

DONALD J. O'NEIL

COUNSELOR AT LAW
688 PLEASANT STREET
WORCESTER, MASSACHUSETTS 01602
TELEPHONE: 508-755-5655
FAX 508-755-9655

DONALD J. O'NEIL, ESQ.

DJO@ONEILBARRISTER.COM

October 31, 2024

City of Worcester Planning Board
c/o Division of Planning & Regulatory Services
455 Main Street, Room 404
Worcester, MA 01608

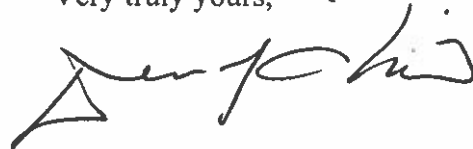
Re: Frontage Subdivision Plan
37 Greendale Avenue
Worcester, MA

RECEIVED
WORCESTER CITY CLERK
2024 NOV 15 PM 3:15

Dear Planning Board Members,

I enclose on behalf of my client, Ihor Lukasevych, a Definitive Frontage Subdivision Plan for property situated at 37 Greendale Avenue. The Zoning Board of Appeals has recently approved area and frontage relief to allow for the division of the property into two lots using the existing frontage on Greendale Avenue. No road construction is necessary or proposed and existing utilities are adequate for the proposed use of the property. On behalf of my client, I request a waiver of the subdivision rules and regulations, except those applicable to an ANR submission, along with any further waivers deemed necessary for approval the plan filed herewith. If you require any additional information from me please let me know.

Very truly yours,



Donald J. O'Neil



DEFINITIVE "FRONTAGE" SUBDIVISION PLAN APPLICATION

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

1. The undersigned applicant, being the owner of all land included within a proposed subdivision shown on the accompanying plan entitled Definitive Frontage Subdivision Plan on land belonging to Ihor Lukasevych
and prepared by Paul A Montero
Massachusetts Registered (Engineer) (Surveyor), Registration Number 49308,
dated October 30, 2024, submits such plan as a Definitive Plan of the proposed subdivision
and makes application to the Board for approval thereof.
2. The land within the proposed subdivision is subject to the following easements and restrictions:
None

3. There are appurtenant to the land within the proposed subdivision the following easements and
restrictions: None

4. A preliminary Plan of the proposed subdivision was approved by the Board on
 20 . The modifications recommended at this meeting have been incorporated in the
accompanying plan.
5. The applicant agrees if the Definitive Plan is approved, to construct and install all improvements within
the proposed subdivision required by the Rules and Regulations of the Worcester Planning Board as in
force on the date of this application and as modified and supplemented by the work specifications and
other requirements of the Public Works Commissioner and the Health and Code Enforcement
Commissioner.
6. The applicant covenants and agrees to complete all said required improvements; (1) within three (3)
years from the date of approval of a Definitive Subdivision Plan of ten lots or fewer; or (2) within five
years from the date of approval of a Definitive Subdivision Plan of more than ten lots.
7. The applicant agrees if this application is approved, to file with the Board within twenty (20) days of such
approval a bond in form satisfactory to the Board and conditioned on the completion of all required
improvements in the time and manner prescribed, in a penal sum sufficient in the opinion of the Planning
Board upon the advice of the Commissioner of Public Works to cover the cost of such work and
executed by the applicant as principal and a surety company authorized to do business in the
Commonwealth of Massachusetts and satisfactory to the Board as surety or secured by the deposit with
the City Treasurer of money or negotiable securities satisfactory to the Board in the amount equal to the
penal sum of the bond.

OR


8. The applicant further agrees, if this application is approved, to cause the Definitive Plan of the subdivision to be recorded in the Worcester District Registry of Deeds or in the Worcester Land Registry District within six (6) months of such approval, and agrees not to sell or to offer to sell, any of the lots within the subdivision.

9. The owner's title to the land is derived under deed from

Mildred L. Quellette

dated November 21, 2022, and recorded in the Worcester District Registry of Deeds, Book 68573, Page 84; or Land Court Certificate of Title Number _____, registered in Worcester Land Registry District, Book _____, Page _____ and Worcester Assessor's Book _____, Page _____.

Applicant's Signature:

 Agency For
Ihor Lukasevych

Applicant's Name (Please Print): Ihor Lukasevych

Applicant's Address: 419 Burncoat Street

Worcester, MA 01606

Applicant's Phone Number: (508) 889-4331

Fax Number: (508) 755-9655

Accepted this _____ day of _____, 20____ as duly submitted under the Rules and Regulations of the Planning Board.

