

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 – Application for Definitive Site Plan Approval for Mixed-Use Development at 120 Washington Street (Proposed Lot 3D), Worcester, MA (the “Property”)*

Dear Ms. Smith:

We represent Rossi Development LLC (the “Applicant”) in its application to the City of Worcester Planning Board (the “Board”) for Definitive Site Plan Approval in connection with its construction and development of a new 5-story mixed-use building with 40 residential units, 2 commercial/retail ground floor units, 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. Application for Definitive Site Plan Approval (with Project Impact Statement and Statement in Support);
4. Aerial Photograph of the Property;
5. Approval Not Required Plan of Land prepared by Control Point Associates, Inc.
6. Civil Plan Set and Drainage Calculations and Stormwater Management Plan prepared by Engineering Alliance, Inc.;
7. Architectural Plans (including Floors Plans, Elevations and Rendering) prepared by Paul L. Lessard and Golestani Designs;
8. Traffic Memorandum prepared by The Engineering Corp.; and
9. 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