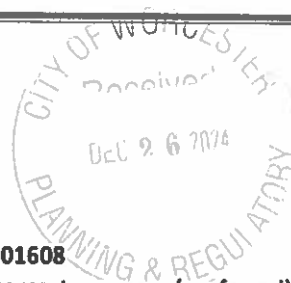


City of Worcester Planning Board



**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](mailto:planning@worcesterma.gov) (preferred)

**1. PROPERTY INFORMATION**

- a. 120 Washington Street (Lot 3B)  
Address(es) – please list all addresses the subject property is known by
- b. 05-005-0003B  
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 66967 Page 244  
Current Owner(s) Recorded Deed/Title Reference(s)
- d. Business, General (BG-6.0), Commercial Corridors Overlay District - Downtown (CCOD-D)  
Zoning District and all Zoning Overlay Districts (if any) Downtown/Blackstone Canal Sign Overlay District (DSOD)

**2. APPLICANT INFORMATION**

- a. Rossi Development LLC  
Name(s)
- b. 345 Boylston Street, Suite 300-5, Newton, MA 02459  
Mailing Address(es)
- c. c/o Mark A. Borenstein, mborenstein@princelobel.com and (508) 688-9136  
Email and Phone Number(s)
- d. Purchaser  
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

Rossi Development LLC  
By: Anthony Rossi, manager  
Signer ID: L4W3OQBH13...

(Signature) Name: Anthony Rossi Title: Manager

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

- a. Boston Capital Development, LLC  
Name(s)
- b. 11 Beacon Street, Suite 325, Boston, MA 02108  
Mailing Address(es)
- d. c/o Mark A. Borenstein, mborenstein@princelobel.com and (508) 688-9136  
Email and Phone Number

Division of Planning & Regulatory Services  
455 Main St., 4<sup>th</sup> Floor, Worcester, MA 01608  
Office 508-799-1400 – Fax 508-799-1406

[planning@worcesterma.gov](mailto:planning@worcesterma.gov)

**4. REPRESENTATIVE INFORMATION**

a. Mark A. Borenstein, Prince Lobel Tye LLP

Name(s)

b.

Signature(s)

c. 120 Front Street, Suite 830, Worcester, MA 01608

Mailing Address(es)

d. mborenstein@princelobel.com (508) 688-9136

Email and Phone Number

e. Attorney

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

**5. AUTHORIZATION** Richard D. Mazzocchi, Authorized Signatory of  
Authorization I, Boston Capital Development, LLC, Owner of Record of the property listed with the

Assessing Division of the City of Worcester, Massachusetts as Map 05 Block 005 Lot(s) 0003B, do hereby

authorize Rossi Development LLC to file this application with the Division of Planning & Regulatory

Services of the City of Worcester on this the 12th day of December, 20 24.

By: [Signature]  
Richard D. Mazzocchi, Authorized Signatory

On this 12th day of December, 20 24, before me personally appeared

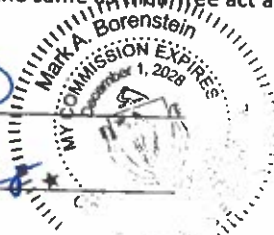
Richard D. Mazzocchi, to me known to be the person described in and who executed the foregoing

instrument and acknowledged that they executed the same as their free act and deed.

[Signature]

NOTARY PUBLIC

My Commission Expires: 12/1/2028



(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](mailto: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 \$ 5,000 is enclosed (*see fee schedule or contact staff to confirm amount*).

**8. TAX CERTIFICATION**

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

**If a Single Owner or Proprietorship:**

- a. \_\_\_\_\_  
Name
- b. \_\_\_\_\_  
Signature certifying payment of all municipal charges
- c. \_\_\_\_\_  
Mailing Address
- d. \_\_\_\_\_  
Email and Phone Number

**9. IF A PARTNERSHIP OR MULTIPLE OWNERS:**

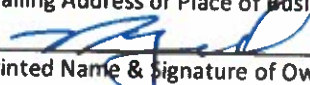
- e. \_\_\_\_\_  
Names
- f. \_\_\_\_\_  
Signatures certifying payment of all municipal charges
- g. \_\_\_\_\_  
Mailing Address
- h. \_\_\_\_\_  
Email and Phone Number

**Applicant, if different from owner:**

Rossi Development LLC

- i. \_\_\_\_\_  
By: *Anthony Rossi, manager* Anthony Rossi  
Printed Name & Signature of Applicant, certifying payment of all municipal charges  
Manager

**If a Corporation or Trust:**

- j. Boston Capital Development, LLC  
Full Legal Name
- k. Massachusetts 11 Beacon Street, Suite 325, Boston, MA 02108  
State of Incorporation Principal Place of Business
- l. 11 Beacon Street, Suite 325, Boston, MA 02108  
Mailing Address or Place of Business in Massachusetts
- m.  Richard D. Mazzocchi, Boston Capital Development, LLC  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges  
Authorized Signatory of
- n. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges

**10. PROJECT TYPE AND DESCRIPTION**

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

The property known as Lot 3B is an approximately 32,072 square foot (approximately 0.736 acre) vacant lot bound by Spruce Street to the north, District 120 to the west, Madison Street to the south and 153 Green Street to the east.

**b. Proposed Conditions. Check the box for all of the categories that describe the proposed project:**

Proposed Project Type			
Residential	<input type="checkbox"/>	New Construction	<input checked="" type="checkbox"/>
Industrial/manufacturing	<input type="checkbox"/>	Rehabilitation/Renovation	<input type="checkbox"/>
Business	<input type="checkbox"/>	Expansion/Addition	<input type="checkbox"/>
Mixed Use	<input checked="" 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 checked="" type="checkbox"/>

**c. Describe the proposed use of the property (attach separate narrative if needed)**

The Applicant is proposing to construct a 6-story mixed-use building with approximately 90 residential units over 5 floors, 2 commercial/retail spaces, 1 floor of podium parking (35 spaces), 43 surface spaces to the east of the building, amenities spaces, outdoor patio area along Madison Street, landscaping and other site improvements related thereto.

**d. Fill in all information relevant to the proposed project**

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	+/- 32,072 SF	N/A	32,072 SF
Number of buildings	0 Buildings	+ 1 Building (Lot 3B)	1 Building (Lot 3B)
Total square footage of building(s)	0 SF	+ Approx. 84,450 SF	Approx. 84,450 SF
Number of stories of building(s)	0 Stories	+7 Stories	7 Stories
Number of parking spaces	0 Parking Spaces	+ 78 Parking Spaces	78 Parking Spaces
Number of loading spaces	0 Loading Spaces	N/A	0 Loading Spaces
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>	See Traffic Memo	See Traffic Memo	See Traffic Memo
Square feet of wetlands	0 SF	N/A	0 SF
Square feet of surface (open) water	0 SF	N/A	0 SF
Square feet of area vegetated/wooded	0 SF	TBD	TBD
Number of trees over 9" in caliper	0 Trees	N/A	0 Trees over 9" (5 New Trees 2.5-3")
Cubic yards of fill material to be imported/exported	TBD	TBD	TBD
Square feet of property in floodplain	0 SF	N/A	0 SF
Length of roadway (in feet or miles)	0 ft	N/A	0 ft
Residential	Existing	Change +/-	Total
Number of units	0 Units	+ 90 Units	90 Units
If multi-family, number of bedrooms per unit	0 BR	+ Studios	Studios
Number of accessible units	0 Units	N/A	0 Units
Number of affordable units	0 Units	N/A	0 Units
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area	0 SF	+ 1,650 SF	1,650 SF

**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
N/A	

**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
Worcester Inspectional Services Department	Building Permit	TBD	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"/>	All Sheets
b. Locus plan with zoning information shown	<input type="checkbox"/>	C-3
c. Existing and proposed utilities	<input type="checkbox"/>	C-1 and C-4
d. Existing and proposed grading, using differing line types, showing 2' contours	<input type="checkbox"/>	C-1 and C-4
e. Soil types identified on the plan (including test-pit/boring locations for infiltration)	<input checked="" type="checkbox"/>	Drainage Report
f. Architectural elevations and/or renderings (including exterior materials)	<input type="checkbox"/>	Arch. Plans
g. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	N/A
h. Landscape plan including plantings (location, species, & size), and details for all landscape and hardscape elements	<input type="checkbox"/>	L-1
i. Shade trees to reduce heat island effect. Parking lots >16 spaces: 1 tree per 10 interior surface spaces located to maximize shading effect (Zoning Ordinance, Article IV, Section 7, Table 4.4, Note 6). <i>Landscape Notes: 1 tree in the front-yard per lot or 1 tree every 50' along street frontage (Subdivision Regulations Section X, J.1.). Trees (3-3.5" caliper) planted every 20-25' where parking areas along a sidewalk or side lot line abutting a residential use, street or public park (Zoning Ordinance, Article IV, Section 5, C. 1.b., 1b.i).</i>	<input checked="" type="checkbox"/>	L-1
j. Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.	<input type="checkbox"/>	Drainage Report
k. For new residential uses in BO, BL, BG-2 and BG-3 Zoning Districts, 10% of lot area has been provided for recreation (Zoning Ordinance Article IV, Section 2, Table 4.2, footnote 3).	<input 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"/>	C-3
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	C-3
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	Arch. Plans and C-3
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	C-3
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	C-3

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"/>	C-3
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"/>	C-3
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input checked="" type="checkbox"/>	
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	C-3
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input type="checkbox"/>	C-3

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"/>	C-3
b. Number of compact parking spaces (8 x16)	<input checked="" type="checkbox"/>	
c. ADA parking spaces	<input type="checkbox"/>	C-3
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	C-3
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	C-3
f. Loading spaces or docks (see Table 4.5 and related notes)	<input type="checkbox"/>	N/A
g. Screen planting between parking and edge of property or pedestrian paths	<input type="checkbox"/>	C-3 and L-1
h. Number of electric vehicle charging stations or "ready" (conduit run) spaces	<input type="checkbox"/>	TBD
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input type="checkbox"/>	TBD

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"/>	C-3 and Arch. Plans
b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	<input type="checkbox"/>	Arch. Plans
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input checked="" type="checkbox"/>	
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	TBD
e. Parking and circulation directional signage	<input type="checkbox"/>	TBD
f. Signage facing the street	<input type="checkbox"/>	TBD

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"/>	
b. Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	<input checked="" type="checkbox"/>	
c. Infiltration of clean runoff to maintain groundwater supply	<input type="checkbox"/>	Drainage Report
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	C-4

\*\*\*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"/>	C-4
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	C-4
c. Footing or foundation drainage for a proposed structure or wall	<input type="checkbox"/>	TBD

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"/>	TBD
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"/>	C-3 and L-1
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	L-1
e. Fencing, including information on material, height, and style (including gates)	<input checked="" type="checkbox"/>	
f. Planted buffers along rear and side yard setbacks	<input type="checkbox"/>	C-3 and L-1

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 type="checkbox"/>	C-3
b. Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input checked="" type="checkbox"/>	
c. Raised beds for a community garden or other urban agriculture provisions	<input checked="" type="checkbox"/>	
d. Paved pedestrian plaza area (includes patios) or deck	<input type="checkbox"/>	C-3
e. Interior common space and amenities or balconies	<input type="checkbox"/>	C-3 and Arch. Plans



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 type="checkbox"/>	TBD
b. Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input type="checkbox"/>	TBD
c. Photometric plan for parking lots with ≥12 new spaces	<input type="checkbox"/>	TBD
d. Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	<input type="checkbox"/>	L-1
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input checked="" type="checkbox"/>	
f. Limit of clearing, with mature vegetation protected where possible	<input type="checkbox"/>	N/A

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 type="checkbox"/>	TBD
b. Clearly marked fire or emergency loading areas	<input checked="" type="checkbox"/>	
c. Fire hydrants and/or FDC connections	<input type="checkbox"/>	C-1

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"/>	
b. Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	C-4

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"/>	C-2
b. Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	C-2
c. Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	<input checked="" type="checkbox"/>	
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"/>	
b. Historically-sensitive façade, window, and roof treatments	<input checked="" type="checkbox"/>	

**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"/>	
b. Improvements to neighborhood walk/bike-ability or public transportation	<input type="checkbox"/>	C-3

**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"/>	
b. Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	C-4
c. Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input type="checkbox"/>	TBD
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 type="checkbox"/>	TBD
f. Dewatering plans	<input type="checkbox"/>	TBD

**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"/>	C-3
b. Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	C-1 and C-3
c. Easements for any utilities, public access, or adjacent properties	<input checked="" type="checkbox"/>	
d. Regularity factor for all lots	<input checked="" type="checkbox"/>	N/A
e. % paving within the front-yard for residential uses	<input checked="" type="checkbox"/>	N/A
f. Height of all structures in feet and stories	<input type="checkbox"/>	Arch. Plans

CITY OF WORCESTER PLANNING BOARD



SPECIAL PERMIT APPLICATION FOR COMMERCIAL CORRIDOR OVERLAY DISTRICT

Division of Planning & Regulatory Services  
City Hall, 455 Main Street, Room 404, Worcester, MA 01608  
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

- Street Address of the Property in this Application: 120 Washington Street (Lot 3B)  
Assessor's Map, Block & Lot: 05-005-0003B
- Name of Applicant: Rossi Development LLC
- Address of Applicant: 345 Boylston Street, Suite 300-5, Newton, MA 02459
- Telephone: c/o Mark A. Borenstein - (508) 688-9136
- E-mail: c/o Mark A. Borenstein - mborenstein@princelobel.com
- Interest in Property:  
A. Owner       B. Developer       C. Other
- Owner of Record, if different from Applicant: Boston Capital Development LLC
- Address of Owner of Record: 11 Beacon Street, Suite 325, Boston, MA 02108
- If the applicant is different from the owner, fill out the following:

AUTHORIZATION: I, Richard D. Mazzocchi, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 05 Block 005 Lot(s) 0003B, do hereby authorize Rossi Development LLC to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 12th day of December, 2024.

Boston Capital Development LLC  
By: [Signature]

Richard D. Mazzocchi, Authorized Signatory

On this 12th day of December, 2024, before me personally appeared Richard D. Mazzocchi, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 12/1/2028



(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

**10. What CCOD Special Permit/s Are You Applying For? (check all that apply):**

- CCOD Special Permit for Motor Vehicle Related Uses:** To allow certain automobile-related uses within the CCOD under Article IX Section 5.A.1.a
- CCOD Special Permit for Residential Conversion:** To allow conversion of existing buildings to multi-family residential uses, mixed-use buildings with a residential component, or a loft, creative entrepreneurs use where not allowed as of right in the underlying zoning district under Article IX Section 5.B.
- CCOD Special Permit for Drive-Through:** To allow Drive-Through Facilities and Services under Article IX Section 5.C.
- CCOD Special Permit for Building Setback:** For relief from the Building Front Yard Setback Maximum Dimensional Requirements under Article IX Section 6.A.6.
- CCOD Special Permit to Reduce Parking Requirements for Conversion or Reuse of Existing Buildings:** To reduce minimum parking requirements for non-residential change of use or building reuse under Article IX Section 7.B.3.c.ii.
- CCOD Special Permit to Reduce Parking Requirements for Mixed Use:** To reduce minimum parking requirements through credit for Mixed Use Development under Article IX Section 7.C.2.b.
- CCOD Special Permit to Exceed Parking Maximums:** To exceed the maximum parking limits specified in the CCOD under Article IX Section 7.E.
- CCOD Special Permit for Modification of Parking Dimensional Requirements:** For relief from parking dimensional requirements under Article IX Section 7.E.

**11. Zoning Classification(s):**

Business General (BG-6.0), Commercial Corridors Overlay District - Downtown (CCOD) and Downtown/Blackstone Canal Sign Overlay District (DSOD)

**12. Present Use:**

The property known as Lot 3B is an approximately 32,072 square foot (approximately 0.736 acre) vacant lot bound by Spruce Street to the north, District 120 to the west, Madison Street to the south and 153 Green Street to the east.

**13. Describe Proposed Use/General Description of Proposed Development of Property (include information about buildings (area, etc.) to be retained and proposed uses (in SF) of all buildings on site). Attach additional sheets if necessary:**

The applicant is proposing to construct a 6-story mixed-use building with approximately 90 residential units over 5 floors, 2 commercial/retail spaces, 1 floor of podium parking (35 spaces), 43 surface parking spaces to the east of the building, amenities spaces, outdoor patio area along Madison Street, landscaping and other site improvements related thereto.

**14. Land Use Approvals / Relief Previously Granted by other land use Boards:**

N/A

**15. SPECIAL PERMIT FINDINGS OF FACT**

The Board will make findings based on the criteria below to determine whether or not to approve the Special Permit. The Board may choose to adopt the findings of fact provided by the applicant or modify them based on public or staff comments, or Board discussion as needed.

**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.)**

- a. Social, economic or community needs that are served by the proposal:

Please see attached Statement in Support.

- b. Traffic flow and safety, including access, parking and loading areas:

Please see attached Statement in Support.

- c. Adequacy of utilities and other public services:

Please see attached Statement in Support.

- d. Neighborhood character and social structure:

Please see attached Statement in Support.

- e. Impacts on the natural environment:

Please see attached Statement in Support.

