

PLANNING BOARD DEFINITIVE SITE PLAN APPLICATION

SINGLE-FAMILY DWELLING

33 Ripley Street
Worcester, MA 01610

Prepared for:

Habitat for Humanity Metrowest/Greater Worcester, Inc.
640 Lincoln Street
Worcester, MA 01605

Date:

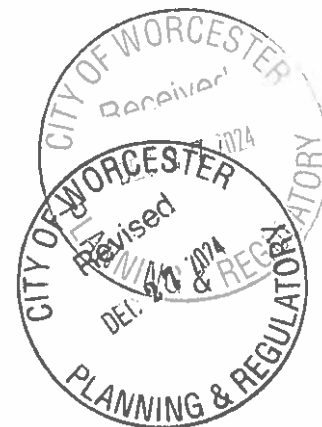
November 27, 2024

Prepared By:



ENGINEERING, Inc.

100 Grove Street
Worcester, MA 01605
T 508-856-0321
F 508-856-0357
gravesengineering.com



December 23, 2024

Michelle Smith
Assistant Chief Development Officer
455 Main Street
Room 404
Worcester, MA 01608



**Subject: Definitive Site Plan Application
Single-Family Dwelling
33 Ripley Street, Worcester, MA 01610**

Dear Ms. Smith,

Please find enclosed the following for inclusion on the next available Planning Board agenda for the subject project:

- One (1) copy of the "Definitive Site Plan Application", dated November 27, 2024, with attached Certified List of Abutters and Zoning Determination Form.
- One (1) copy of the site plan drawings "Single-Family Dwelling", dated December 20, 2024. (7 sheets)
- One (1) copy of the "Stormwater Report for Single-Family Dwelling, 33 Ripley Street, Worcester, MA 01610", dated November 27, 2024.
- One (1) copy of the architectural drawings "New Construction 4 Bedroom Residence, 33 Ripley Street, Worcester, MA 01609", dated December 5, 2024, prepared by KMA, LLC.

A fee amount of \$250.00 for the Definitive Site Plan Application is anticipated. The check payment will be delivered when the amount is verified by the Division of Planning & Regulatory Services.

Paper copies of the above documents and envelopes for each party on the Certified List of Abutters will be provided upon request.

Project Summary

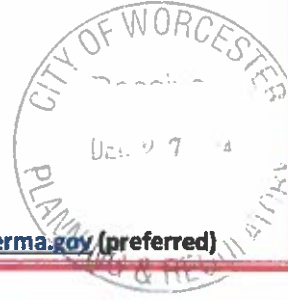
The proposed project consists of the construction of one single-family detached dwelling. The project includes a bituminous asphalt driveway for the dwelling, a retaining wall, lot grading, and a roof drain groundwater recharge system. The proposed project will also include municipal gravity sanitary sewer and water services from Ripley Street for the proposed dwelling. The project triggers Site Plan Review as the proposed work on the site affects an area with a slope of 15% or greater and requires a Building Permit. Please note that the applicant proposes to build the same structure as depicted in the architectural drawings, which reference a project for a different address.

We look forward to discussing this project further with your office and the Board. If you have any questions concerning this application, please feel free to contact our office.

Respectfully Submitted,
Graves Engineering, Inc.


Ronald Mendez
Project Engineer

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 (preferred)

1. PROPERTY INFORMATION

- a. 33 Ripley Street
Address(es) – please list all addresses the subject property is known by
- b. 06-034-00009
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 70864 Page 298
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RG-5 (Residence, General, 5,000 SF)
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

- a. Habitat for Humanity Metrowest/Greater Worcester, Inc.
Name(s)
- b. 640 Lincoln Street, Worcester, MA 01605
Mailing Address(es)
- c. paul.rebello@habitatmwgw.org 508-212-2166
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

Paul Rebello
(Signature)

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

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

Division of Planning & Regulatory Services
455 Main St., 4th Floor, Worcester, MA 01608
Office 508-799-1400 – Fax 508-799-1406
planning@worcesterma.gov

4. REPRESENTATIVE INFORMATION

a. Michael Andrade (Graves Engineering, Inc.)