For

WORCESTER PLANNING BOARD

By:

Division of Planning & Regulatory Services

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

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: 59

Parcel Address: 37 GREENDALE AVE

Assessor's Map-Block-Lot(s): 12-018-03A+4

Owner: LUKASEVYCH,IHOR

Owner Mailing: 419 BURNCOAT ST
WORCESTER, MA 01606

Petitioner (if other than owner): DONALD J ONEIL

Petitioner Mailing Address: 688 PLEASANT ST
WORCESTER, MA
5087555655

Planning: X Zoning: Liquor License: ConComm:

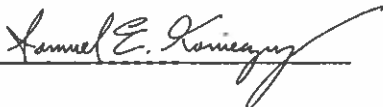
Historical: Cannabis: Other:

TEARE,ALMAZ	12-017-19+20	0068 FRANCIS ST	WORCESTER, MA 01606-3120
CRUZ,ANDY + ELIZABETH	12-018-03+37	0039 GREENDALE AVE	WORCESTER, MA 01606-2229
MAS-LOUD,SHEIBA + JEMIMA	12-035-10+13	0105 AIRLIE ST	WORCESTER, MA 01606
LUKASEVYCH,IHOR	12-018-03A+4	0419 BURNCOAT ST	WORCESTER, MA 01606
DEDEK,MICHAEL J + GARNER,AMY J	12-018-00018	0063 AIRLIE ST	WORCESTER, MA 01606
HASTINGS,DIANE K	12-017-00038	0076 FRANCIS ST	WORCESTER, MA 01606
COPELAND,AMANDA MARGARET	12-018-32+33	0079 AIRLIE ST	WORCESTER, MA 01604
LAJOIE,KATHLEEN A	12-019-0014A	0047 GREENDALE AVE	WORCESTER, MA 01606-2229
ALMEIDA,EDSON DA COSTA + NAIARA VIA	12-017-00037	0012 LASALLETTE RD	BILLERICA, MA 01821
NUBUOR,ROLAND A	12-017-00018	0060 FRANCIS ST	WORCESTER, MA 01606
GERBER,ROBERT J JR + MICHELLE	12-017-00034	0054 FRANCIS ST	WORCESTER, MA 01606-3120
CITY OF WORCESTER SCHOOL DEPT	12-013-00006	20 IRVING ST	WORCESTER, MA 01609
KRAVITZ,DANIEL TRUSTEE	12-017-00017	0050 FRANCIS ST	WORCESTER, MA 01606
ALMEIDA,JOAO C	12-017-00024	0085 FAIRHAVEN RD	WORCESTER, MA 01606-3115
BURBA,KAROLIS + GUSTAVAS	12-017-00023	0075 FAIRHAVEN RD	WORCESTER, MA 01606
QUINLAN,LIAM	12-017-0023A	0081 FAIRHAVEN RD	WORCESTER, MA 01606
TOMEN,GUY ROGER KAJEMBEU TRUSTEE	12-017-00036	0012 TAJ DR	WORCESTER, MA 01605