- f. Potential fiscal impact, including city services needed, tax base, and employment:

Please see attached Statement in Support.

**16. SUPPLEMENTARY SPECIAL PERMIT FINDINGS OF FACT**

Complete the requested additional information for the Special Permit(s) requested. Attach additional documentation as necessary. Only complete the sections which pertain to the Special Permit(s) you are applying for.

**a. CCOD Special Permit for Motor Vehicle Related Uses:**

If applying for a Special Permit to allow certain automobile-related uses within the CCOD under Article IX Section 5.A.1.a, complete the following:

- i. In the space below explain whether an existing building retains physical features, such as repair bays and/or specialized built-in equipment, and whether these characteristics are unique and central to the proposed use:

N/A

**b. CCOD Special Permit for Residential Conversion**

Not applicable. No supplemental findings of facts are required.

**c. CCOD Special Permit for Drive-Through**

If applying for a Special Permit to allow Drive-Through Facilities and Services under Article IX Section 5.C, complete the following:

- i. Describe the proximity to residential uses and potential impacts to residents resulting from proposed drive-through design and operating characteristics.

N/A

- ii. Explain whether the proposed site layout will have a detrimental effect on the street facade, require excessive driveway curb cuts, or adversely impact the pedestrian environment.

N/A

- iii. Describe screening of the drive-through service and lanes from the fronting street.

N/A

**d. CCOD Special Permit for Building Setback**

If applying for relief from the building front yard setback maximum dimensional requirements under Article IX Section 6.A.6, complete the following:

- i. Describe how the proposed project has unique architectural or functional aspects that warrant greater setback.

N/A

- ii. Explain how the proposed setback will not detract from the pedestrian environment or character of the neighborhood.

N/A

- iii. Explain how the front yard setback will be used for appropriate landscaping, pedestrian facilities or open spaces, and not for parking, loading or storage.

N/A

**e. CCOD Special Permit to Reduce Parking Requirements for Conversion or Reuse of Existing Buildings**

If applying to reduce minimum parking requirements for non-residential change of use or building reuse under Article IX Section 7.B.3.c.ii., complete the following:

- i. Explain how the site has sufficient access in the form of public on-street or off-street parking, transit service, or proximity to complementary uses.

N/A

- ii. Explain how physical constraints on the property would not reasonably allow for provision of required parking.

N/A

**f. CCOD Special Permit to Reduce Parking Requirements for Mixed Use:**

To reduce minimum parking requirements through credit for Mixed Use Development under Article IX Section 7.C.2.b, please complete the following:

- i. Explain how the site has sufficient access in the form of public on-street or off-street parking, transit service, or proximity to complementary uses.

N/A

**g. CCOD Special Permit to Exceed Parking Maximums OR**

**CCOD Special Permit for Modification of Parking Dimensional Requirements**

If applying to exceed the maximum parking limits specified in the CCOD under Article IX Section 7.E, or for relief from parking dimensional requirements under Article IX Section 7.E, complete the following:

- i. Explain whether the resulting development with the modifications proposed is substantially consistent with the purposes and intent of the Commercial Corridors Overlay District.

Please see attached Statement in Support.

- ii. Explain the relationship of the modification to other planning considerations for the immediate area and within the Commercial Corridors Overlay District as a whole, including the plans, programs, policies and public investments of the various departments and agencies of the City of Worcester and the State of Massachusetts.

Please see attached Statement in Support.

- iii. Explain whether the pedestrian environment provided on site and its connection to, and interaction with, the public right of way(s) is designed using best practices within the site's context.

Please see attached Statement in Support.

- iv. Explain the impact of the modifications on neighboring properties.

Please see attached Statement in Support.



- v. Explain whether the requested modifications are needed to provide adequate parking within the context of the other special permit criteria taking into consideration the combination of on and off-street parking.

Please see attached Statement in Support.

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

Rossi Development LLC  
 By: Anthony Rossi, manager, Anthony Rossi, Manager  
 (Signature of Applicant or Applicant's Agent)  
 If more than one applicant, all applicants must fill out information.

Rossi Development LLC  
 (Name of Applicant)  
345 Boylston Street, Suite 300-5  
Newton, MA 02459  
 (Address)

c/o - Mark A. Borenstein, (508) 688-9136  
 (Contact Phone Number)

c/o - Mark A. Borenstein, mborenstein@princelobel.com  
 (Email)

12/12/2024 PST  
 (Date)

Boston Capital Development, LLC  
 By: [Signature] Richard D. Mazzocchi,  
 Authorized Signatory  
 (Signature of Property Owner or Owner's Agent)  
 If more than one property owner, all owners must fill out information.

Boston Capital Development LLC  
 (Name of Property Owner)  
11 Beacon Street, Suite 325  
Boston, MA 02108  
 (Address)

c/o - Mark A. Borenstein, (508) 688-9136  
 (Contact Phone Number)

c/o - Mark A. Borenstein, mborenstein@princelobel.com  
 (Email)

12/12/2024  
 (Date)

**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 Boston Capital Development LLC  
State of Incorporation Massachusetts  
Principal Places of Business 11 Beacon Street, Suite 325, Boston, MA 02108  
Place of Business in Massachusetts 11 Beacon Street, Suite 325, Boston, MA 02108  
Printed Names of Officers of Corporation: \_\_\_\_\_ Title \_\_\_\_\_  
Richard D. Mazzocchi \_\_\_\_\_ Authorized Signatory  
Jeffrey H. Goldstein \_\_\_\_\_ Authorized Signatory

Owners of Corporation:  
Printed Names \_\_\_\_\_ Address \_\_\_\_\_ % of stock \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)  
Boston Capital Development LLC  
By: [Signature] Date: \_\_\_\_\_  
Richard D. Mazzocchi, Authorized Signatory Date: 12/12/24  
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: Rossi Development LLC  
Rossi Development LLC  
Signature of Applicant: Anthony Rossi, manager Date: 12/12/2024 PST  
Anthony Rossi, Manager

City of Worcester - Planning Board – Special Permit Application for Commercial Corridor Overlay District

**Project Impact Statement and Statement in Support for Rossi Development LLC's  
Applications to City of Worcester Planning Board for Definitive Site Plan Review and  
CCOD Special Permit for Multifamily Development  
at 120 Washington Street (Lot 3B), Worcester, Massachusetts**

**I. Background, Preliminary Site Plan Approval and Project Scope.**

The property known and numbered as 120 Washington Street, Worcester, Massachusetts (the “Washington Street Property”) was previously occupied by a Table Talk Pies manufacturing facility with related loading and parking areas and consists of the following six (6) parcels which are more particularly shown on the plan entitled, “Approval Not Required Plan of Land Boston Capital Development, LLC”, prepared by Control Point Associates, Inc., dated April 4, 2022 and recorded with the Worcester District Registry of Deeds in Plan Book 963, Plan 91 (the “Recorded ANR Plan”):

- (i) “Proposed Lot #1” consists of approximately 34,017 square feet of land on the corner of Madison Street and Washington Street (“Lot 1”) <sup>1</sup> and is occupied by a 7-story mixed-use building known as District 120 with 83 affordable residential units, a 1,750 square foot ground floor retail/commercial unit and 17 surface parking spaces;
- (ii) “Proposed Lot #2” consists of approximately 16,236 square feet of land on the corner of Green Street and Spruce Street (“Lot 2”) <sup>2</sup> and is occupied by a 3-story mixed-use building with approximately 56 residential units and approximately 6,500 square feet of ground floor retail/commercial space;
- (iii) “Proposed Lot #3A” consists of approximately 65,852 square feet of vacant land with frontage along Washington Street, Spruce Street and Ash Street and two extended areas along Green Street which are on either side of the property known as 139 Green Street (“Lot 3A”) <sup>3</sup>;
- (iv) “Proposed Lot #3B” consists of approximately 32,072 square feet of vacant land with frontage along Madison Street and Spruce Street (“Lot 3B”) <sup>4</sup>;
- (v) “Proposed Lot 4” consists of approximately 4,119 square feet of vacant land along Madison Street (“Lot 4”) <sup>5</sup>; and
- (vi) “Proposed Lot #5” consists of approximately 17,733 square feet which has been improved to be a right of way known as Spruce Street which connects Washington Street to Green Street (the “Spruce Street Parcel”) <sup>6</sup>.

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<sup>1</sup> Lot 1 is identified as Parcel 05-0005-00001.

<sup>2</sup> Lot 2 is identified as Parcel 05-0005-0002A.

<sup>3</sup> Lot 3A is identified as Parcel 05-0005-0003A.

<sup>4</sup> Lot 3B is identified as Parcel 05-005-0003B.

<sup>5</sup> Lot 4 is identified as Parcel 05-005-0004A.

<sup>6</sup> The Spruce Street Parcel is identified as Parcel 05-005-0005A.

The Washington Street Property is located exclusively within the Business, General (BG-6.0) zoning district, the Commercial Corridors Overlay District – Downtown (CCOD-D) and the Downtown/Blackstone Canal Sign Overlay District (DSOD).

Boston Capital Development, LLC (the “Property Owner”) currently owns Lot 3A, Lot 3B, Lot 4 and the Spruce Street Parcel. The Property Owner intends to submit a new approval not required (“ANR”) plan to the Planning Board (the “Board”) for endorsement to further separate Lot 3A into the following three parcels: (i) approximately 54,845 square feet of vacant land with frontage along Washington Street, Spruce Street and Ash Street (the “New Lot 3A”); (ii) approximately 5,739 square feet of vacant land on the corner of Spruce Street and Green Street and located to the south of 139 Green Street (“Proposed Lot 3C”); and (iii) approximately 5,269 square feet of vacant land on the corner of Ash Street and Green Street and located to the north of 139 Green Street (“Proposed Lot 3D”). A copy of the ANR plan showing the New Lot 3A, Proposed Lot 3C and Proposed Lot 3D is enclosed herewith.

On February 1, 2023, Quarterra Multifamily Communities, LLC (the “Initial Developer”) obtained preliminary site plan approval (the “Preliminary Site Plan Approval”) from the Board in connection with: (i) a proposed 8-story 395,000 square foot mixed-use building with approximately 375 dwelling units and 22,000 square feet of ground floor commercial space on Lot 3A and the property known as 139 Green Street; and (ii) a 7-story detached parking garage with approximately 560 parking spaces on Lot 3B (collectively, the “Approved Project”).

Ultimately, the Initial Developer was unable to finance the construction of the Approved Project due increases in construction costs and high interest rates. The Initial Developer subsequently assigned its rights in the Approved Project to the Property Owner. On February 28, 2024, upon request of the Property Owner, the Board granted an extension of time (“EOT”) for the Preliminary Site Plan Approval for the Approved Project. Since the grant of the extension of time, the Property Owner has been evaluating modifications to the Approved Project to ensure the developability of Lot 3A and Lot 3B and meet the recommendations of the Board provided in Preliminary Site Plan Approval and EOT decisions.

The Approved Project is now being modified from one mixed-use building and a parking structure into 4 separate, new developments (the “New Projects”) which will be developed as follows:

- (i) SMC Residences at Table Talk Square Limited Partnership (“SMC”) seeks to develop a 7-story, approximately 282,359 square foot, multifamily building on the New Lot 3A with approximately 185 dwelling units (consisting of 29 studios, 86 1-bedroom units and 70 2-bedroom units) within the upper 5 floors, 2 lower levels of podium parking with a total of 230 parking spaces (113 parking spaces on the first floor and 117 parking spaces on the second floor), amenity space, 2 outdoor

courtyards, new trees and landscaping, a new transformer area and site improvements related thereto.

- (ii) Rossi Development LLC (“Rossi”) seeks to develop a 7-story mixed-use building (the “New Building”) on Lot 3B with approximately 90 residential units, two commercial/retail units for a total of 1,650 square feet of space, pervious paver outdoor patio area, new trees, landscaping, a retaining wall, transformer, 78 podium and surface parking spaces and site improvements related thereto (the “Lot 3B Project”);
- (iii) Rossi seeks to develop a 5-story mixed-use building on Lot 3C (which will be created through the new ANR plan) with approximately 42 residential units (all studios) and two commercial/retail spaces along Green Street and Spruce Street; and
- (iv) Rossi seeks to develop a 5-story mixed-use building on Lot 3D (which will also be created through the new ANR plan) with approximately 40 residential units (all studios) and two commercial/retail spaces along Green Street and Ash Street.

The New Projects are designed to satisfy the required modifications set forth in the Preliminary Site Plan Approval and EOT decisions, to the extent applicable given the broader changes to the Approved Project. In particular, the New Projects are intended to promote safe and efficient pedestrian and vehicular circulation and meet the purposes and intent of Commercial Corridors Overlay District (“CCOD”) as set forth in Article IX of the Zoning Ordinance.

Rossi respectfully requests definitive site plan approval in connection with the development of the Lot 3B Project.

For the avoidance of any doubt, the request for definitive site plan approval as set forth herein applies only to the Lot 3B Project. Separate definitive site plan approval applications are being filed simultaneously with the Board for the remaining New Projects.

## **II. Requirement for Definitive Site Plan Review and CCOD Special Permit**

The development of 5 or more dwelling units requires definitive site plan approval pursuant to Article V of the City of Worcester Zoning Ordinance (the “Zoning Ordinance”). Given that the Lot 3B Project will result in the construction of 90 dwelling units, the Project requires definitive site plan review pursuant to Article V of the Zoning Ordinance.

The Lot 3B Project will result in the construction of a surface parking area to the east of the New Building. While the surface parking area will have certain landscaped buffer areas along the boundaries, certain landscaped buffer areas will be less than 3 ft in width, as required by Article IX, Section 6.F, and such landscaped buffer areas also will not have the number of trees

required by Article IV, Table 4.4, Note 6 and Article V, Section 5.C. Article IX, Section 7.E allows the Board to modify the parking lot dimensional/landscaping requirements by special permit. The Lot 3B Project's surface parking area therefore requires relief from the parking lot dimensional/landscaping requirements by a CCOD special permit pursuant to Article IX, Section 7.E.

### **III. Compliance with Site Plan Review Approval and CCOD Special Permit Criteria.**

The Lot 3B Project satisfies the site plan review criteria as set forth in Article V, Section 5.B and special permit criteria as set forth in Article II, Section 6.A.2 and Article IX, Section 7.E of the Zoning Ordinance for the reasons stated herein:

- 1. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls (DSP Criteria); Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience (DSP Criteria); Location, arrangement, appearance and sufficiency of off-street parking and loading (DSP Criteria); Traffic flow and safety, including access, parking and loading areas (Special Permit Criteria); Pedestrian environment provided on site and its connection to, and interaction with the public right of way(s) is designed using best practices within the site's context (CCOD Special Permit Criteria); Requested modifications are needed to provide adequate parking taking into consideration the combination of on and off-street parking (CCOD Special Permit Criteria).**

The Lot 3B Project will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic onsite and along Madison Street and Spruce Street. The main entrance to the New Building will be located on the newly constructed Spruce Street which has new sidewalks, crosswalks, and curb ramps with detectable warning surfaces. The two proposed commercial/retail units along Madison Street are connected to the existing wide sidewalk by concrete walkways. Lot 3B has a wide existing curb-cut along Madison Street. The Lot 3B Project will result in the narrowing of this existing curb-cut to accommodate the proposed 24 foot driveway. The Lot 3B Project will result in the closure of the existing curb-cut along Spruce Street and the construction of a new curb-cut which will more efficiently and conveniently provide access to and egress from the site. The proposed driveways will provide access to and egress from the podium parking and accessory surface parking areas on Lot 3B. The new curb-cuts will be the minimum width feasible (24 ft for two-way circulation) and the sidewalk will continue at grade through the curb-cuts. The proposed parking spaces and setbacks, drive aisles, curb cuts and building entrances will not cause any nuisance or hazard to vehicles or pedestrians within or off the Property or line of sight hazards along streets. Residents of New Building will be able to access their units safely from the podium parking levels through elevators and stairs. The proposed surface parking spaces are located in close proximity to existing sidewalks along

Spruce Street and Madison Street.

Despite having landscape buffer areas along the boundaries, the Lot 3B Project's surface parking area will require relief to comply with the required dimensional/landscaping requirements. The requested modification is necessary, however, to ensure that there is sufficient parking on site to serve the New Building. The Lot 3B Project will result in the planting of shrubs along the easterly boundary of the surface parking area which abuts the mixed-use development on Lot 2. These shrubs in addition to the existing landscaped area on Lot 2, which includes a hedge of arborvitae, will help minimize noise and light emanating from the surface parking area.

The Lot 3B Project, like the other New Projects, is a transit-oriented development which is located in close proximity to Union Station and the Worcester Regional Transit Authority bus terminal. The Applicant will promote bikeability through the installation of bicycle storage in convenient locations in and around the New Building.

As provided above, the Lot 3B Project will consist of approximately 90 residential units. While Article IV, Table 4.4 of the Zoning Ordinance provides certain minimum parking requirements (e.g., 2 spaces per dwelling unit) and Article IV, Table 4.5 of the Zoning Ordinance provides certain minimum loading requirements for multifamily high-rise units, Lot 3B is located within the BG-6.0 and the CCOD-D and therefore does not have minimum off-street parking or loading requirements pursuant to Article IX, Section 7, Table 9.1, Note 1 of the Zoning Ordinance. Despite there not being a minimum off-street parking requirement, the Lot 3B Project will provide for the construction of approximately 78 parking spaces (comprised of 35 podium spaces and 43 surface spaces).