Name(s)

b. Paul Rebello

Signature(s)

c. 100 Grove Street, Suite 219, Worcester, MA 01605

Mailing Address(es)

d. mandrade@gravesengineering.com 508-856-0321 x103

Email and Phone Number

e. Engineer

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

5. AUTHORIZATION

Authorization I, Habitat for Humanity Metrowest/Greater Worcester, Inc., Owner of Record of the property listed with the

Assessing Division of the City of Worcester, Massachusetts as Map 6 Block 34 Lot(s) 9, do hereby

authorize Graves Engineering, Inc. to file this application with the Division of Planning & Regulatory

Services of the City of Worcester on this the 27th day of November, 2024.

On this 19 day of November, 2024, before me personally appeared

Paul Rebello

, 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.

Elaine R. Picard

NOTARY PUBLIC

My Commission Expires: July, 24, 2031

(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 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 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 \$ 250 is enclosed (*see fee schedule or contact staff to confirm amount*).

10. PROJECT TYPE AND DESCRIPTION

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

One parcel of vacant (vegetated) land.

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)

Construct one single-family house with municipal water and sewer services.

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	5,769	0	5,769
Number of buildings	0	+1 dwelling	1
Total square footage of building(s)	0	+1,560	1,560
Number of stories of building(s)	0	+2	2
Number of parking spaces	0	+2	2
Number of loading spaces	0	N/A	N/A
Changes to on-street parking	N/A	N/A	N/A
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>	N/A	+4	4
Square feet of wetlands	0	0	0
Square feet of surface (open) water	0	0	0
Square feet of area vegetated/wooded	5,769	-1,925	3,844
Number of trees over 9" in caliper	2	-1	1
Cubic yards of fill material to be imported/ exported	N/A	-200	200
Square feet of property in floodplain	0	0	0
Length of roadway (in feet or miles)	170 ft.	0	170 ft.
Residential	Existing	Change +/-	Total
Number of units	0	+1	1
If multi-family, number of bedrooms per unit	N/A	N/A	N/A
Number of accessible units	0	0	0
Number of affordable units	0	0	0
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area	N/A	N/A	N/A

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
Inspectional Services	Building Permit	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"/>	C102
b. Locus plan with zoning information shown	<input type="checkbox"/>	C001, C101
c. Existing utilities	<input type="checkbox"/>	C101, C104
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	C101, C103
e. Soil types identified on the plan (including test-pit/boring locations)	<input type="checkbox"/>	C103
f. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	C101, C103
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	Arch. Plans
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	C102
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"/>	C102
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 checked="" 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"/>	C102
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input checked="" type="checkbox"/>	N/A
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	C102
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	C102, C502
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input checked="" type="checkbox"/>	N/A

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"/>	C102
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"/>	C102
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input checked="" type="checkbox"/>	N/A
d. Pavement and curb details, including level sidewalks at driveways	<input checked="" type="checkbox"/>	C501, C502
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 type="checkbox"/>	C102
b. Number of compact parking spaces (8 x16)	<input checked="" type="checkbox"/>	N/A
c. ADA parking spaces	<input checked="" type="checkbox"/>	N/A
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input checked="" type="checkbox"/>	N/A
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input checked="" type="checkbox"/>	N/A
f. Loading spaces or docks (see Table 4.5 and related notes)	<input checked="" type="checkbox"/>	N/A
g. Screen planting between parking and edge of property or pedestrian paths	<input checked="" type="checkbox"/>	N/A
h. Number of electric vehicle charging stations or "ready" (conduit run) spaces	<input checked="" type="checkbox"/>	N/A
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input checked="" type="checkbox"/>	N/A

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"/>	C102
b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	<input checked="" type="checkbox"/>	N/A
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input checked="" type="checkbox"/>	N/A
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input checked="" type="checkbox"/>	N/A
e. Parking and circulation directional signage	<input checked="" type="checkbox"/>	N/A
f. Signage facing the street	<input checked="" type="checkbox"/>	N/A

