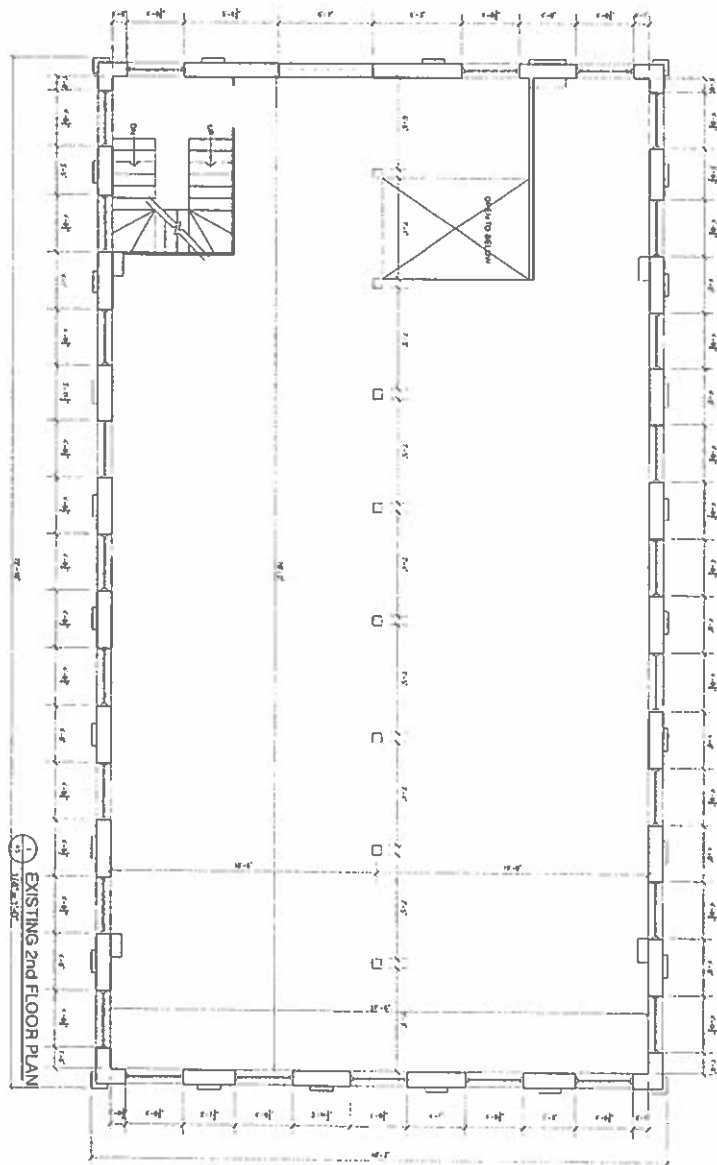
A4
DRAWING NUMBER

PROJECT NUMBER:
DATE: 10/10/23
SCALE: AS NOTED
DRAWN: PRL
CHECK:

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

REVISIONS:

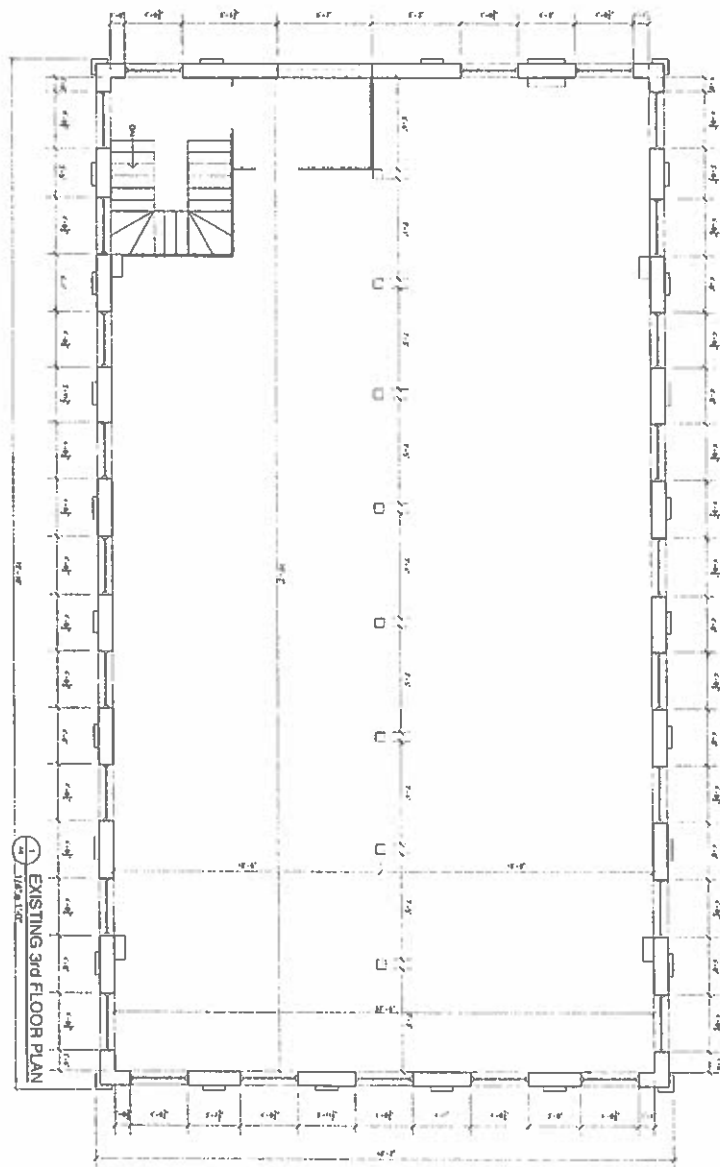
PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM MA 01970
(978) 210-1960 paul@p.r.lessard.com