According to a Traffic Memorandum prepared by The Engineering Corp. ("TEC") dated December 12, 2024 (the "Traffic Memorandum"), the New Projects (as defined above) will require a total of 111 parking spaces. As provided in the Traffic Memorandum, the proposed 308 parking spaces in the New Projects, in addition to the existing parking spaces on Lot 1, will be sufficient to meet the typical demands of the New Projects and the existing developments on the Washington Street Property. Moreover, there are additional on-street parking stalls and public and private parking facilities throughout the neighborhood to provide additional parking for peak parking demands. Based on the foregoing, the proposed parking space supply is expected to reasonably support the New Projects based on ITE Parking Generation 11<sup>th</sup> Edition demand rates.

According to the Traffic Memorandum, the New Projects will result in an increase of 192 weekday morning peak hour trips and 254 weekday evening peak hour trips. TEC concludes that these new vehicle trips can be efficiently and safely accommodated on the surrounding streets and that the multi-modal transportation system available in the area can accommodate the New Projects' needs.



2. **Location, arrangement, size, design and general site compatibility of buildings, lighting and signs (DSP Criteria); Social, economic or community needs that are served by the proposal (Special Permit Criteria); Neighborhood character and social structure (Special Permit Criteria); Potential fiscal impact, including city services needed, tax base, and employment (Special Permit Criteria); Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features (DSP Criteria); Relationship of modification to other planning considerations for the immediate area and within the Commercial Corridors Overlay District as a whole, including the plans, programs, and policies and public investments of the various departments and agencies of the City of Worcester and the State of Massachusetts (CCOD Special Permit Criteria); Impact of the modifications on neighboring properties (CCOD Special Permit Criteria).**

The Lot 3B Project is functionally and aesthetically compatible with the surrounding residential and commercial properties in the neighborhood, which include a mix of commercial, multifamily and mixed-use buildings. The proposed mixed-use building is permitted by right at Lot 3B and therefore is compatible and in harmony with the neighborhood's character. The New Building will dramatically improve the streetscape along Madison Street and Spruce Street by converting a vacant lot into a modern, new mixed-use building with associated off-street parking. The mixed-use building will include two commercial/retail units along Madison Street which will activate an underutilized stretch of Madison Street which currently consists of a gas station, Lot 4 (currently a vacant lot) and a check cashing business. It will also improve the perception of visitors to the City as they approach Polar Park from the recently improved Kelley Square and I-290.

The kind, size, height and nature of the New Building's 7-story height will be consistent with other newly constructed multifamily and mixed-use buildings in the neighborhood (e.g., District 120 at 120 Washington Street, The Cove at 99 Green and The Revington at 1 Green Island Boulevard are all 7-story buildings). The New Building will have architecturally appealing features including variations in exterior wall materials (e.g. black and red brick, hardi panel and accents), tones and textures, all of which will be visible from abutting streets. A metal sculpture depicting a wave of water will span the parking garage level facing Madison Street creating artful movement at street level that masks the large garage openings and pays homage to the Canal District's namesake – the Blackstone Canal. The New Building will comply with all dimensional requirements set forth in the Zoning Ordinance including setbacks, height and floor area ratio, except as otherwise provided herein.

The Lot 3B Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and nor will it result in substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance because the proposed uses are consistent with those in the neighborhood and the Lot 3B Project conforms with the provisions of the Zoning Ordinance, except as otherwise provided herein.

The proposed outdoor lighting, which includes light poles and wall-mounted lighting, will be adequate for safe and secure access to and from the New Building. The proposed lighting will be shielded fixtures and appropriately arranged with directional shields so as to minimize light from shining and/or spilling onto abutting properties or streets and will not have a deleterious effect on neighboring properties. As provided above, shrubs will be planted along the easterly boundary of the surface parking area to minimize noise and light impacts on the mixed-use building on Lot 2. Shrubs will also screen the proposed transformer area. Trash and recycling will be interior and therefore will not be visible to the public.

The Lot 3B Project will provide 90 new residential units which are needed in the City of Worcester to address ongoing housing crisis. The Lot 3B Project will result in the creation of new permanent jobs within the commercial/retail spaces and create temporary construction jobs. The Lot 3B Project, in addition to the other New Projects, will be located in the Polar Park special district improvement financing (“DIF”) area. Among other revenues, tax revenue from the DIF area is used to pay the debt service covering the construction of Polar Park. Real estate tax payments related to the Lot 3B Project will assist with these debt payments and decrease the City of Worcester’s need to utilize general funds to meet its debt service obligations.

**3. Adequacy of stormwater and drainage facilities (DSP Criteria); Adequacy of water supply and sewerage disposal facilities (DSP Criteria); Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water (DSP Criteria); Adequacy of utilities and other public services (Special Permit Criteria).**

New water and sewer connections and electric service facilities and infrastructure will be required for the New Building. Rossi has confirmed with the City of Worcester Department of Public Works & Parks and the applicable utility companies that sufficient utility lines and infrastructure are available to service the Lot 3B Project in Spruce Street.

The best management practices (“BMPs”) for stormwater are incorporated in the design of the Lot 3B Project, and will be adequate to manage stormwater runoff generated in satisfaction of the requirements of the Zoning Ordinance, the Worcester Department of Public Works & Parks and Massachusetts Stormwater standards. Said standards include provisions relative to the treatment of stormwater runoff and equivalent peak rate runoff. The BMPs include deep sump hooded catch basins, subsurface infiltration facilities, and an operation and maintenance plan for the operation of the aforementioned BMPs. The proposed stormwater management system will improve the quality of the stormwater runoff while promoting groundwater recharge.

**4. 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 (DSP Criteria); Impacts on natural environment (Special Permit Criteria).**

The Lot 3B Project is a redevelopment of site that was previously 100% impervious. The Lot 3B Project will result in the addition of new pervious areas and new landscaping which will include deciduous trees, shrubs, groundcovers and perennials surrounding the boundaries of the lot. All of the trees will have a minimum caliper of 2.5 to 3". In particular, 4 new trees are proposed along Madison Street which is located within Kelley Square and Green Island which are known to have significant issues with the heat island effect. All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer resistant.

**5. Adequacy of useable common property or open space (DSP Criteria).**

The Lot 3B Project provides for the construction of amenity space on the north side of the New Building which will provide a space for residents to congregate, relax and socialize. The Lot 3B Project will also include an outdoor patio area.

The Lot 3B Project is ideally located near Polar Park and all of the commercial establishments (e.g., Worcester Public Market and Crompton Place) within the Canal District, offering residents easy access to explore and engage with the surrounding community.

**6. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants (DSP Criteria).**

The configuration of the New Building and the accessory driveway and surface parking area will facilitate efficient site circulation for fire trucks and other emergency vehicles. There are existing fire hydrants along Spruce Street and Madison Street.

**7. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion (DSP Criteria); Adequacy of erosion and sedimentation control measures to be utilized during and after construction (DSP Criteria).**

The Lot 3B Project's site design and proposed drainage will reduce any susceptibility of ponding, flooding and erosion. Lot 3B is located outside of the Floodplain District and ecologically sensitive areas, and there are no wetland resource areas on or adjacent thereto. During construction, appropriate measures will be taken to control erosion, sedimentation and pollution. Straw wattles and silt fence will be placed downhill at the limit of work and will remain in place until the first course of pavement has been placed. Lot 3B will remain stabilized upon completion of the construction phase.

**8. Conformance of site design with the purposes and intent of the Worcester Zoning Ordinance (DSP Criteria); Modifications proposed are substantially consistent with the purposes and intent of the Commercial Corridors Overlay District (CCOD Special Permit Criteria).**

The Lot 3B Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will create housing of the type, size and cost suitable for meeting the current and future needs of the City. Moreover, the Lot 3B Project will encourage the most appropriate use of the land in a manner that protects architectural, scenic and aesthetic qualities of the community and protects against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation.

The Lot 3B Project's thoughtful site planning and building design will satisfy the purposes and intent of the CCOD by creating a compact development with a compatible land use at an urban density, reusing and redeveloping an existing lot, contributing to a high-quality, pedestrian-scale environment by providing an aesthetically pleasing pedestrian environment that is accessible, compact and inviting, and avoiding over-dedication of land to surface parking through the use of podium style parking. The New Building will include two commercial units on the ground floor, enhancing the pedestrian experience and activating the north side of Madison Street. Moreover, the amenity space will activate the Spruce Street side with a darker color façade and windows allowing activity from within the space to be visible from the street level. The proposed layout of the Lot 3B Project differs significantly from the Approved Project which included a parking structure without any activation on the ground level. The Board and the neighborhood expressed a strong desire for activation on both Madison Street and Spruce Street, which are provided by the Lot 3B Project. The proposed layout of the Lot 3B Project is intended to address the required modifications set forth in Item 17 of the Preliminary Site Plan Approval and EOT decisions.

The Lot 3B Project will comply with the CCOD design guidelines set forth in Article IX, Section 6.B by ensuring that the New Building sits adjacent to the abutting streets and sidewalks, has an accessible primary entrance along Spruce Street, presents an active façade with windows, changes in materials, modulation of the façade and the use of the metal wave sculpture along the Madison Street side of the New Building.

Furthermore, the Lot 3B Project complies with the design requirements of Article IV, Section 7.A.3 of the Zoning Ordinance. There is adequate ingress and egress to the parking areas by means of clearly defined driveways, which are safe, effective and efficient. The proposed driveways, walkways, and landscaping are arranged for safe and convenient access for motorists and pedestrians. Proposed new lighting will be modern in design, and will not have a deleterious effect on or cause a nuisance to neighboring properties or abutting streets.

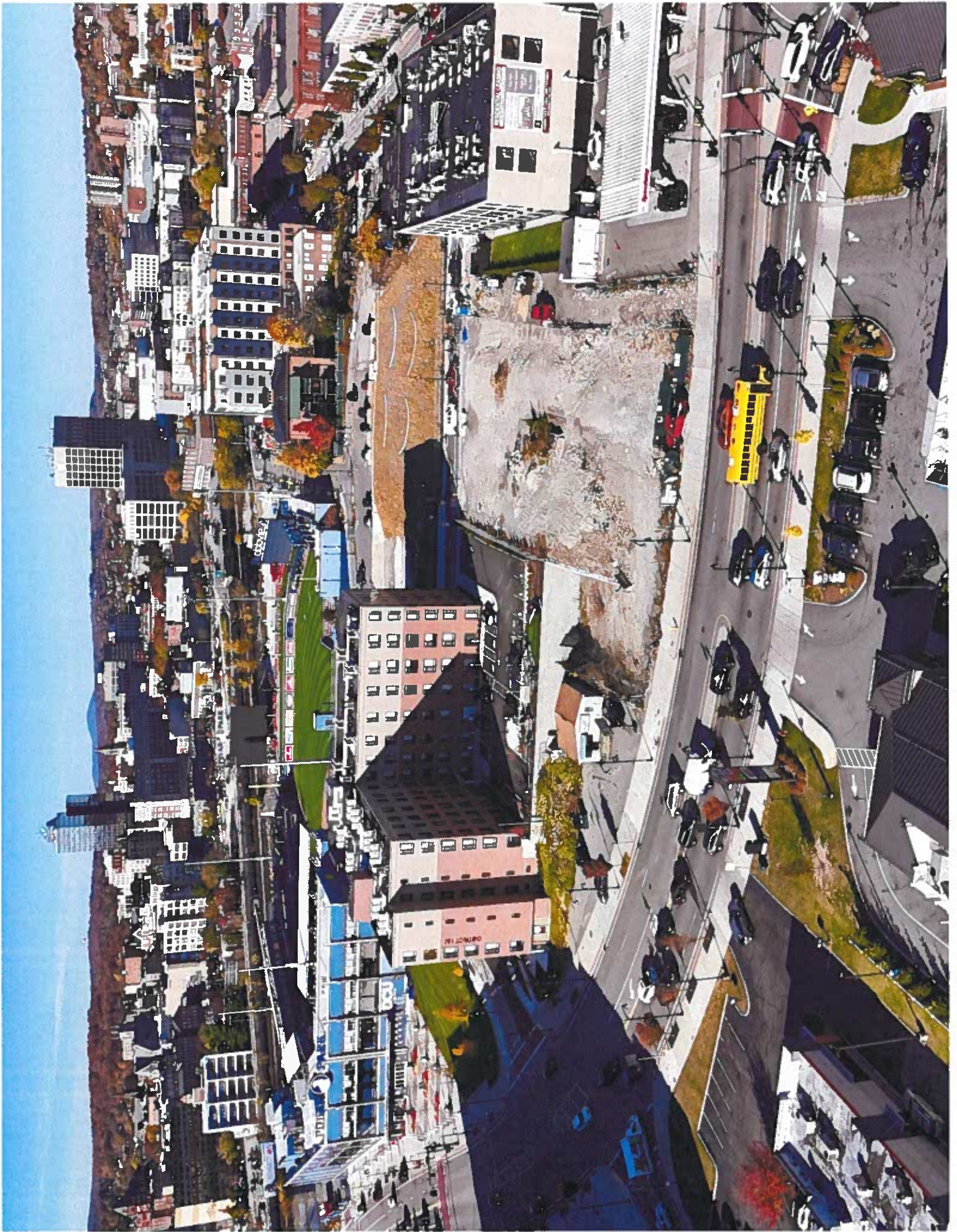
**9. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places (DSP Criteria).**

Lot 3B is not listed on the National Register of Historic Places or the Massachusetts

Cultural Resource Information System (MACRIS) database. The Lot 3B Project will be compatible with historic and non-historic structures in the neighborhood given that New Building will be comparable in size to previously approved buildings.

**10. Adequacy and impact on the regional transportation system (DSP Criteria).**

The Lot 3B Project will not materially impact the regional transportation system as residents of New Building will have sufficient on-site parking, on-site bicycle storage and access to Union Station and existing bus stops in close proximity to Lot 3B along Green Street.



# PROPOSED MIXED-USE DEVELOPMENT

Lot 3B Madison Street  
Worcester, Massachusetts 01610

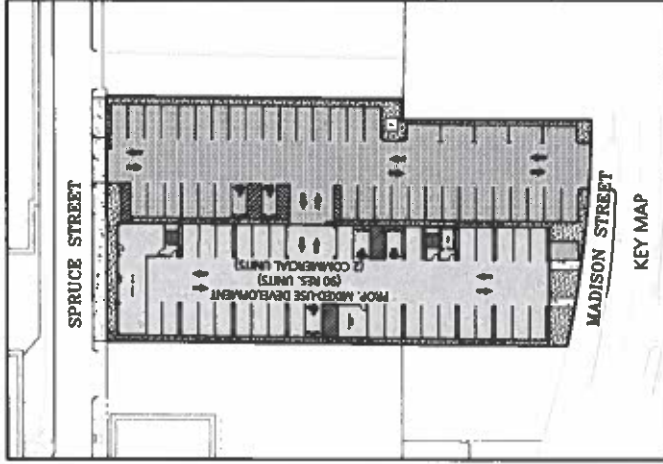


LOCUST MAP  
SCALE: 1:25,000

**OWNER/APPLICANT:**  
ROSSI DEVELOPMENT  
345 ROYLSTON STREET SUITE 300  
NEWTON, MA 02459

**CIVIL ENGINEER:**  
ENGINEERING ALLIANCE, INC.  
194 CENTRAL STREET  
SALUCLUS, MA 01906  
(781) 231-1349



**ARCHITECT:**  
PAUL R. LESSARD  
13 STATION ROAD  
SALEM, MA 01970  
(978) 210-1960

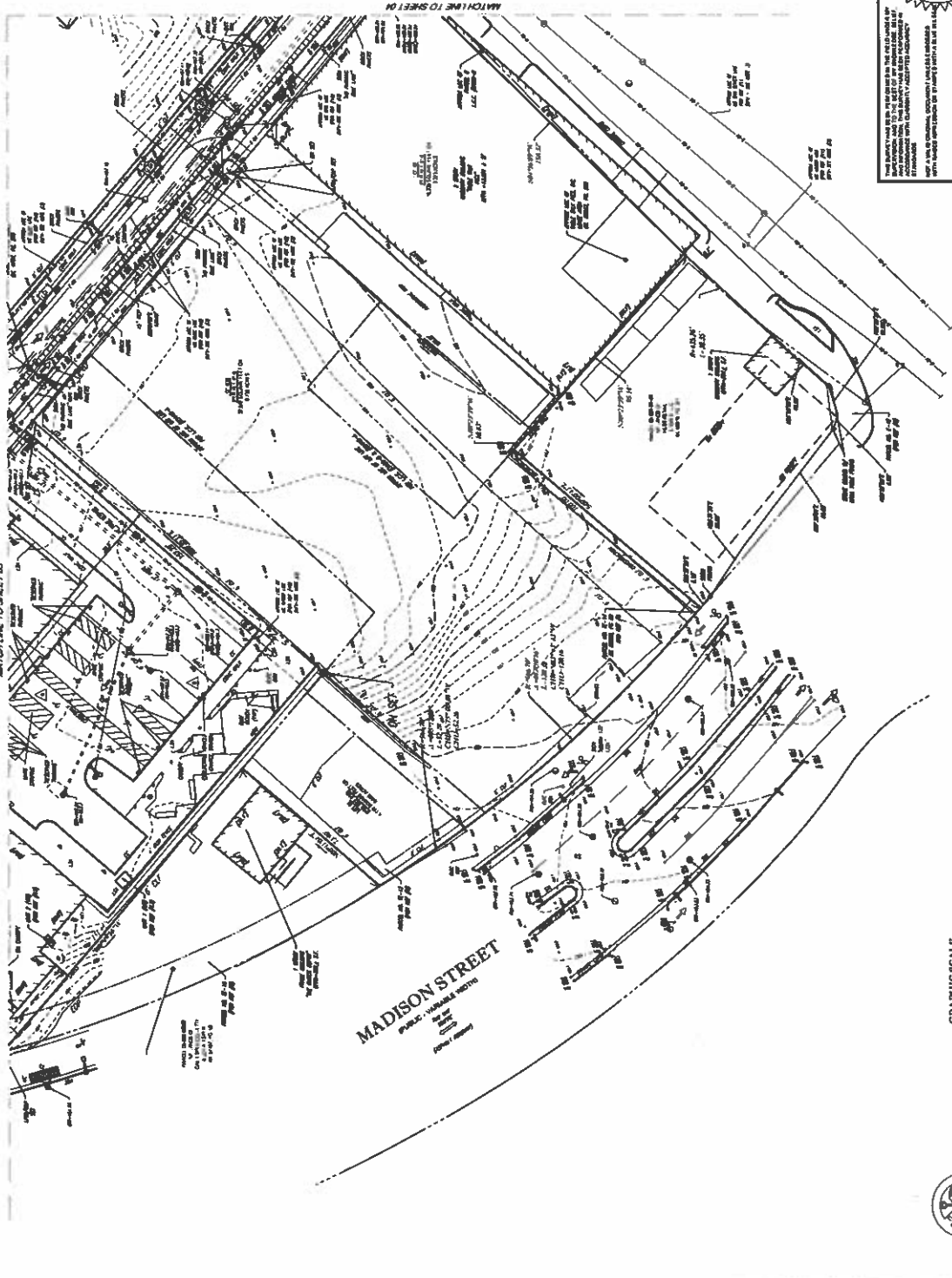
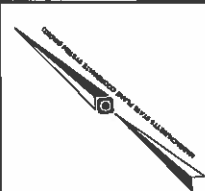


