

Joshua Lee Smith
Direct telephone: 508-926-3464
Direct facsimile: 508-929-3064
Email: jsmith@bowditch.com

October 31, 2024

BY HAND DELIVERY AND E-MAIL – 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: Creative Hub Worcester, Inc. – Request for Extension of Time for Definitive Site Plan Approval for Renovation of an Historic Nonprofit Club Building and Related Site Improvements at 2 Ionic Avenue and 661 Main Street, Worcester, Massachusetts

Dear Ms. Smith:

This firm represents the Creative Hub Worcester, Inc. (the “Applicant”) in connection with the renovation and rehabilitation of an historic building, including conversion into a mixed-use building that will center around providing space to the community for events, performance, business and advancement of the arts (the “Project”). The Project also includes the construction and/or installation of new parking areas, driveways, landscaped areas, walkways, utilities and other related site improvements.

On December 13, 2023, the Worcester Planning Board (the “Board”) voted unanimously in favor of granting definitive site plan review approval (the “Site Plan Approval”) as set forth in a written decision of the Board dated December 14, 2023. The Site Plan Approval is set to expire on December 13, 2024. The purpose of this letter is to request an extension of the Site Plan Approval for two years until **December 13, 2026**, for the reasons provided herein.

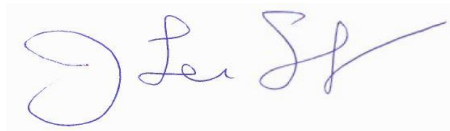
Similar to the challenges faced by many developers throughout the Commonwealth, the Applicant has been forced to delay commencement of the Project work due, in part, to the cost of financing, the rate of inflation, construction costs and labor supply issues. Therefore, the Applicant needs more time to exercise its rights under the Site Plan Approval.

Based on the foregoing, enclosed for filing with the Board are copies of the original decision and application form, the approved layout plan and a certified abutters list.

Kindly file this request with the City Clerk and schedule this matter to be heard at the Board's next available meeting, which is scheduled to occur on or before **December 4, 2024**.

Thank you for your assistance with this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J Lee Smith", is centered on the page. The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

Joshua Lee Smith

JLS

Enclosures

cc: Project team