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



A5	Drawing Number	APARTMENT BUILDING 47 HERMON STREET WORCESTER, MASSACHUSETTS	PAUL R. LESSARD • REGISTERED ARCHITECT • 13 STATION ROAD SALEM, MA 01970 (978) 216-1960 paul@paulrlessard.com
	PROJECT NUMBER: DATE: 10/10/73 SCALE: AS NOTED DRAWN BY: PRL CHECKED BY: PRL		



EXISTING 3rd FLOOR PLAN



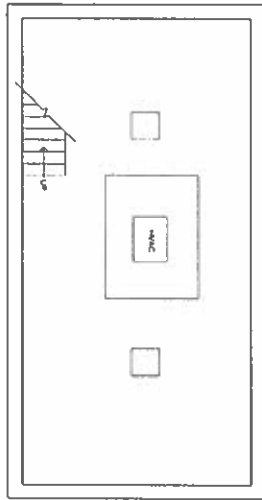
PROJECT NUMBER:
 DATE: 10/10/23
 SCALE: AS NOTED
 DRAWN: PRL
 CHECKED:

DRAWING NUMBER:
 A6

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

REVISIONS:

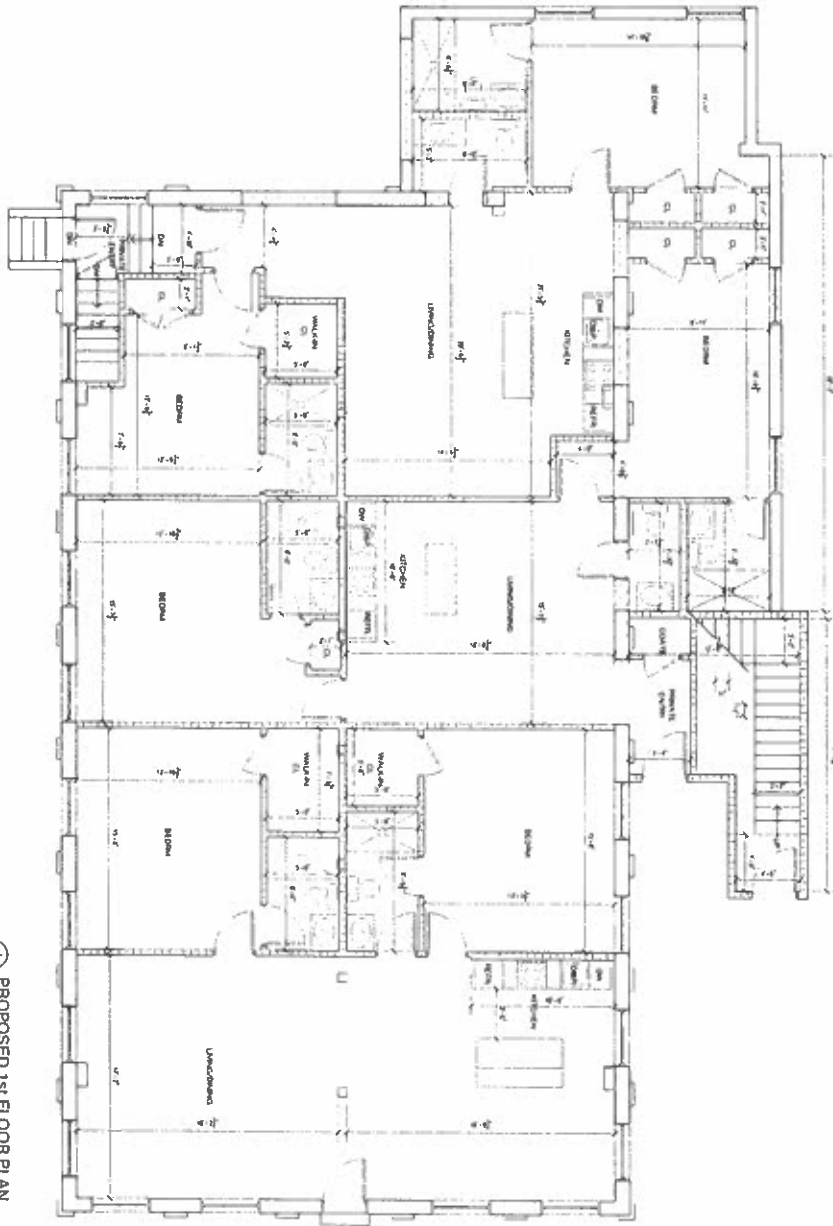
PAUL R. LESSARD
 • REGISTERED ARCHITECT •
 13 STATION ROAD SALEM, MA 01970
 (978) 218-1960 paul@paularchitect.com



PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"



A7	DRAWING NUMBER	PROJECT	APARTMENT BUILDING 47 HERMON STREET WORCESTER, MASSACHUSETTS	DATE: 10/10/23	SCALE: AS NOTED	DRAWN: PRL	CHECK:	REVISIONS:	PROPOSED BASEMENT FLOOR PLAN	PAUL R. LESSARD • REGISTERED ARCHITECT • 13 STATION ROAD SALEM, MA 01970 1078) 210-1960 paul@paularchitect.com
		PROJECT								



PROPOSED 1st FLOOR PLAN
1/8" = 1'-0"



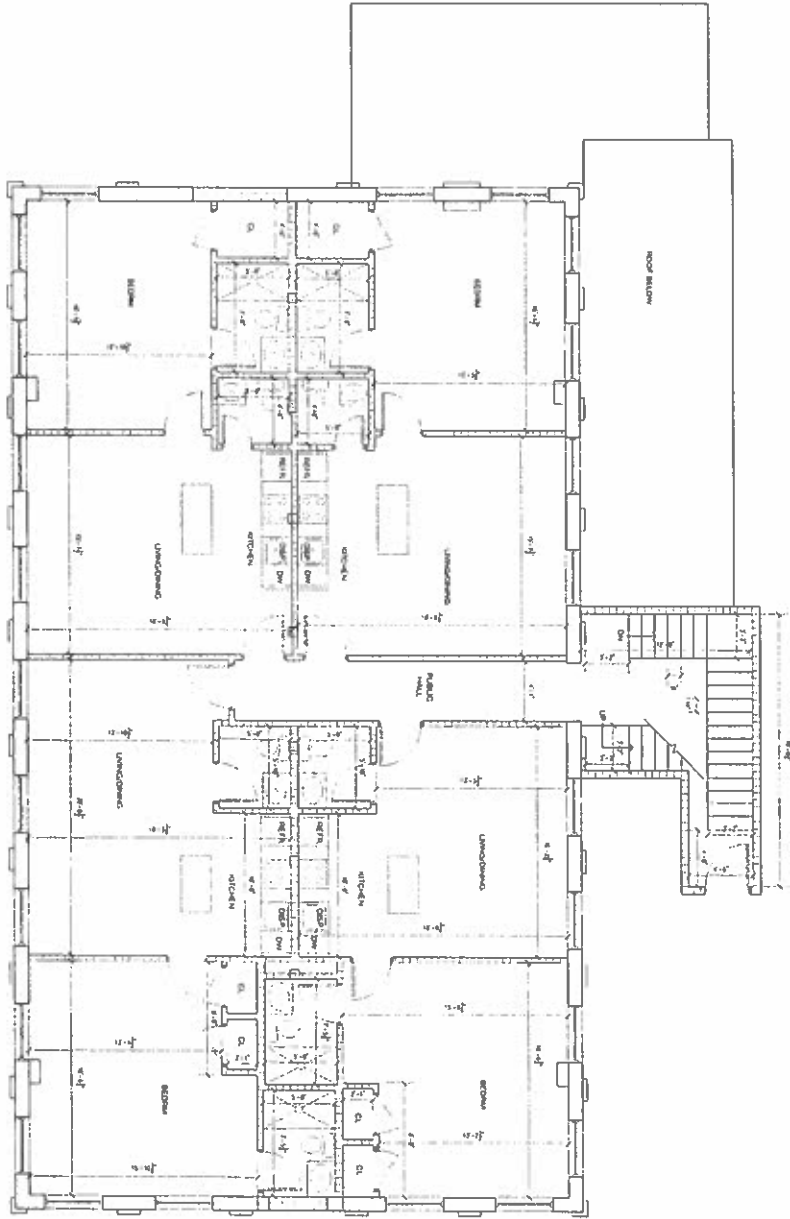
A8
DRAWING NUMBER

PROJECT: APARTMENT BUILDING
 ADDRESS: 47 HERMON STREET
 DATE: 10/10/23
 SCALE: AS NOTED
 DRAWN: SRE
 CHECK: SRE

APARTMENT BUILDING
 47 HERMON STREET
 WORCESTER, MASSACHUSETTS
 PROPOSED 1st FLOOR PLAN

PROPOSED 1st FLOOR PLAN

PAUL R. LESSARD
 • REGISTERED ARCHITECT •
 13 STATION ROAD SALEM, MA 01970
 (978) 210-1900 paul@paulrlessard.com