- SHEET NUMBER AND TITLE**
- C-0 COVER SHEET
  - C-1 EXISTING CONDITIONS PLAN
  - C-2 EROSION CONTROL PLAN
  - C-3 SITE LAYOUT PLAN
  - C-3A LOWER LEVEL SITE LAYOUT PLAN
  - C-4 GRADING, DRAINAGE & UTILITY PLAN
  - L-1 LANDSCAPE PLAN
  - D-1 CONSTRUCTION DETAILS I
  - D-2 CONSTRUCTION DETAILS II

PREPARED FOR:  
Rossi Development  
345 Boylston Street Suite 300  
Newton, MA 02459

PREPARED BY:  
  
Engineering Alliance, Inc.  
Civil Engineering & Land Planning Consultants  
1000 Lakeside Drive  
Worcester, MA 01608  
Tel: (781) 231-1349  
Fax: (781) 417-0200

PROJECT # 244123 DATE: December 9, 2004	DESIGN BY: BOYD & WALK, P.L.L.C.		<b>PROJECT:</b> Proposed Site Plan Lot 3B Madison Street Worcester, Massachusetts
	SCALE: AS NOTED DATE PLOTTED: 04/02/2005		
DRAWN BY: [Blank] CHECKED BY: [Blank] DATE: [Blank]	PREPARED BY:  Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street Saluclus, MA 01906 Tel: (781) 231-1349 Fax: (781) 417-0200	PROJECT NO.: COVER SHEET <b>Rossi Development</b> 345 Boylston Street Suite 300 Newton, MA 02459	DWG. NO.: C-0 COVER SHEET



- LEGEND**
- CENTER CONTOUR
  - 1' TO 10' ELEVATION
  - 10' TO 20' ELEVATION
  - 20' TO 30' ELEVATION
  - 30' TO 40' ELEVATION
  - 40' TO 50' ELEVATION
  - 50' TO 60' ELEVATION
  - 60' TO 70' ELEVATION
  - 70' TO 80' ELEVATION
  - 80' TO 90' ELEVATION
  - 90' TO 100' ELEVATION
  - 100' TO 110' ELEVATION
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  - 980' TO 990' ELEVATION
  - 990' TO 1000' ELEVATION

**BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY**  
 BOSTON CAPITAL DEVELOPMENT PARTNERS LLC  
 120 WASHINGTON STREET  
 CITY OF WORCESTER, WORCESTER COUNTY  
 COMMONWEALTH OF MASSACHUSETTS

**CONTROL POINT**  
 ALLEGORIAS, Inc.  
 1000 STATE STREET  
 WORCESTER, MA 01608  
 TEL: 508-853-1111  
 FAX: 508-853-1112  
 WWW.ALLEGORIAS.COM

**PROJECT INFORMATION**

PROJECT NO.	2012-001
DATE	12-18-2012
SCALE	1" = 40'
DATE PLOTTED	12-18-2012
DATE PRINTED	12-18-2012
SHEET NO.	1
TOTAL SHEETS	1

**GERBYL HOLDRIGHT, PLS.**  
 MANUFACTURER'S MARK, REGISTERED TRADEMARK

THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE MASSACHUSETTS SURVEYING ACT OF 1912, AS AMENDED, AND THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE COMMONWEALTH OF MASSACHUSETTS.



Gerbyl Holdright, PLS.  
 State of Massachusetts  
 License No. 12345  
 Exp. Date 12/31/2015



**Project:** Ross Development  
 345 Boylston Street, 303  
 Worcester, MA 01608

**Plan:** Erosion Control  
**C-2**

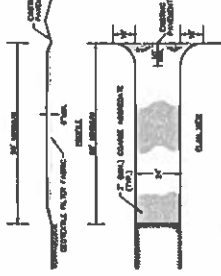


**Proposed Site Plan**  
 Lot 38 Madison Street  
 Worcester, Massachusetts

**ENGINEERING BY:**  
**Engineers Alliance, Inc.**  
 One Engineering & Land Planning Center  
 100 Chapel Street  
 Springfield, MA 01103  
 Tel: (413) 231-1400  
 Fax: (413) 231-1400

NO. 1	DATE	DESCRIPTION OF REVISION

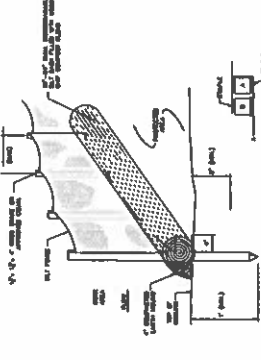
**STABILIZED CONSTRUCTION ENTRANCE**  
 NOT TO SCALE



**SILTTRAP SEDIMENT TRAP**  
 NOT TO SCALE



**STRAW WATTLE & SILTATION FENCE**  
 NOT TO SCALE



**DEMOLITION PROCEDURES**

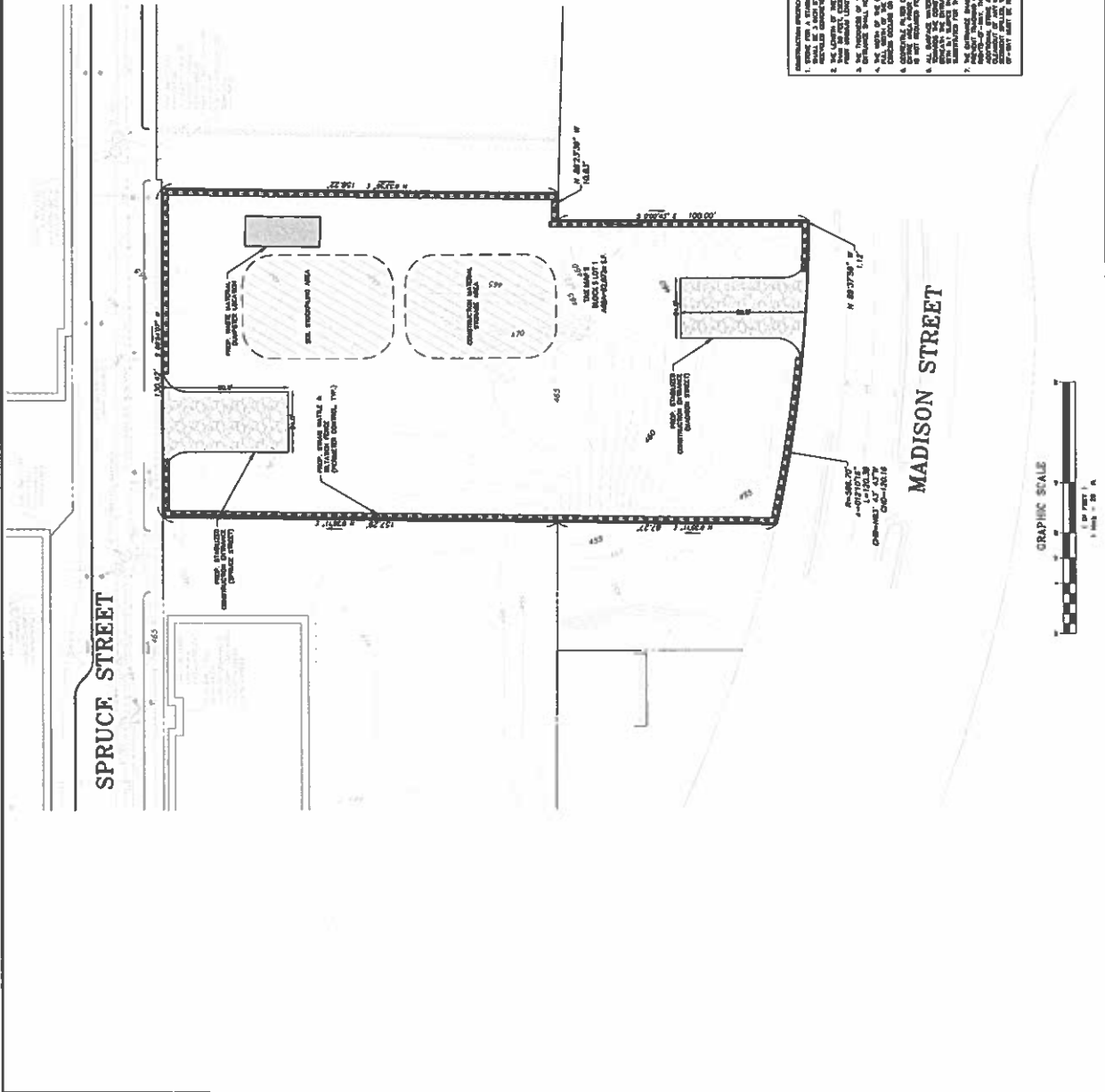
1. DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
2. THE DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND SHALL BE ACCORDING TO THE DEMOLITION PLAN.
3. DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
4. ALL DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
5. ALL DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
6. ALL DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
7. THE DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.

**LEGEND - EROSION CONTROL & DEMOLITION PLAN**

PROPOSED PROPERTY LINE	DASHED LINE
PROPOSED WATTLE & SILTATION FENCE	DOTTED LINE
DEMOLITION	DOTTED AREA

**DEMOLITION NOTES:**

1. DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
2. THE DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND SHALL BE ACCORDING TO THE DEMOLITION PLAN.
3. DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
4. ALL DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
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6. ALL DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.
7. THE DEMOLITION SHALL BE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERMITS.





PROJECT: Proposed Site Plan  
 Lot 38 Madison Street  
 Worcester, Massachusetts

ENGINEER BY: Engineering Alliance, Inc.  
 Civil Engineers & Land Planning Consultants  
 100 Lafayette Road  
 Worcester, MA 01609  
 Tel: (508) 853-7100  
 Fax: (508) 853-7101

DATE	DESCRIPTION OF REVISION

**LEGEND - SITE LAYOUT PLAN**

PROPERTY LINE	---
EXISTING BUILDING	▨
EXISTING EDGE OF PAVEMENT	—
EXISTING CURB	—
PROPOSED CURB	—
PROPOSED BUILDING	▨
PROPOSED BY CONC. PAVEMENT	▨
PROPOSED LANDSCAPE AREA	▨
PROPOSED STAIRING	▨
COMPACT SPACES (8'-10")	▨

**LAND USAGE TABLE**  
MS-10 (RESIDENTIAL MEDIUM DENSITY) / COMMERCIAL (COMMERCIAL DISTRICT)

ITEM	REQUIRED (SQUARE FEET)	PROVIDED (SQUARE FEET)
MINIMUM LOT AREA	10,000 S.F.	10,000 S.F.
MINIMUM LOT FRONTAGE	40 FT. MIN.	136.43 FT.
MIN. REGULATORY FACTOR	0.48	0.88
MAX. FLOOR AREA RATIO	6:1	2.33
MINIMUM FRONT YARD SETBACK (SPACE S)	-	5 FT.
MINIMUM SIDE YARD SETBACK	-	3 FT.
MINIMUM REAR YARD SETBACK	-	5 FT.
MAXIMUM HEIGHT	-	35.0 FT.

**PARKING CALCULATIONS**

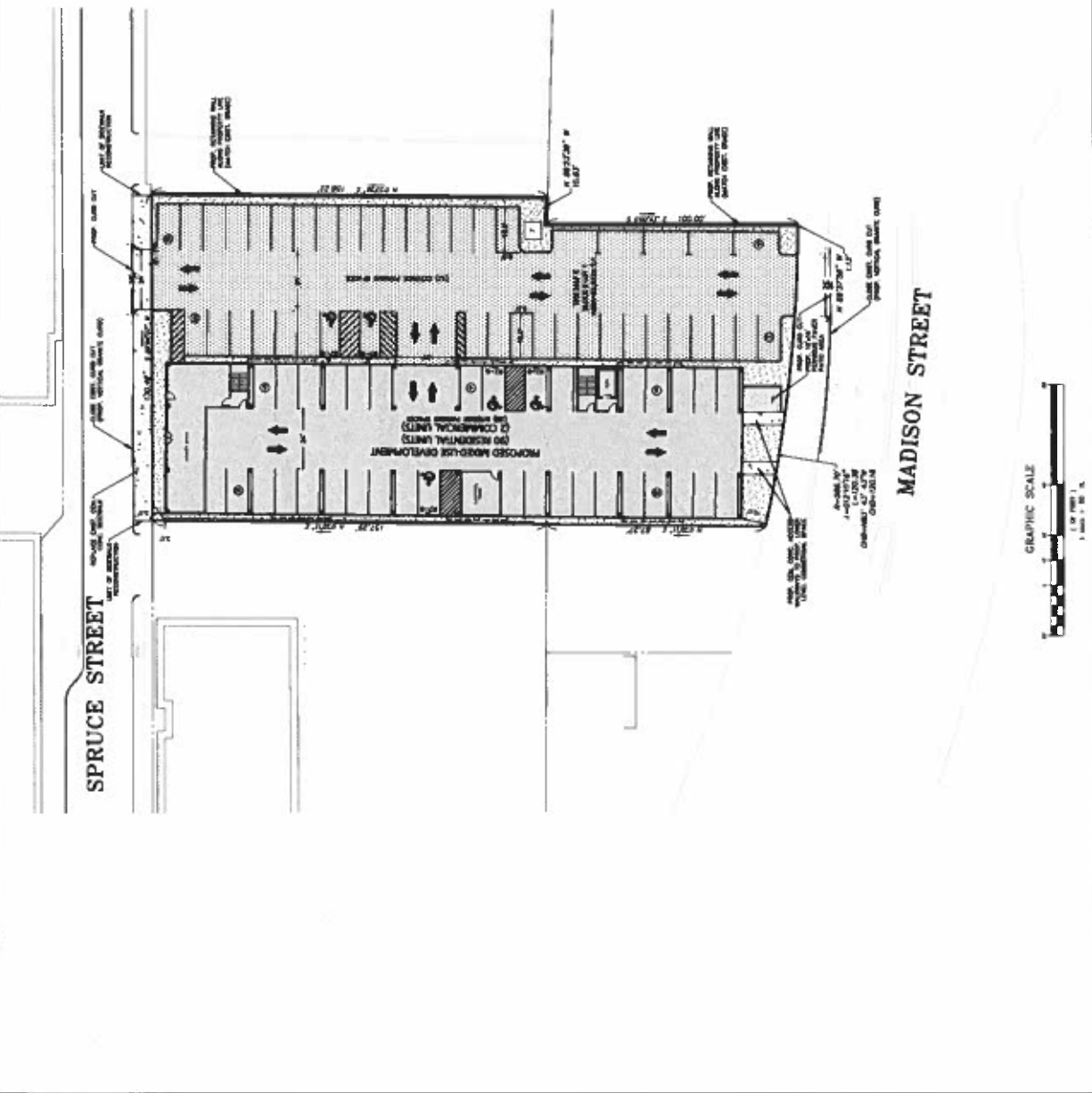
COMPONENT	REQUIRED	PROVIDED
80 RESIDENTIAL UNITS	8 SPACES	75 SPACES (20% OVER)
3 RETAIL UNITS	15 SPACES (50-75 SPACES PER 1,000 S.F.)	38 SPACES
TOTAL	23 SPACES	113 SPACES

FOR LOT 38 THE 113 SPACES ARE 100% AVAILABLE & ACCESSIBLE SPACES.

