

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