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



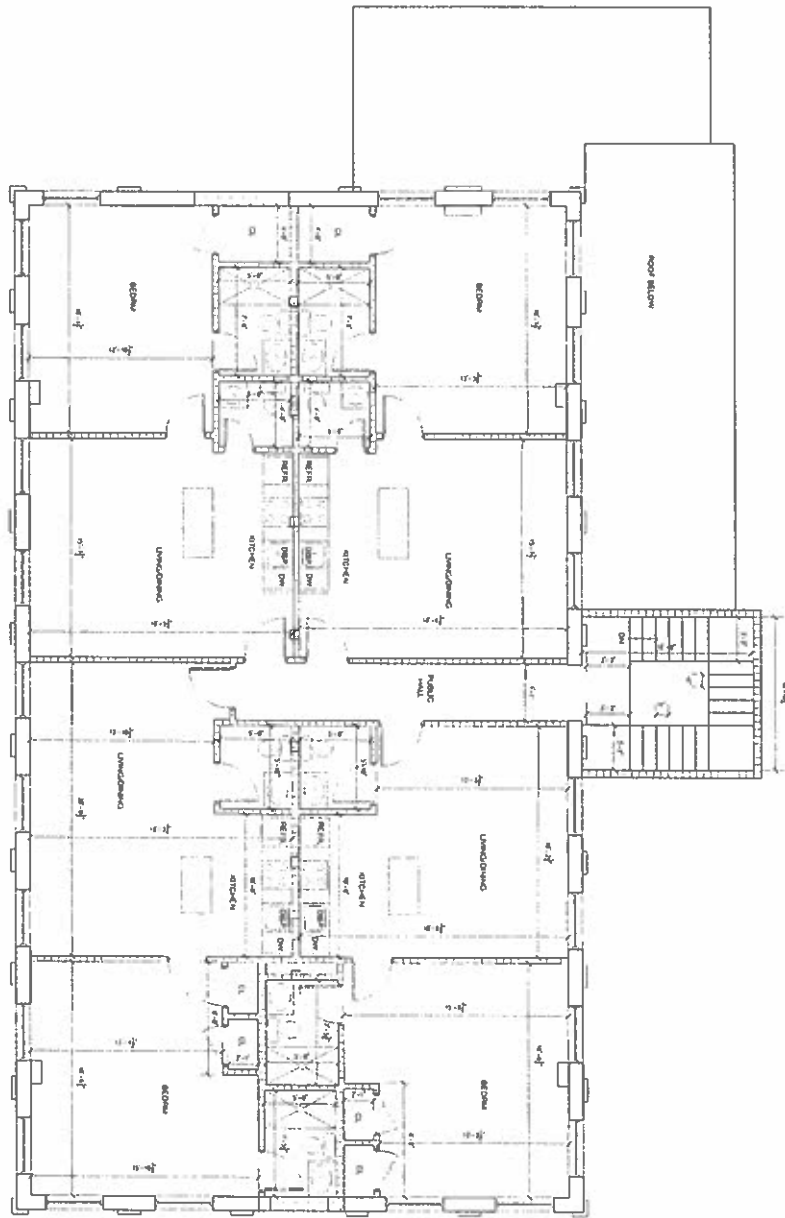
Drawing Number
A9

PROJECT NUMBER
DATE: 11/10/73
SCALE: AS NOTED
DRAWN BY: PRL
CHECKED:

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

REVISIONS

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1860 paul@paularchitect.com



PROPOSED 3rd FLOOR PLAN
1/4" = 1'-0"



PROJECT NUMBER: _____
 DATE: 10/10/23
 SCALE: AS NOTED
 DRAWN: PRL
 CHECK: _____

APARTMENT BUILDING
 47 HERMON STREET
 WORCESTER, MASSACHUSETTS

PROPOSED 3rd FLOOR PLAN

PAUL R. LESSARD
 • REGISTERED ARCHITECT •
 13 STATION ROAD SALEM, MA 01970
 (978) 210-1960 paul@paulrlessard.com

DRAWING NUMBER
A10