**SIGN TABLE**

REGULATORY DESCRIPTION	MIN. SIZE	REQUIRED	PROVIDED	EXEMPTION	EXEMPTED
816	12" x 24"	2	2	MINOR & BUILT ON LOT	YES
817	24" x 36"	1	1	BUILT ON LOT	YES

ALL SIGNAGE IS TO BE INSTALLED TO THE SATISFACTION OF THE LOCAL BOARD OF HEALTH AND TO BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS SIGNAGE REGULATIONS.

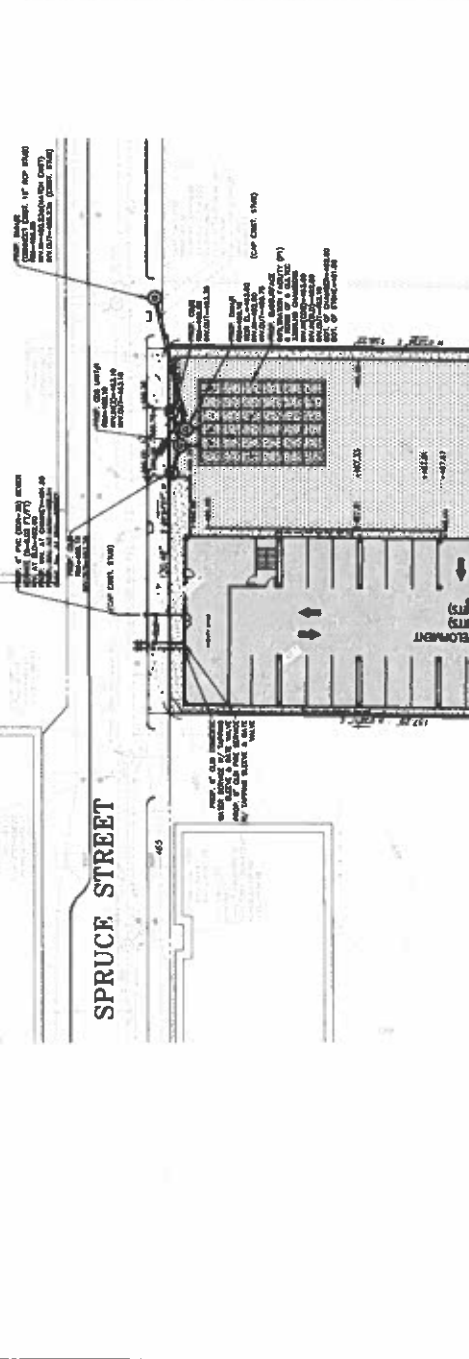




ENGINEER BY: [Signature]  
DATE: 08/27/2010  
PROJECT: 1002

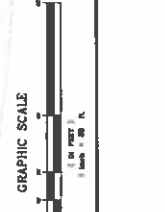
DESCRIPTION OF APPROVAL


GENERAL UTILITY NOTES

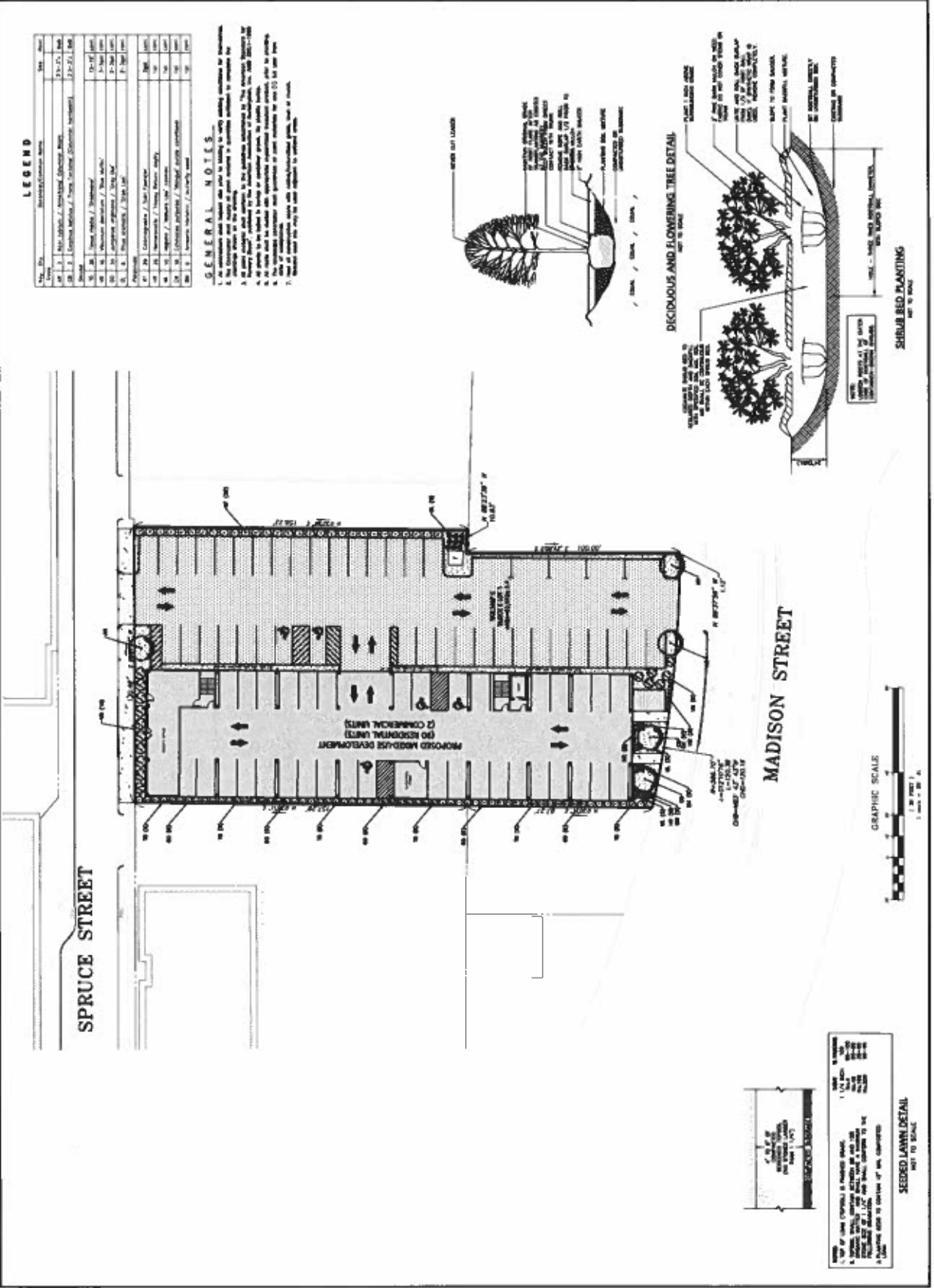


- GENERAL UTILITY NOTES: 1. ALL UTILITIES ARE SHOWN ON THIS PLAN AS APPROXIMATE LOCATIONS ONLY... 2. THE UTILITY ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 3. THE UTILITY ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 4. THE UTILITY ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

- GENERAL DRAINAGE NOTES: 1. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO HANDLE THE DESIGN STORM... 2. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO HANDLE THE DESIGN STORM... 3. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO HANDLE THE DESIGN STORM...



	<b>PROJECT</b> Proposed Site Plan Lot 38 Madison Street Worcester, Massachusetts	<b>DESIGN BY:</b> ENGINEERING & LAND PLANNING CONSULTANTS 1000 Lakeside Plaza Worcester, MA 01608 TEL: (508) 853-7100 FAX: (508) 853-7101
	<b>PROJECT NUMBER:</b> 001 <b>DATE:</b> November 8, 2008 <b>SCALE:</b> AS SHOWN <b>DATE FOR SCALE:</b> 08/23/09	<b>DATE:</b>





DATE: 04/12/2011  
 PROJECT: 244423  
 SCALE: AS SHOWN  
 CHECKED BY: Andrew A. Doherty, P.E.  
 DRAWN BY: Andrew A. Doherty, P.E.

ENGINEERED BY:  
**Engineering Alliance, Inc.**  
 1550 Lakeside Blvd  
 Framingham, MA 01908  
 Tel: (508) 510-7981 Fax: (508) 510-7981

DATE	REVISIONS OR REVISION

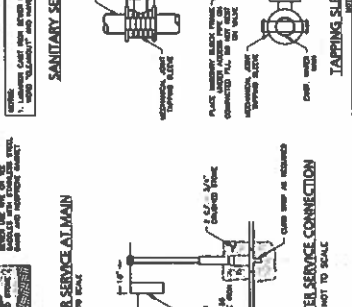
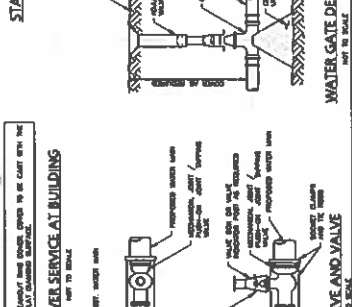
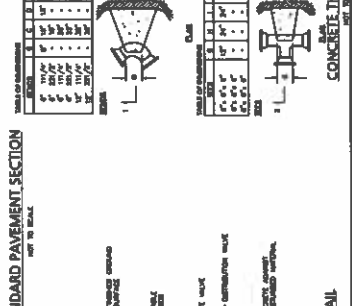
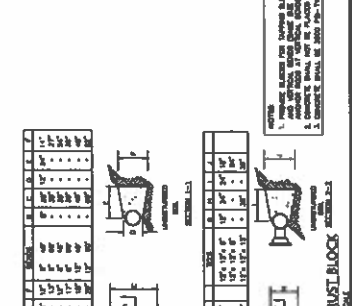
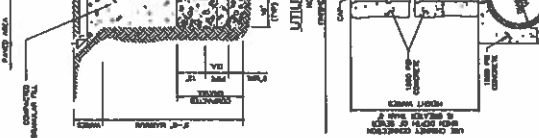
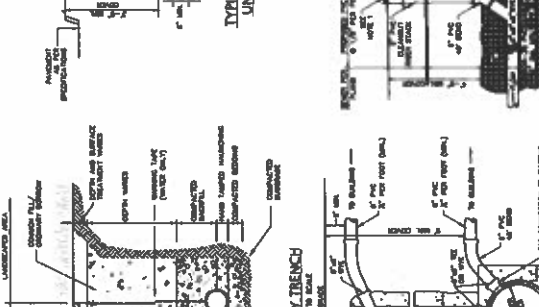
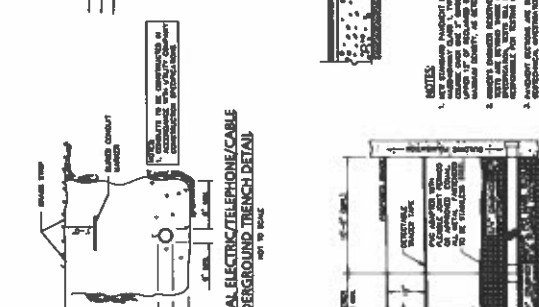
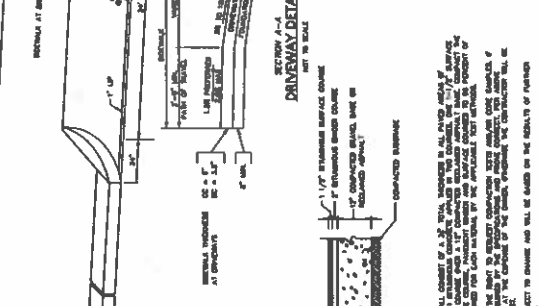
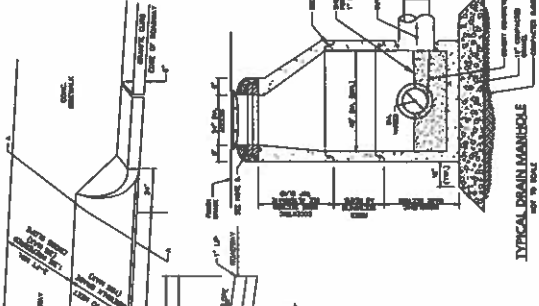
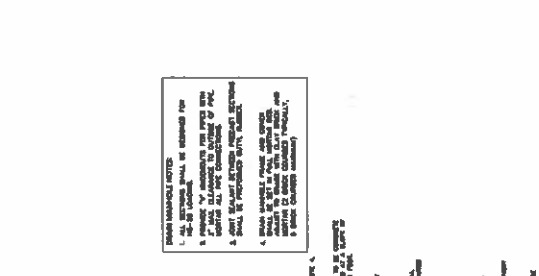
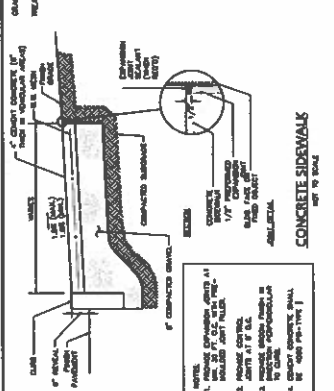
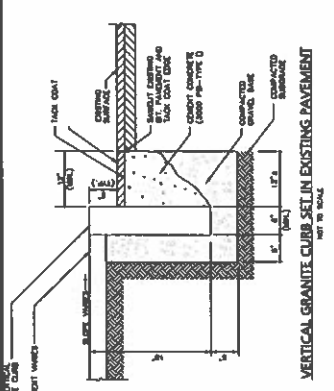
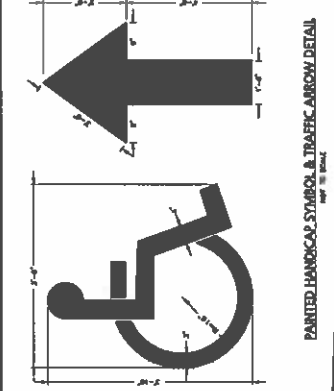
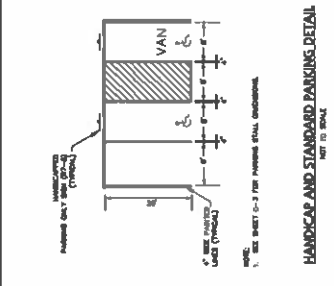
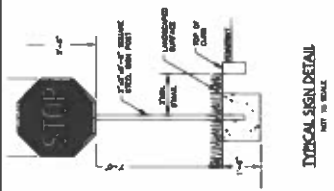
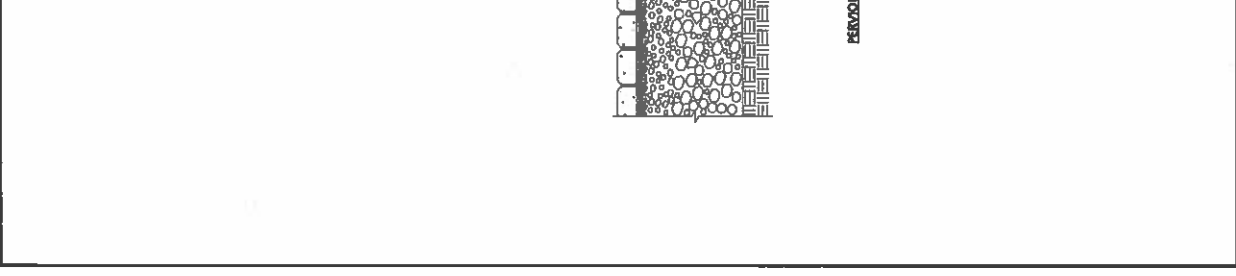
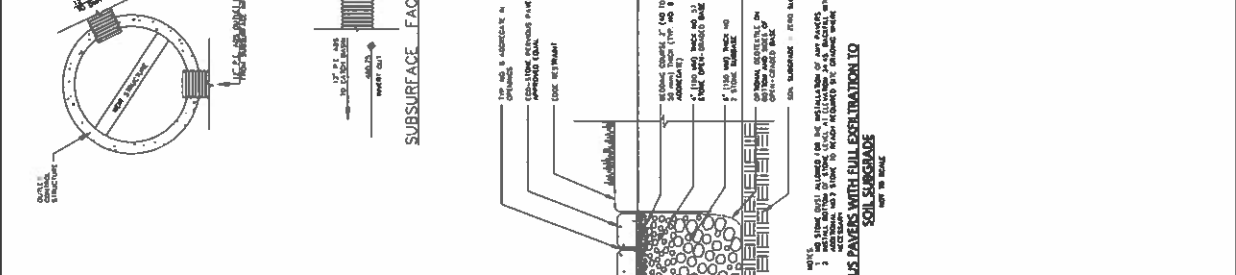
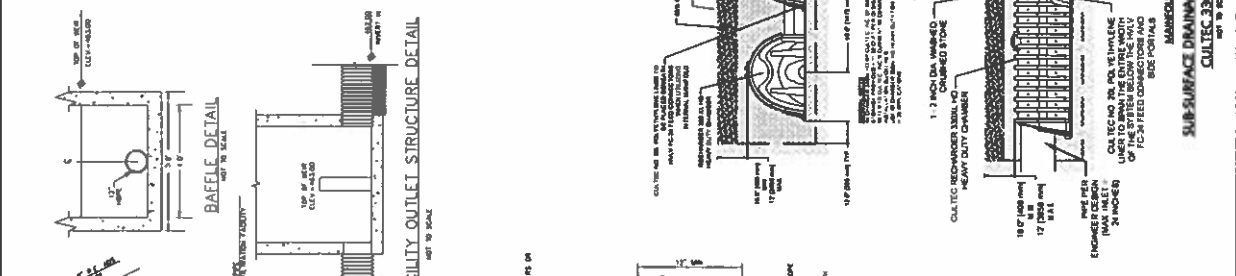
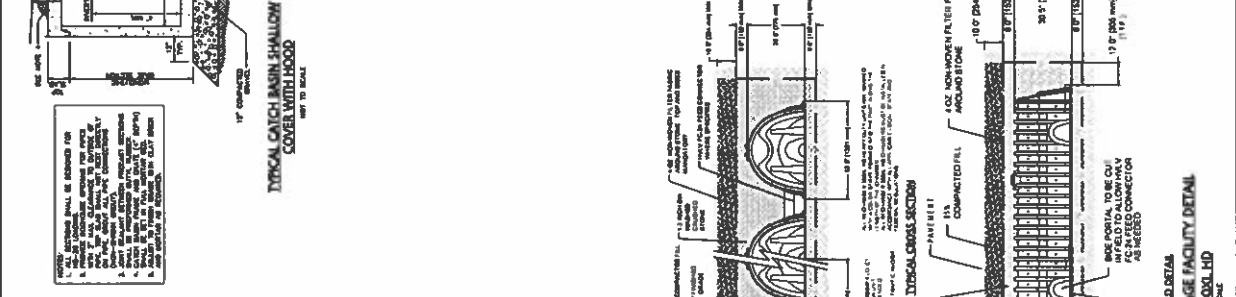
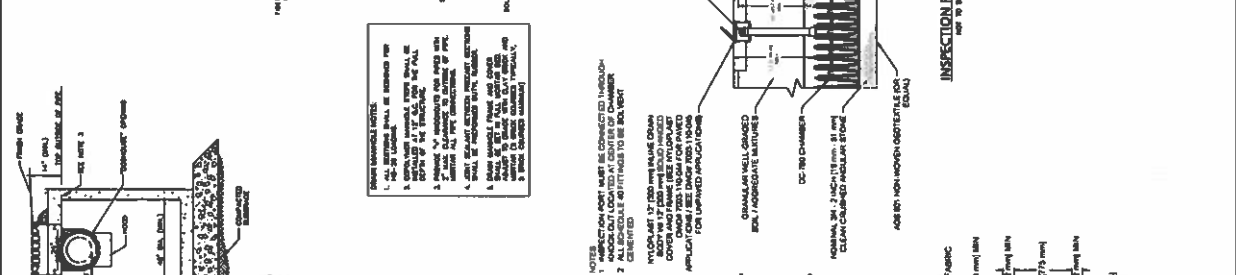
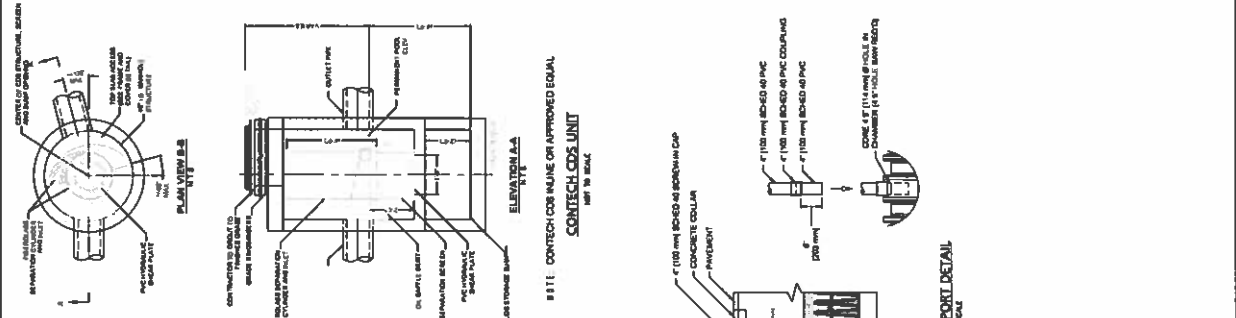