HERNANDEZ,JEFF + ROSANA	12-017-00041	0061 FAIRHAVEN RD	WORCESTER, MA 01606
DRISCOLL,MARGARET +	12-017-00022	0047 DEERFIELD AVE	WESTWOOD, MA 02090
DEROSIER,ALAN R	12-017-00042	0065 FAIRHAVEN RD	WORCESTER, MA 01606-3115
KONTOS,THOMAS C + LUCILLE	12-017-00030	0070 FAIRHAVEN RD	WORCESTER, MA 01606-3116
INCUTTO,ANN MARIE	12-017-00043	0080 FAIRHAVEN RD	WORCESTER, MA 01606-3116
76 FAIRHAVEN LLC	12-017-00032	0055 LINDEN ST	WORCESTER, MA 01609
76 FAIRHAVEN LLC	12-017-00031	0055 LINDEN ST	WORCESTER, MA 01609
FERRISS,JOHN ALDEN IV + NOEMI R	12-017-00029	0066 FAIRHAVEN RD	WORCESTER, MA 01606
HERMAN,RICHARD R + JANICE M	12-017-00028	62 FAIRHAVEN RD	WORCESTER, MA 01606
BROSNAHAN,LINDA MARY + PAUL DAVID	12-017-00025	00050 FAIRHAVEN RD	WORCESTER, MA 01606
FAIR HAVEN LLC	12-017-00027	0197 PROSPECT ST	SHREWSBURY, MA 01545
SPURGIN,RICHARD HOWLAND + ZOU,LILI	12-017-00026	0054 FAIRHAVEN RD	WORCESTER, MA 01606
FAUSTINO,FLAVIO SR +	12-019-0036A	0032 CHEYENN RD	WORCESTER, MA 01606
TOPPIN,RICHARD I + LINDA A	12-013-00018	160 WEST BOYLSTON ST	WEST BOYLSTON, MA 01583
ZAVHARIA,PAUL T + AN T TRUSTEES	12-019-00010	0096 FAIRHAVEN RD	WORCESTER, MA 01606
O'DOHERTY,MICHAEL C +	12-017-00033	0086 FAIRHAVEN RD	WORCESTER, MA 01606-3116
ANABESTANI,HAMID +	12-018-00010	0046 GREENDALE AVENUE	WORCESTER, MA 01606
COMEAU,PATRICIA J +	12-035-00014	0109 AIRLIE ST	WORCESTER, MA 01606
MONTROSE INC +	12-013-00036	159 CAMBRIDGE ST 3RD FLOOR	ALLSTON, MA 02134
GLADIS,SAMUEL JAMES + BRITTANY	12-018-00001	0045 GREENDALE AVE	WORCESTER, MA 01606
SEALEY,GAIL I(LIFE ESTATE)	12-018-00002	0043 GREENDALE AVE	WORCESTER, MA 01606
MUJUMBI,DANIEL + SUSAN ANNETTE	12-018-006-1	0029 GREENDALE AVE	WORCESTER, MA 01606
SCUDERI,HEIDI J + ANTHONY J	12-019-0018B	046A GREENDALE AVE	WORCESTER, MA 01606-3218
CASEY,MICHAEL P + ELAINE +	12-018-00005	0033 GREENDALE AVE	WORCESTER, MA 01606-2229
HALVORSEN,MICHELLE ZAROZNY	12-018-00009	10 LEE ST	WEST BOYLSTON, MA 01583
SEALEY,JERRY D	12-018-00011	44A GREENDALE AVE	WORCESTER, MA 01606-2228
GRANN,KRISTOPHER M	12-018-00012	0044 GREENDALE AVE	WORCESTER, MA 01606
GRANN,KRISTOPHER M + NICOLE A.S.	12-018-00013	0042 GREENDALE AVE	WORCESTER, MA 01606
ALLARD,KAREN D	12-018-00038	0027 GREENDALE AVE	WORCESTER, MA 01606-2229
NYSTEDT,LEAH	12-018-00029	0034 GREENDALE AVE	WORCESTER, MA 01606
MANCINI,ROBERT P + EVELYN W	12-018-00016	0378 PLANTATION ST	WORCESTER, MA 01605
ROGERS-WRIGHT,CYRIL + ELIZABETH	12-018-00014	0040 GREENDALE AVE	WORCESTER, MA 01606
RICH,ERIC A + RYAN,DENISE A	12-018-00028	0036 GREENDALE AVE	WORCESTER, MA 01606
CANDILORO,ALEXANDER J	12-018-00030	0032 GREENDALE AVE	WORCESTER, MA 01602
FUSSARO,STEPHEN A +	12-018-00031	0030 GREENDALE AVE	WORCESTER, MA 01606-2228
SAWYER,MARILYN A	12-018-00017	26 GREENDALE AVE	WORCESTER, MA 01606
HOWARD,CAROLYN D	12-018-0014A	0087 AIRLIE ST	WORCESTER, MA 01606
MCKAY,ELAINE T	12-035-00009	0093 AIRLIE ST	WORCESTER, MA 01606-2216
WARDELL,ANDREW B + VIOLA F	12-018-00034	0075 AIRLIE ST	WORCESTER, MA 01606-2216
SPRADLEY,WILLIAM +	12-018-00035	0071 AIRLIE ST	WORCESTER, MA 01606
CARIBO,MATTHEW	12-018-00006	0031 GREENDALE AVE	WORCESTER, MA 01606
VANCELETTE,THOMAS M + ZANDRA E	12-018-00036	0067 AIRLIE ST	WORCESTER, MA 01606

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 12-018-03A+4 as cited above.

Certified by:

Signature 

11/082024
Date



Abutters Map