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"/>	N/A
b. Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	<input checked="" type="checkbox"/>	N/A
c. Infiltration of clean runoff to maintain groundwater supply	<input type="checkbox"/>	C103
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	C103

***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"/>	C104
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	C104
c. Footing or foundation drainage for a proposed structure or wall	<input type="checkbox"/>	C501

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 type="checkbox"/>	C102, C103, C502
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"/>	
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input checked="" type="checkbox"/>	C102
e. Fencing, including information on material, height, and style (including gates)	<input type="checkbox"/>	C102, C502
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"/>	N/A
b. Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input checked="" type="checkbox"/>	N/A
c. Raised beds for a community garden or other urban agriculture provisions	<input checked="" type="checkbox"/>	N/A
d. Paved pedestrian plaza area (includes patios) or deck	<input checked="" type="checkbox"/>	N/A
e. Interior common space and amenities or balconies	<input checked="" type="checkbox"/>	N/A

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 checked="" type="checkbox"/>	N/A
b. Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input checked="" type="checkbox"/>	N/A
c. Photometric plan for parking lots with ≥12 new spaces	<input checked="" type="checkbox"/>	N/A
d. Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	<input checked="" type="checkbox"/>	N/A
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input checked="" type="checkbox"/>	N/A
f. Limit of clearing, with mature vegetation protected where possible	<input type="checkbox"/>	C101

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

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

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"/>	C101
b. Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	C101
c. Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	<input type="checkbox"/>	C501
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"/>	N/A
b. Historically-sensitive façade, window, and roof treatments	<input checked="" type="checkbox"/>	N/A

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 checked="" type="checkbox"/>	N/A
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input checked="" type="checkbox"/>	N/A

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"/>	N/A
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input checked="" type="checkbox"/>	N/A
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input checked="" type="checkbox"/>	N/A
d.	Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	<input checked="" type="checkbox"/>	N/A
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"/>	N/A

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"/>	C102
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	C102
c.	Easements for any utilities, public access, or adjacent properties	<input checked="" type="checkbox"/>	
d.	Regularity factor for all lots	<input checked="" type="checkbox"/>	
e.	% paving within the front-yard for residential uses	<input type="checkbox"/>	C102
f.	Height of all structures in feet and stories	<input type="checkbox"/>	C102

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: 58

Parcel Address: 33 RIPLEY ST

Assessor's Map-Block-Lot(s): 06-034-00009

Owner: HABITAT FOR HUMANITY

Owner Mailing: 640 LINCOLN ST, SUITE 100
WORCESTER, MA 01605

Petitioner (if other than owner): R MENDEZ

Petitioner Mailing Address: 100 GROVE ST, SUITE 219
WORCESTER, MA

Petitioner Phone: 508-856-0321

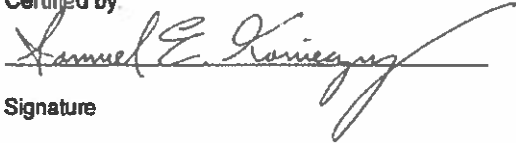
Planning: X Zoning: _____ License Commission: _____ Conservation Commission: _____

Historical: _____ Cannabis: _____ Other: 300'