TABLE OF DIMENSIONS	TABLE OF DIMENSIONS																																																																																																																																																																
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NOTES:  
 1. SEE EXISTING PROJECT SHEET FOR ALL DIMENSIONS TO BE SHOWN IN ALL VIEWS.  
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MANHOLE DETAIL  
SUBSURFACE DRAINAGE FACILITY DETAIL  
CONTECH CDS UNIT

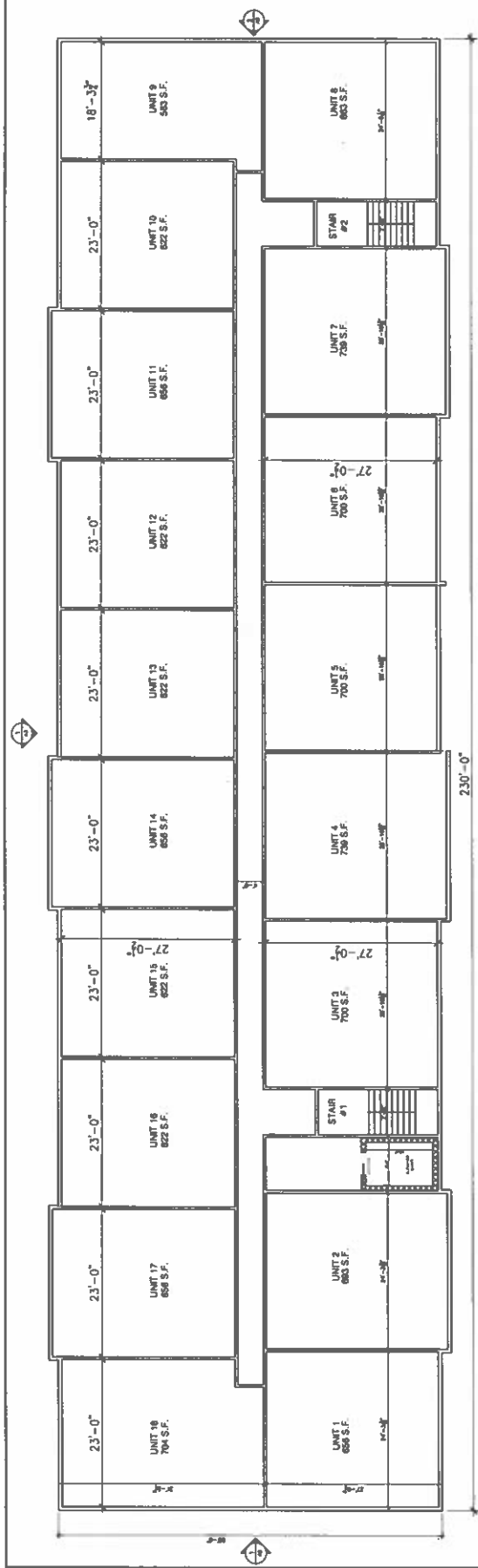
**PAUL R. LESSARD**  
 • REGISTERED ARCHITECT •  
 13 STATION ROAD SALEM, MA 01970  
 (978) 210-1980 paul@paulrlessard.com

**APARTMENT BUILDING**  
 MADISON STREET-PARCEL 38  
 WORCESTER, MASSACHUSETTS

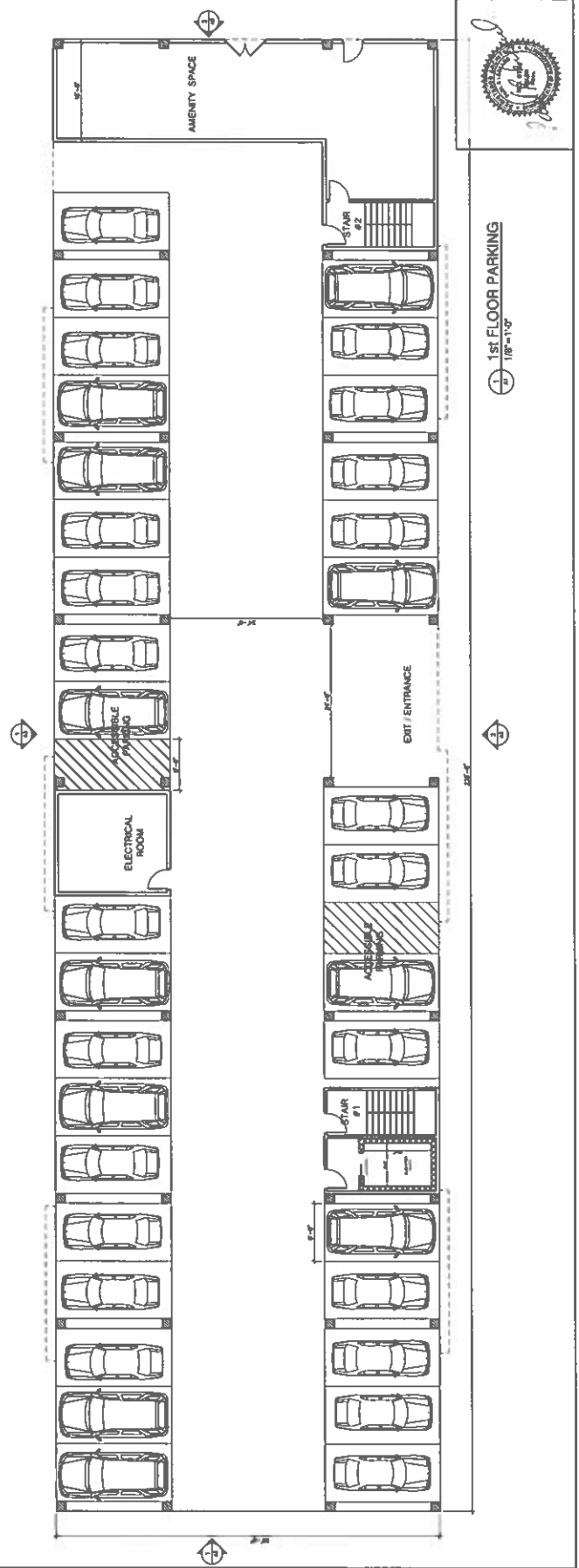
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PROJECT: 12/10/24  
 DATE: 12/10/24  
 SCALE: AS NOTED  
 DRAWN: PRL  
 CHECK: C

DRAWING NUMBER:  
**A1**



TOTAL 90 APARTMENT UNITS



**PAUL R. LESSARD**  
 • REGISTERED ARCHITECT  
 13 STATION ROAD SALEM, MA 01970  
 (978) 216-1980 paul@plessard.com

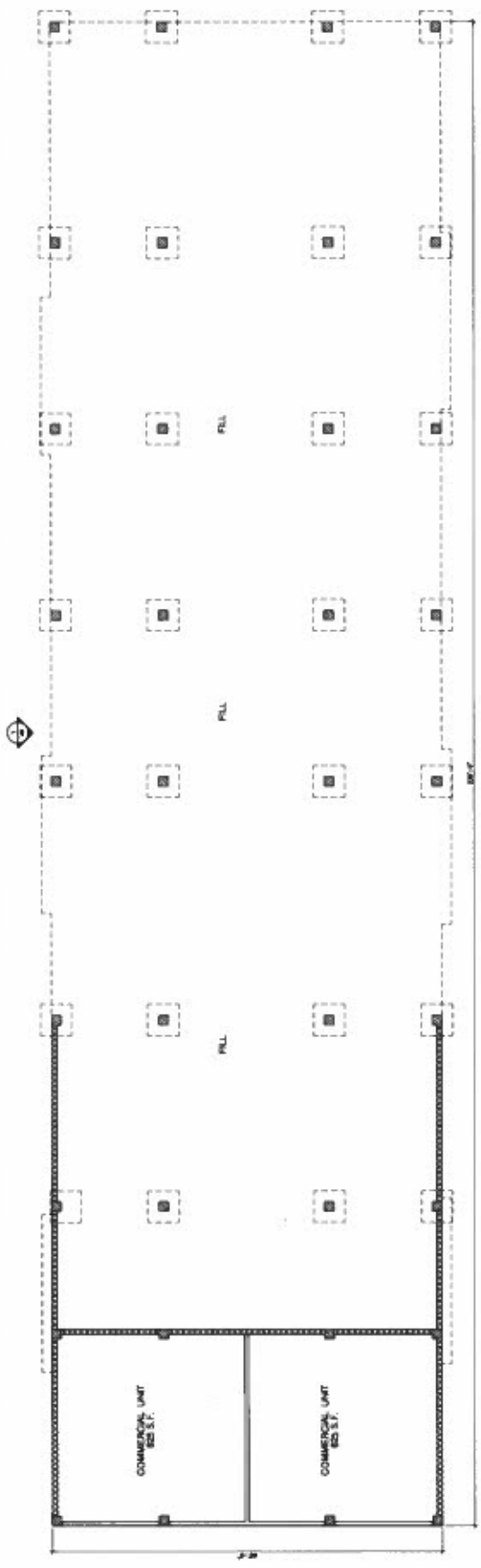
**APARTMENT BUILDING**  
 MADISON STREET - PARCEL 3B  
 WORCESTER, MASSACHUSETTS  
 PROPOSED NORTH & SOUTH ELEVATIONS  
 PROPOSED LOWER LEVEL PARKING

REVISIONS:

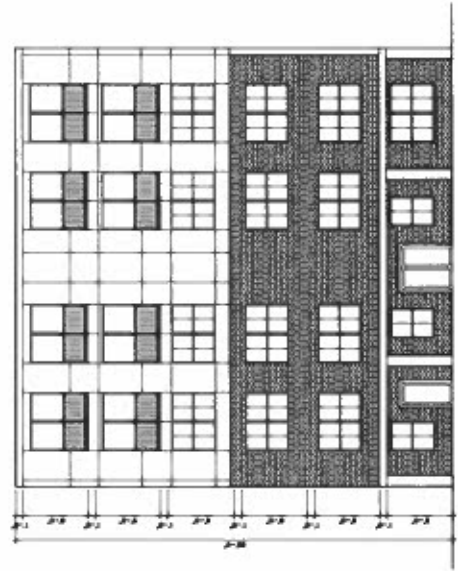
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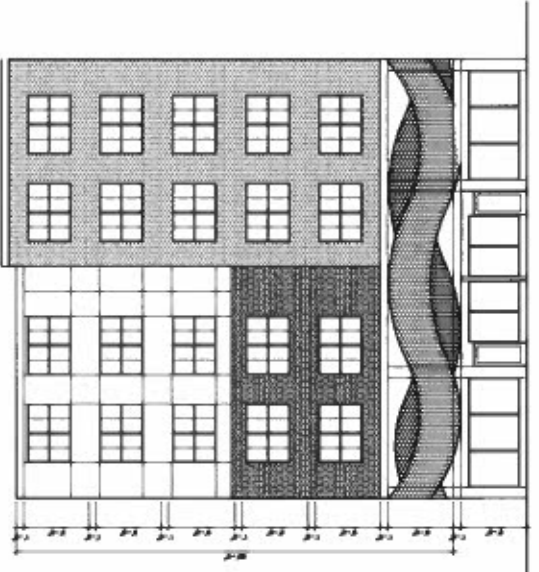
**A2**



① PROPOSED LOWER LEVEL PARKING  
 1/8" = 1'-0"



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



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



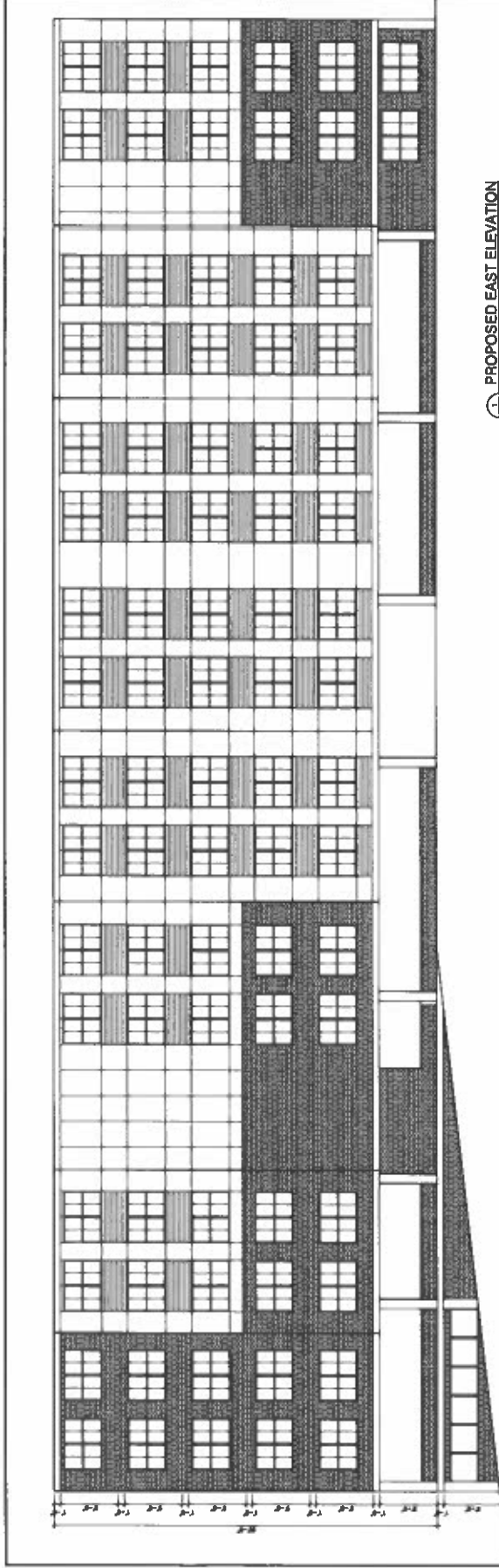
**PAUL R. LESSARD**  
 • REGISTERED ARCHITECT  
 13 STATION ROAD SALEM, MA 01970  
 (978) 710-1900 paul@paulrlessard.com

