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# MIRICK O'CONNELL

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A T T O R N E Y S   A T   L A W

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December 12, 2024

**VIA E-MAIL**

Worcester Planning Board  
Office of Planning & Regulatory Services  
*Attention Ms. Michelle M. Smith, Assistant Chief Development Officer*  
City Hall Room 3404  
455 Main Street  
Worcester, MA 01608

Re: Amendment to Special Permit (PB-2024-018); 115 Northeast Cutoff, Worcester, MA

Dear Ms. Smith:

This firm represents Meletios Chacharone and Zachary Curzon, as Trustees of the 115 Northeast Cutoff Realty Trust, owner of property located at 115 Northeast Cutoff in Worcester (Assessors m/b/l 52-006-01&02). Enclosed for filing with the Worcester Planning Board is an application for an amendment to a Special Permit concerning the subject property issued by the Worcester Planning Board on 4/12/24 (PB-2024-018). A copy of the Special Permit, recorded at the Worcester District Registry of Deeds in Book 70581, Page 186, is enclosed.

Explanation of Proposed Amendment

In the conditions of approval of the Special Permit, Condition No. 7 states:

*On or Before December 31, 2024:*

*7. Provide the recording reference for the executed Conservation Restriction permanently protecting the remaining undeveloped areas of the site consistent with that shown on the site plans.*

The applicant requests an amendment to Condition No. 7 by extending the deadline of December 31, 2024, to be **December 31, 2025**. The reason for this request is that the preparation, review, and approvals of the required Conservation Restriction, in accordance with the provisions of M.G.L. Chapter 184, sections 31 – 33, require additional time than the original 9-month term set forth in Condition No. 7. No other changes are requested in the enclosed application.

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Also enclosed are:

- A Zoning Determination Form
- A New Application for Special Permit (note that I am requesting a waiver from the requirement to submit a new plan of land, because the proposed amendment has no impact upon the original plan/site plan).
- The original plan of land.
- A certified list of abutters.

Please let me know when your office wants me to deliver the set of stamped envelopes, addressed to the abutters of the property and a check for the filing fee for the amendment application. Also, please call me if your office requires any additional information.

Very truly yours,



Stephen F. Madaus

SFM/jmc  
Enclosures

cc: 115 Northeast Cutoff Realty Trust