CHAMPI, ELIZABETH	06-034-00018	0025 RIPLEY ST	WORCESTER, MA 01610
CAPSTONE INVESTMENTS GROUP INC	06-33A-00166	0033 WINFIELD ST SUITE 1	WORCESTER, MA 01610
TUCKER, ROBIN A TRUSTEE	06-33A-00170	0170 BEACON ST	WORCESTER, MA 01610
EL-REFAEI, AMIN MOHAMMAD	06-33C-00022	0001 GROUT CT	WORCESTER, MA 01610
JOHNSON, MORRIE B +	06-33A-00168	0168 BEACON ST	WORCESTER, MA 01608-2201
RALSTON, REBECCA R	06-33C-00079	0004 GROUT CT	WORCESTER, MA 01610
CAUSEY, WILTON JR	06-33C-00081	0211 BEACON ST	WORCESTER, MA 01610
KGH LIMITED PARTNERSHIP	06-33A-0000Z	0875 MAIN ST	WORCESTER, MA 01610
TCHUINDO, JACOB	06-33C-00080	0006 GROUT CT	WORCESTER, MA 01610
SECOND BAPTIST CHURCH INC	06-034-22-26	14 HAMMOND ST	WORCESTER, MA 01610
CAO, NGHIA T + NGUYEN, THUY T	06-034-0003A	0175 BEACON ST	WORCESTER, MA 01603
THUAN, VAN LE	06-33B-00073	0214 BEACON ST	WORCESTER, MA 01610-2530
SECOND BAPTIST CHURCH INC	06-034-22-26	14 HAMMOND ST	WORCESTER, MA 01610
TRAN, SON	06-034-00016	0103 MILL ST	WORCESTER, MA 01603
CROZIER INC	06-034-00012	10 HAMMOND ST	WORCESTER, MA 01610
MASSALEY, BEN +	06-034-00015	0004 RIPLEY PL	WORCESTER, MA 01610
SUAREZ, KENYI A	06-034-00011	0005 RIPLEY PL	WORCESTER, MA 01610
DIEP, AN TU + HA, THANH	06-034-0003B	0177 BEACON ST	WORCESTER, MA 01610
CANLAND ENTERPRISES INC	06-33C-00018	0020 RIPLEY ST A	WORCESTER, MA 01610
BACOVA, XHEVDET +	06-034-0004B	0181 BEACON ST	WORCESTER, MA 01608
MAIN SOUTH CDC	06-034-0004A	179 BEACON ST	WORCESTER, MA 01603
MELO, CARMEN	06-034-00029	0031 RIPLEY ST	WORCESTER, MA 01610
TRAN, BINH Q + DIEP T	06-034-00008	0189 BEACON ST	WORCESTER, MA 01610
OPOKU, BELINDA OSEI	06-034-00017	0002 RIPLEY PL	WORCESTER, MA 01610
MAIN SOUTH COMMUNITY DEVELOPMENT CO	06-034-00020	C/O NGUYEN, DUT-VO + LUONG	WORCESTER, MA 01610-2533
NGUYEN, VUI	06-33C-00095	0002 GROUT CT	WORCESTER, MA 01610
ASAMBLEA DE IGLESIAS CRISTIANAS INC	06-33A-00005	722 PROSPECT AVE	BRONX, NY 10455
MURPHY, CLAIRE + JAMES	06-33A-0052A	0198 BECON ST	WORCESTER, MA 01610
WESTERN, TREVOR + DONNA TRUSTEES	06-33A-00086	0080 WINDSOR RD	SUDBURY, MA 01776
CITY OF WORCESTER	06-034-00009	0044 FRONT ST SUITE 100	WORCESTER, MA 01608