**APARTMENT BUILDING**  
 MADISON STREET-PARCEL 3B  
 WORCESTER, MASSACHUSETTS  
 PROPOSED EAST & WEST ELEVATIONS

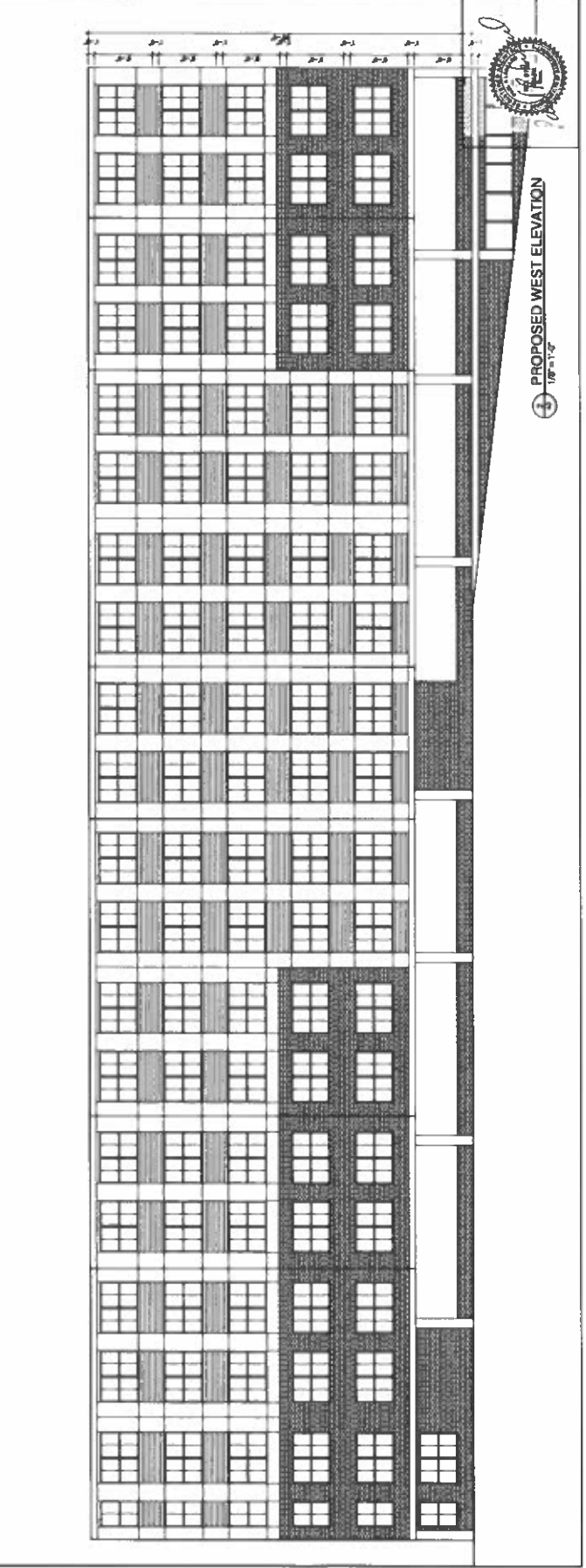
REVISIONS:


PROJECT:                     
 DATE: 12/19/24  
 SCALE: AS NOTED  
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DRAWING NUMBER:  
**A3**



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



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



PAUL R. LESSARD  
 • REGISTERED ARCHITECT •  
 13 STATION ROAD SALEM, MA 01970  
 (978) 210-1980 paul@paulrlessard.com

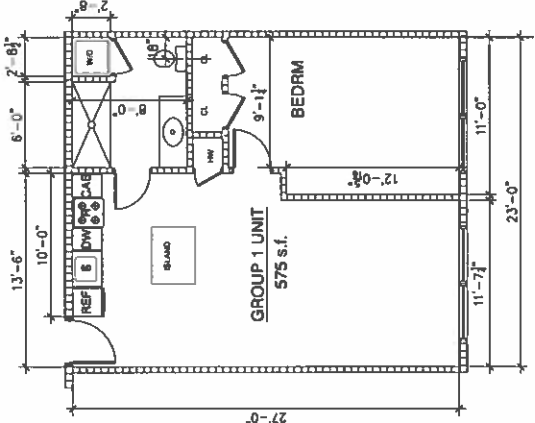


APARTMENT BUILDING  
 MADISON STREET-PARCEL 38  
 WORCESTER, MASSACHUSETTS  
 PROPOSED TYPICAL GROUP 1 UNIT FLOOR PLAN

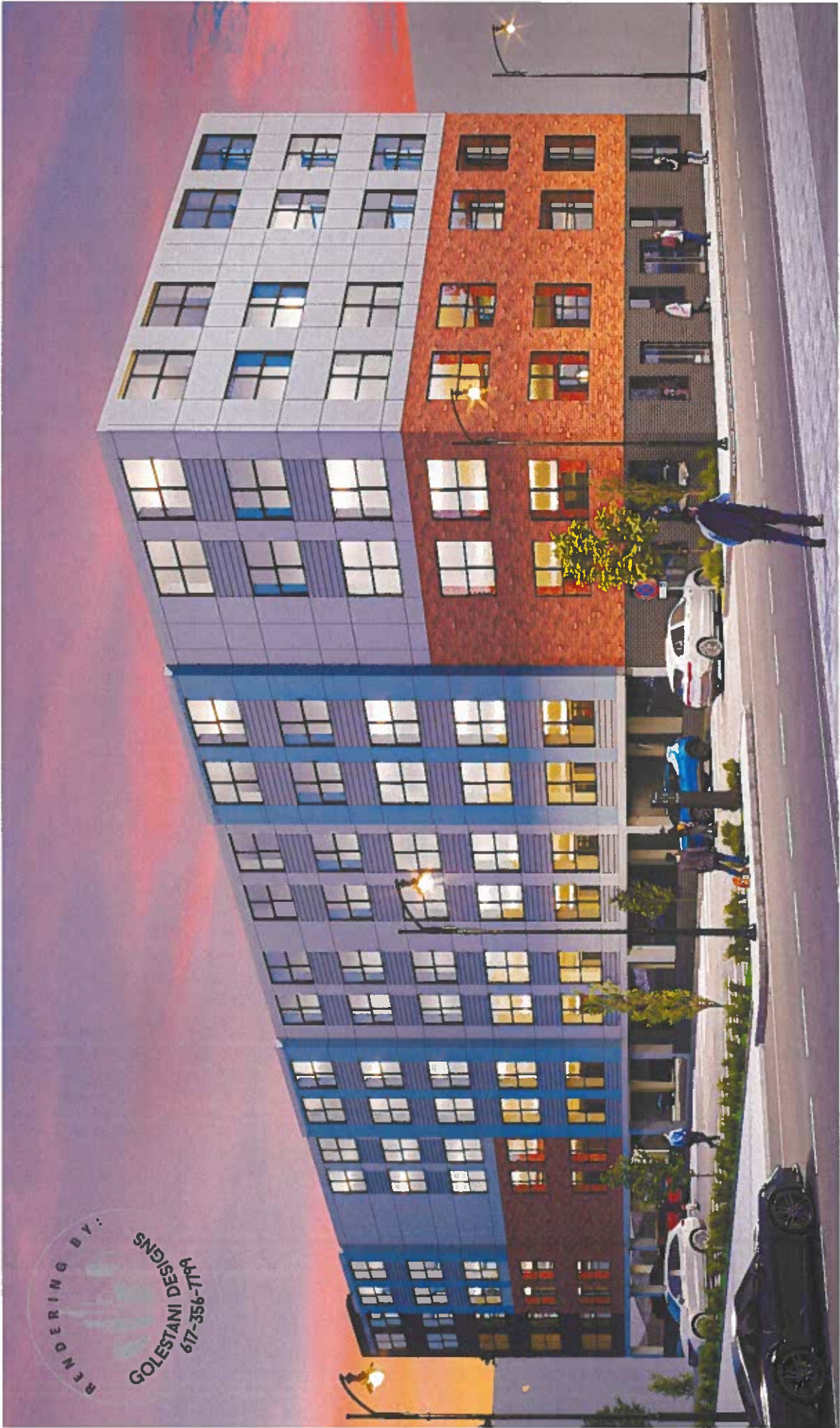
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 DATE: 12/10/24  
 SCALE: AS NOTED  
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DRAWING NUMBER:  
 A4



1. TYPICAL GROUP 1 UNIT FLOOR PLAN  
 1/8" = 1'-0"



RENDERING BY:  
GOLESTANI DESIGNS  
617-356-1199

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: 34

Parcel Address: 120 WASHINGTON ST  
139 GREEN STREET  
Assessor's Map-Block-Lot(s): 05-005-00001, 05-005-00015, 05-005-0002A  
05-005-0003A, 05-005-0003B  
05-005-0004A, 05-005-0005A

Owner: PARCEL 5 HOLDINGS LLC  
C/O BOSTON CAPITAL DEVELOPMENT  
11 BEACON ST SUITE 325  
BOSTON, MA 02108  
LAMEIMA LLC  
36 VERNDALE ST  
BROOKLINE, MA 02446

Owner Mailing: 153 GREEN ST LLC  
345 BOYLSTON ST SUITE 300  
NEWTON, MA 02459  
BOSTON CAPITAL DEVELOPMENT LLC  
11 BEACON ST SUITE 325  
BOSTON, MA 02108

Petitioner (if other than owner): MARK A BORENSTEIN  
Petitioner Mailing Address: 120 FRONT ST SUITE 830  
WORCESTER, MA 01608  
508-688-9136

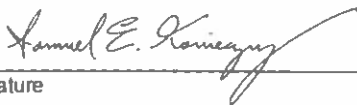
Planning: X      Zoning: \_\_\_\_\_      Liquor License: \_\_\_\_\_      ConComm: \_\_\_\_\_  
Historical: \_\_\_\_\_      Cannabis: \_\_\_\_\_      Other: \_\_\_\_\_

GOLDMAN, DANIEL H	05-004-15+24	0115 GREEN ST	WORCESTER, MA 01604-4123
DESJARDIN, SEAN TRUSTEE	04-021-19+25	0010 HARRISON ST	WORCESTER, MA 01604
ASH STREET, LLC	05-004-22+23	4 ASH STREET	WORCESTER, MA 01608
DESJARDIN, SEAN TRUSTEE	04-021-19+25	0010 HARRISON ST	WORCESTER, MA 01604
CANAL DISTRICT PARTNERS LLC	04-022-15+16	0004 ASH ST	WORCESTER, MA 01608
HESS RETAIL STORES LLC	05-008-08+09	539 SOUTH MAIN ST	FINDLAY, OH 45840
CANAL DISTRICT PARTNERS LLC	04-022-15+16	0004 ASH ST	WORCESTER, MA 01608

LORUSSO,LEONARD J	04-022-13+14	0015 HARRISON ST UNIT 6	WORCESTER, MA 01604
LORUSSO,LEONARD J	04-022-0001B	0015 HARRISON ST #6	WORCESTER, MA 01604
LORUSSO,LEONARD J	04-022-0001A	0015 HARRISON ST #6	WORCESTER, MA 01604
LORUSSO,LEONARD J	04-021-00020	0015 HARRISON ST UNIT 6	WORCESTER, MA 01604
139 GREEN STREET WORCESTER LLC	05-005-00015	0139 GREEN ST	WORCESTER, MA 01604
WHITE EAGLE ASSOCIATION OF	04-021-00009	0118 GREEN ST	WORCESTER, MA 01604
THE GOLD BLOCK REAL ESTATE LLC	05-004-00014	0175 PORTLAND ST FL 4	BOSTON, MA 02114
LORUSSO,LEONARD J	04-022-0001B	0015 HARRISON ST #6	WORCESTER, MA 01604
PRIFTI,NICHOLAS W + DINA C	04-019-00033	0431 ROSEDALE RD	AUBURN, MA 01501
ORMOND,MATTHEW J TRUSTEE	04-021-00022	0112 GREEN ST	WORCESTER, MA 01609
8 GOLD REAL ESTATE LLC	05-004-00017	0175 PORTLAND ST FL 4	BOSTON, MA 02114
FLETCHER,ALLEN W	05-004-00021	0004 ASH ST	WORCESTER, MA 01608
NISA INC	05-008-00002	0020 WESTWOOD DR	WORCESTER, MA 01609
FLETCHER,ALLEN W	05-004-00021	0004 ASH ST	WORCESTER, MA 01608
TRAN,Y THI	05-008-00011	0010 MILLBURY ST	WORCESTER, MA 01610
J + K GAS INC	05-008-00010	0072 SHREWSBURY ST STE 7	WORCESTER, MA 01604
TRAN,Y THI	05-008-00011	0010 MILLBURY ST	WORCESTER, MA 01610
K SQUARE REAL ESTATE LLC	05-008-00024	0175 PORTLAND ST FL 4	BOSTON, MA 02114
MADISON REALTY LLC	05-008-00027	2800 POST OAK BLVD STE 4200	HOUSTON, TX 77056
BAYSTATE INVESTMENT FUND LLC	04-022-00009	0100 GROVE ST	WORCESTER, MA 01605
BAYSTATE INVESTMENT FUND LLC	04-022-00009	0100 GROVE ST	WORCESTER, MA 01605
WORCESTER REDEVELOPMENT AUTHORITY	05-007-00004	0455 MAIN ST CITY HALL 4TH FLOOR	WORCESTER, MA 01608
BAYSTATE INVESTMENT LLC	04-022-00007	0100 GROVE ST	WORCESTER, MA 01605
PARCEL 5 HOLDINGS LLC	05-005-00001	11 BEACON ST SUITE 325	BOSTON, MA 02108
MADISON WG HOLDINGS LLC	05-010-00001	0667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WASHINGTON HOLDINGS LLC	05-010-0001H	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WG HOLDINGS LLC	05-010-00001	0667 BOYLSTON ST SUITE 201	BOSTON, MA 02116

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 05-005-00001, 05-005-00015, 05-005-0002A, 05-005-0003A, 05-005-0003B, 05-005-0004A, 05-005-0005A as cited above.

Certified by:



Signature

11/08/2024  
Date

Edward M. Augustus, Jr.  
CITY MANAGER

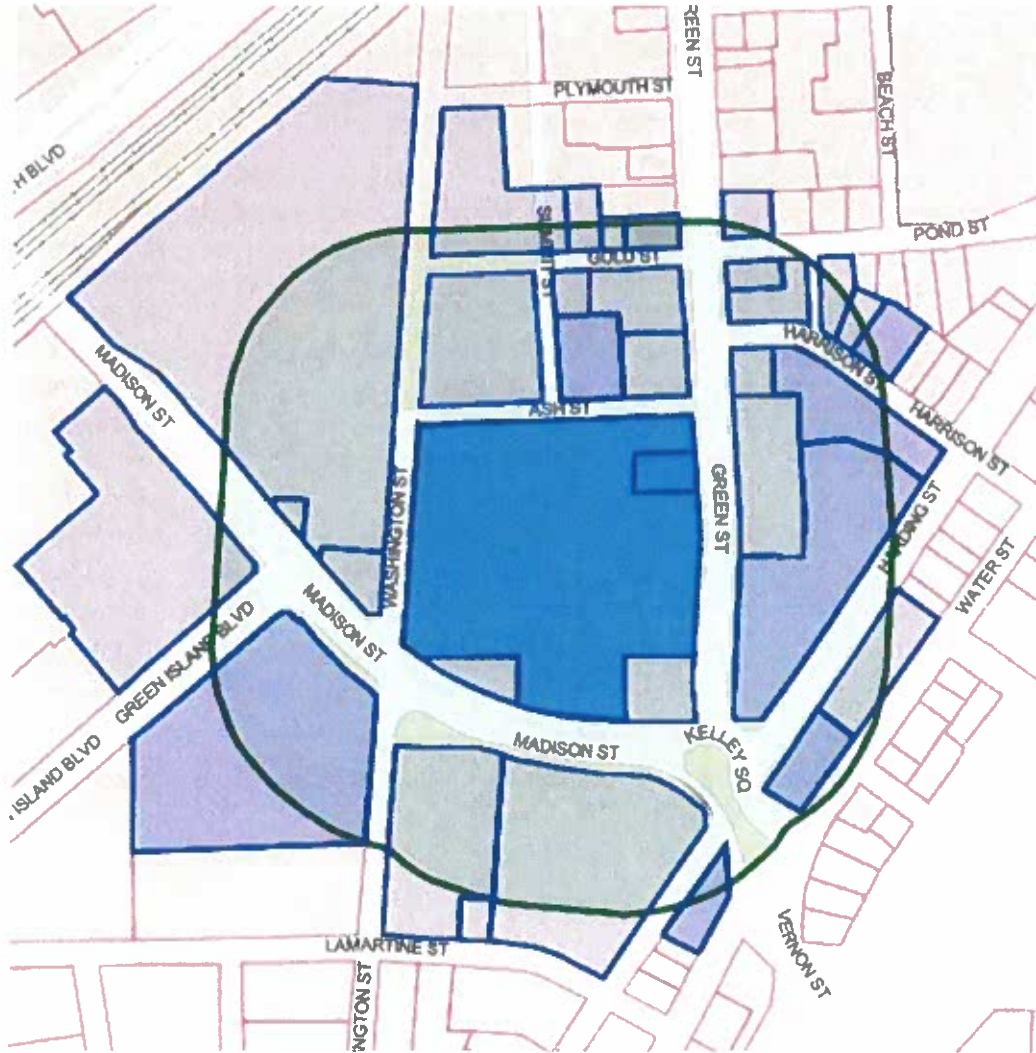


Timothy J. McGourthy  
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny  
CITY ASSESSOR

CITY OF WORCESTER  
ADMINISTRATION & FINANCE

## Abutters Map



December 12, 2024

**VIA EMAIL: PLANNING@WORCESTERMA.GOV**  
Worcester Planning Board  
Division of Planning and Regulatory Services  
City Hall, Room 404  
455 Main Street  
Worcester, MA 01608  
Attn: Michelle Smith, Assistant Chief Development Officer



**Re: *Rossi Development LLC – Applications for Definitive Site Plan Approval and CCOD Special Permit for Mixed-Use Development at 120 Washington Street (Lot 3B), Worcester, MA (the “Property”)***

Dear Ms. Smith:

We represent Rossi Development LLC (the “Applicant”) in its applications to the City of Worcester Planning Board (the “Board”) for Definitive Site Plan Approval and a CCOD Special Permit in connection with its construction and development of a new 7-story mixed-use building with 90 residential units, 2 commercial/retail ground floor units, 78 surface and podium parking spaces, outdoor patio, landscaping and other site improvements related thereto at the Property. We hereby submit the following items for filing with the Board:

1. Zoning Determination Form (to be submitted under separate cover letter);
2. Preliminary Site Plan Approval Decision and Extension of Time Decision;
3. Applications for Definitive Site Plan Approval and CCOD Special Permit (with Project Impact Statement and Statement in Support);
4. Aerial Photograph of the Property;
5. Civil Plan Set and Drainage Calculations and Stormwater Management Plan prepared by Engineering Alliance, Inc.;
6. Architectural Plans (including Floors Plans, Elevations and Rendering) prepared by Paul L. Lessard and Golestani Designs;
7. Traffic Memorandum and prepared by The Engineering Corp.; and
8. Certified Abutters List.

We will coordinate with staff to facilitate the submission of the addressed envelopes and the filing fee to the City of Worcester.

Kindly file this application with the City Clerk, and schedule this application for a hearing at the Board's next available meeting, which is scheduled to occur on January 15, 2025.

Please contact me should have any questions regarding this application. Thank you.

Sincerely,



Mark A. Borenstein

Enclosures

cc: Project Team





Albert LaValley, Chair  
Edward Moynihan, Vice Chair  
Adrian Angus  
Conor McCormack  
Brandon King

### DECISION – PRELIMINARY SITE PLAN

<b>Application:</b>	Preliminary Site Plan	<b>File #:</b>	PB-2023-008
<b>Subject Property:</b>	139 & 153 (aka 120 Washington Street) Green Street	<b>Map Block Lot #:</b>	05-005-00015 & 00001
<b>Applicant(s):</b>	Quatterra Multifamily Communities, LLC	<b>Property Owner:</b>	139 Green Street Worcester LLC & Parcel 5 Holdings LLC
<b>Zoning District(s):</b>	BG-6.0 & CCOD-D (Commercial Corridors Overlay District – Downtown Subarea)	<b>Review Trigger:</b>	Prelim
<b>Existing:</b>	Presently on premises of 139 Green Street is a single-story restaurant and 153 Green Street is a two-story commercial building.		
<b>Proposed:</b>	The applicant seeks to construct an 8 story 395,000SF mixed-use building with 22,000SF of commercial space on the ground floor, ± 375 dwelling units and a 7-story detached parking garage with ± 560 parking spaces.		
<b>Plan Preparer:</b>	Bohler Engineering	<b>Plan Date:</b>	dated 12/28/2022
<b>Meeting date(s):</b>	February 1, 2023	<b>Board Action:</b>	Approved 5-0 with modifications

*Note: The approval of a preliminary plan does not alleviate the applicant from satisfactorily fulfilling any requirements of the Zoning Ordinance or Definitive Site Plan application as required in Article V, Section 4.B and Section 5 of the Zoning Ordinance, unless specifically waived.*

#### Required Modifications:

The Definitive Site Plan submission shall include the following modifications:

1. Revised project impact statement and Definitive Site Plan application reflecting all changes.
2. Evidence of any recorded ANR plan or concurrent submission of an ANR plan creating the lots lines for Lot 3B as shown on the definitive site plan.
3. A plan reflecting the current property lines stamped and sealed by a MA Licensed PLS.
4. A zoning analysis table demonstrating zoning dimensional compliance, including building height in feet and compliant floor-area ratios for Lot 3B.
5. A Traffic Impact Study that meets the requirements of the City of Worcester's Guidelines for Performing Traffic Impact Studies.

Office of the City of Worcester Planning Board c/o Planning & Regulatory Services Division  
City Hall, 455 Main Street, Room 404 (4<sup>th</sup> floor), Worcester, MA 01608

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6. A parking analysis table demonstrating the breakdown (i.e. number and type of accessible, compact, & EV spaces) of the anticipated +/- 560 parking spaces by level, reflecting to-scale locations approximating any columns or supports to ensure appropriate stall spacing and adequacy of circulation and including a minimum of 15% EV or EV ready spaces (including accessible EV spaces).
7. A photometric plan demonstrating warm (less than 3000K), dark-sky compliant lighting, including any architectural or site lighting, and modeling any lights in the abutting rights-of-ways or driveways.
8. Approximate type, locations, and size of any proposed exterior signage.
9. Submission of to-scale architectural elevations of all building exteriors and floor plans for each story with all points of egress and overhangs (including balconies) labeled, consistent with the civil plans.
  - a. Reflect use of a white or reflective roof treatment on the mixed-use building.
  - b. Reflect active façades (further detailing the submitted renderings) in accordance with the guidelines of the CCOD (Article IX, Section 6) and following the City of Worcester Urban Design Guidelines (November 2012) to the maximum extent feasible.
10. Revised renderings reflecting the exterior elevations.
11. Details and materials plan for any walls including top and bottom elevations at all endpoints, highest points, and points of intersection including any wall drainage components (weep holes, drainage connections, etc.).
12. A planting plan and schedule including location, species and caliper size of all plantings and reflecting no less than 4 different tree species, in accordance with the City's current planting recommendations. Providing details for tree protection and plant installation as well as specifications for any hardscaping and final surface treatments.
13. Subject to obtaining necessary permits and approvals, the "Spruce Street" streetscape shall reflect:
  - a. 10' of sidewalk or hardscape between the building face and edge of the sidewalk curbing.
  - b. With regard to the garage entry:
    - i. Curb cut shall be the minimum feasible width.
    - ii. Sidewalk shall continue at-grade through the curb-cut.
    - iii. The entry gate locations shall be specified and set back within the garage such that a vehicle waiting to enter is not blocking the sidewalk or bicycle lane.
    - iv. The applicant shall incorporate a pedestrian/bicyclist warning system for cars egressing the parking garage.
  - c. Pedestrian entrances to retail/commercial use shall be accentuated by the architecture and important interior spaces (e.g. lobbies or retail uses) shall be visible from the street.
  - d. Street tree locations shall not conflict with any proposed doors.
14. The Green Street streetscape shall reflect:
  - a. Closure of existing curb cut near the intersection with Ash Street.
  - b. Pedestrian amenities as depicted in renderings provided, including but not limited to landscaping, street trees, and seating areas.
  - c. Consider further modulation to the facade
15. The Ash Street streetscape shall reflect:

- a. Changes to the mixed-use building footprint to accommodate circumnavigation of the site on a separated pedestrian facility and a pedestrian access near the intersection of Ash & Washington.
  - b. 6-8' of sidewalk or pedestrian space between building and edge of sidewalk curb along the southern side of Ash Street between Green Street and Washington Street.
  - c. The applicant shall coordinate with DPW & DTM to remove the diagonal crosswalk at the intersection of Ash Street and Summit Street and replace it with a perpendicular crosswalk at an appropriate, safe location.
  - d. The private amenity spaces shall incorporate appropriate design elements along Ash Street, using open style materials and buffers where possible to avoid detriment to the pedestrian environment.
  - e. Reflect closure of existing curb cuts.
  - f. Incorporation of pedestrian access along Ash Street in at least 3 locations (e.g. mixed-use building exits and/or cross walks from Green Street and Washington Street).
  - g. 10' of sidewalk or pedestrian space between building and edge of sidewalk curb at the intersection of southern side of Ash Street and along the eastern side of Washington Street.
16. The Washington Street streetscape shall reflect:
- a. 10' of sidewalk or pedestrian space between building and edge of sidewalk curb.
17. The parking garage and Madison Street streetscape shall reflect:
- a. Compliance with setbacks and landscaping requirements relative to the parking garage and the Madison and Spruce Street lot lines, as described in Article IX, Section 6 A & F. The applicant is encouraged to evaluate setbacks along Spruce Street to improve sightlines for exiting vehicles and provide a buffer to the sidewalk.
  - b. Reflect closure of all existing curb cuts on Madison Street except those required for vehicular access to/from the parking garage, which shall be the minimum width feasible.
  - c. Any curb cuts required for access to the parking garage shall be designed to prioritize pedestrians and bicyclists to the extent feasible and consolidated with neighboring site where appropriate and possible.
  - d. Demonstrate compliance with Article IX, Section 6B, with façade details, pedestrian entrances, and landscaping to maintain an attractive streetscape.
  - e. If an active use cannot feasibly be located on the ground floor fronting Madison Street, the definitive submission shall include an explanation of why this is infeasible and what alternatives were specifically explored.
  - f. Reflect pedestrian circulation, separated from vehicles, at the ground level.
18. Utility plans for gas, HVAC, and electric should reflect site infrastructure with connections and transformers away from the street to the maximum extent practical. Backflow preventers shall be evaluated for all sewerage connections.
19. A construction period erosion and sediment control plan, including proposed dust control measures and any plans for dewatering.
20. A complete stormwater report and checklist stamped and sealed by a MA licensed PE with a detailed narrative for each of the 10 standards documenting compliance with the MA Stormwater Standards and Handbook, all calculations shall be performed using NOAA Atlas 14 precipitation data. Actual soil test pit information shall be provided within the locations of any proposed infiltration BMPs including assumptions for groundwater elevations -infiltration

of roof-runoff should be fully investigated for the three courtyard areas. Given the extent of redevelopment TSS removal rates should meet the 80% removal standard. Any opportunities to connect with surface drainage system infrastructure shall be evaluated and prioritized.

21. A construction period staging and circulation management plan (including temporary fencing, loading/unloading and parking or shuttling for workers, sidewalks to be obstructed, etc.).
22. The applicant shall either remove the skybridge from architectural renderings or reflect the bridge on the civil drawings and demonstrate compliance with the Worcester Zoning Ordinance. If retained, details on minimum vertical clearance (the distance for which must minimally enable a tractor trailer and the city's largest fire apparatus to drive-under without issue) and materials shall be provided in to-scale elevations.
23. Submitted plans shall comply with all the plan requirements outlined in the City of Worcester's Zoning Ordinance and the Planning Board's Rules & Regulations for Definitive Site Plans.
24. The applicant shall provide any materials that the Board deems necessary in order to grant Definitive Site Plan approval and shall demonstrate compliance with all applicable provisions of the City of Worcester's Zoning Ordinance.

### Waivers Granted

No waivers from the plan requirements for Definitive Site Plan approval are conferred.

### Authorized Signature,

DocuSigned by:  
  
26390A8C7CF48D3

DATE 03/10/2023

Michelle Smith, *Assistant Chief Development Officer*  
On behalf of the Worcester Planning Board

### REMINDERS

**Time Limitations:** Approval under this article shall become invalid unless the work or action authorized by it shall commence within one year after the Planning Board has granted such approval and thereafter shall proceed in good faith continuously to completion so far as is reasonably practicable under the circumstances. Per Article V, Section 3F "Site Plan Review" of the City of Worcester Zoning Ordinance.

**Landscaping Requirements:** Required landscaping shall be maintained in a healthy growing condition, free of refuse and debris, and any plantings that do not survive shall be replaced in kind by the applicant or the property owner within a reasonable period of time. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. Per Article V, Section 5, C. iv of the City of Worcester Zoning Ordinance.

**Construction Noise:** No person shall operate any powered construction equipment or build, erect construct, demolish, alter, repair, excavate or engage in hoisting, grading, site work, including tree and brush removal, dredging or pneumatic hammering, or deliver construction equipment and/or supplies to the site on any building, road, tower, parking lot, machine, pipe, sewer, sidewalk, or any other construction project, except between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and Saturday, and between the hours of 9:00 a.m. and 7:00 p.m. on Sundays....Per Chapter 9 Section 1A (e) (9) of the City of Worcester's Ordinance Relative to Excessive and Unreasonable Noise.



The City of  
**WORCESTER**

Planning Board

Albert LaValley, Chair  
Edward Moynihan, Vice Chair  
Adrian Angus  
Conor McCormack  
Brandon King

**DECISION – PRELIMINARY SITE PLAN – EXTENSION OF TIME**

<b>Application:</b>	Preliminary Site Plan Extension of Time	<b>File #:</b>	PB-2024-008
<b>Subject Property:</b>	139 & 153 (aka 120 Washington Street) Green Street	<b>Map Block Lot #:</b>	05-005-00015 & 00001
<b>Applicant(s):</b>	Boston Capital Development, LLC	<b>Property Owner:</b>	Boston Capital Development, LLC & 139 Green Street Worcester, LLC
<b>Zoning District(s):</b>	BG-6.0 & CCOD-D (Commercial Corridors Overlay District – Downtown Subarea)	<b>Review Trigger:</b>	Preliminary
<b>Existing:</b>	Presently on premises of 139 Green Street is a single-story restaurant and 153 Green Street is a two-story commercial building.		
<b>Proposed:</b>	The applicant seeks to construct an 8 story 395,000SF mixed-use building with 22,000SF of commercial space on the ground floor, ± 375 dwelling units and a 7-story detached parking garage with ± 560 parking spaces.		
<b>Plan Preparer:</b>	Bohler Engineering	<b>Plan Date:</b>	dated 12/28/2022
<b>Meeting date(s):</b>	February 28, 2024	<b>Board Action:</b>	Approved 5-0 with modifications

The Planning Board approves the Preliminary Site Plan Extension of Time. The Extension of Time is granted for a period of one year to expire on February 1, 2025. The Board approves the Extension of Time subject to the original modifications, listed below:

*Note: The approval of a preliminary plan does not alleviate the applicant from satisfactorily fulfilling any requirements of the Zoning Ordinance or Definitive Site Plan application as required in Article V, Section 4.B and Section 5 of the Zoning Ordinance, unless specifically waived.*

**Required Modifications:**

The Definitive Site Plan submission shall include the following modifications:

1. Revised project impact statement and Definitive Site Plan application reflecting all changes.
2. Evidence of any recorded ANR plan or concurrent submission of an ANR plan creating the lots lines for Lot 3B as shown on the definitive site plan.
3. A plan reflecting the current property lines stamped and sealed by a MA Licensed PLS.

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4. A zoning analysis table demonstrating zoning dimensional compliance, including building height in feet and compliant floor-area ratios for Lot 3B.
5. A Traffic Impact Study that meets the requirements of the City of Worcester's Guidelines for Performing Traffic Impact Studies.
6. A parking analysis table demonstrating the breakdown (i.e. number and type of accessible, compact, & EV spaces) of the anticipated +/- 560 parking spaces by level, reflecting to-scale locations approximating any columns or supports to ensure appropriate stall spacing and adequacy of circulation and including a minimum of 15% EV or EV ready spaces (including accessible EV spaces).
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### Authorized Signature,

DocuSigned by:  
  
20356A8070F4403

DATE 05/31/2024

Michelle Smith, *Assistant Chief Development Officer*  
On behalf of the Worcester Planning Board

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