WORCESTER HOUSING AUTHORITY	06-33C-24+25	00040 BELMONT ST	WORCESTER, MA 01608
MAIN SOUTH COMMUNITY DEVELOPMENT CO	06-33A-00066	194 B BEACON ST	WORCESTER, MA 01610-2532
MAIN SOUTH COMMUNITY DEVELOPMENT CO	06-33A-00070	0875 MAIN ST	WORCESTER, MA 01610
MAIN SOUTH COMMUNITY DEVELOPMENT CO	06-33A-0066A	194 A BEACON ST	WORCESTER, MA 01610
WITT, IAN R	06-33C-00050	P O BOX 196	WORCESTER, MA 01614-0196
PUMAREJO, JOSE R	06-33C-00023	0003 GROUT CT	WORCESTER, MA 01610
MAIN SOUTH CDC	06-33A-0060A	196 BEACON ST	WORCESTER, MA 01610
MAIN SOUTH COMMUNITY DEVELOPMENT CO	06-33A-00052	C/O AMARASINGHE, DON PATRICK + CHAND	WORCESTER, MA 01610
BEACON BRIGHTLY LLC	06-33A-00055	0875 MAIN ST	WORCESTER, MA 01608
WORCESTER HOUSING AUTHORITY	06-33B-00040	00040 BELMONT ST	WORCESTER, MA 01608
QUIJADA, BRIAN	06-33C-00083	0217 BEACON ST	WORCESTER, MA 01610
MAIN SOUTH CDC	06-33A-00060	C/O YOUNG, DEROY + ROSEMARIE	WORCESTER, MA 01610
SNOWHOUND GROUP II LLC	06-33C-00082	0133 DERBY ST	WORCESTER, MA 01604
BEACON BRIGHTLY LLC	06-33B-00072	0875 MAIN ST	WORCESTER, MA 01610
TRUSTEES CLARK UNIVERSITY	06-33A-00004	0950 MAIN ST	WORCESTER, MA 01608
ECHEVERRI, SHAREN L + JAMES A	06-035-U-13A	013A BOYS + GIRLS CLUB WAY UNIT 1	WORCESTER, MA 01610
KWABENA, OPOKU P	06-035-U-13B	013B BOYS + GIRLS CLUB WAY	WORCESTER, MA 01610
SANDOVAL, GLORYSET	06-33B-U-035	0035 BOYS + GIRLS CLUB WAY	WORCESTER, MA 01610
ROCHE, CARMEN M	06-33B-U-033	0006 FLORENCE ST	WORCESTER, MA 01610
CALEROTIFFER, INDIRA M	06-33B-U-037	0037 BOYS + GIRLS CLUB WAY	WORCESTER, MA 01610
RODRIGUEZ, LUISANNA	06-33B-U-039	0039 BOYS + GIRLS CLUB WAY	WORCESTER, MA 01610
VARGAS, MELVIN	06-33C-U-019	0019 BOYS + GIRLS CLUB WAY	WORCESTER, MA 01610
GARCIA-LORA, ALVIN J	06-33C-U-017	0017 BOYS + GIRLS CLUB WAY	WORCESTER, MA 01610
DWAMENA, PATRICIA S	06-33C-U-021	0021 BOYS + GIRLS CLUB WAY	WORCESTER, MA 01610
CITY OF WORCESTER	06-33A-0000P	0455 MAIN ST RM 203	WORCESTER, MA 01608
ACEVEDO, ALFRED	06-33C-U-023	0023 BOYS + GIRLS CLUB WAY	WORCESTER, MA 01610
GUZMAN, DIEGO JAVIER	06-33C-00021	0028 RIPLEY ST	WORCESTER, MA 01610
MAIN SOUTH COMMUNITY DEVELOPMENT CO	06-034-00028	183 BEACON ST	WORCESTER, MA 01610

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 06-034--00009 as cited above.

Certified by:

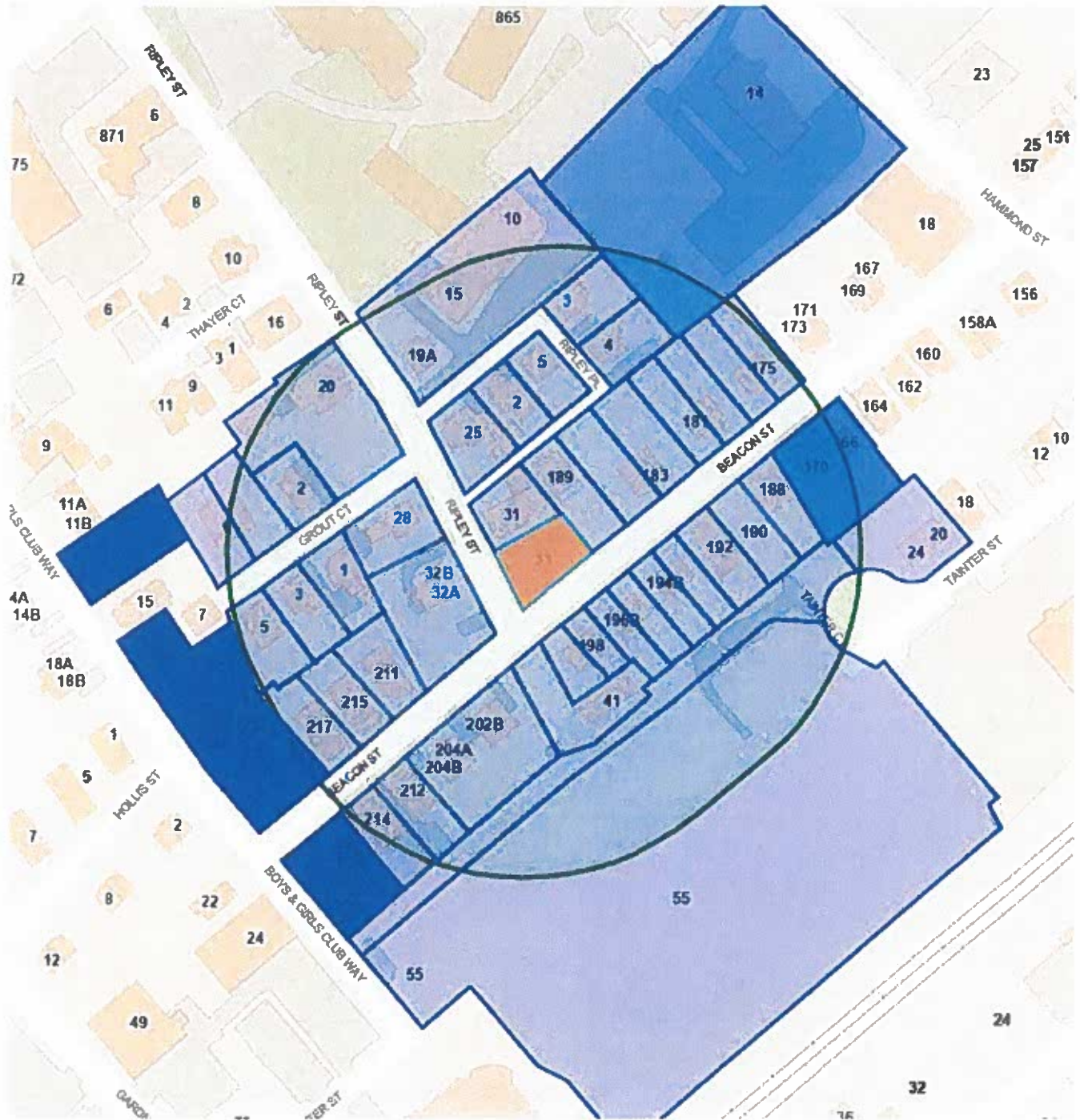

Signature

11/19/2024

Date



Abutters Map





Zoning Determination Form

Property Address(es): 33 Ripley Street Submitted Plan Date: 11-27-24

Zoning District(s): RG-5 Overlay District(s):

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

Planning Board: (indicate all that apply)

Zoning Board of Appeals: (indicate all that apply)

Parking Plan

Site Plan

Preliminary Definitive

Trigger(s):

15% Slope 5+ Units Airport
Cluster GFA Lodging House
National Register Subdivision
Floodplain (Review Only by Bldg. Commissioner & DPRS)

Special Permit(s)

ADU AROD AUM CCOD CCRC
Cluster Common Drive Comprehensive Sign
Urban Ag WRPOD IZ (parking mods/reduction)

Subdivision

Preliminary Definitive Frontage (Definitive)

ANR

More than One Building on a Lot (residential)

Other Filings: (either Board)

Amendment to

Extension of Time for

81G Street Opening or Ch. 12 Sec. 12 Review

Other:

Variance(s)

Table with 4 columns: Dimension, Requirement, Provided, Relief Requested. Rows include Gross Area (SF), Frontage (ft.), Setback (ft.) with sub-rows for Front, Side, Exterior Side, Rear, Accessory Structure, Height (ft.), Floor to Area Ratio, Parking (spaces), and Other.

Special Permit(s)

Expansion/Change of privileged nonconforming
Structure Use To a Use of a Similar Nature
Mod. Dimensional Requirements for Residential Conversion
Modify Parking/Loading/Layout/Landscaping
Residential Use #:
Non-Residential Use #:
Other:

Administrative Appeal (ZBA)

Applicable Zoning Ordinance Reference:

Article: Section:

Paragraph:

For Official Use Only:

ISD Authorized Signature Required: TAM DCH DC
Date Signed by ISD Staff: