



June 10, 2024

BY HAND DELIVERY AND E-MAIL – planning@worcesterma.gov

Division of Planning & Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608
Attn: Michelle M. Smith, Assistant Chief Development Officer

RECEIVED
WORCESTER CITY CLERK
2024 JUN 25 AM 11: 26

Re: *Lundgren Equity Partners LLC – Application for Special Permits for Alteration of Pre-Existing Nonconforming Use and Minimum Loading Space Requirements for Modified Drive-Through for Mixed-Use Shopping Center Development Project at 225 Shrewsbury Street, Worcester, Massachusetts*

Dear Ms. Smith:

This firm represents Lundgren Equity Partners LLC in its application to the City of Worcester Zoning Board of Appeals (the “Board”) for special permits for an alteration of a pre-existing nonconforming use and minimum loading space requirements, in connection with the proposed demolition and removal of the existing warehouse building and existing drive-through facilities and construction of a new approximately 15,370 square foot building that will contain three commercial units, including an approximately 5,700 square foot retail bank branch with a two-lane drive-through (the “Project”). The Project includes the reconfiguration of parking areas and driveways, including a total of 109 parking spaces at the Property for use by the shopping center tenants and their visitors. The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new driveways and accessible walkways, landscaping, curb cuts, upgraded facades along Casco Street, level-3 electric vehicle charging stations, bicycle storage areas, utilities and other site features.

We hereby submit the following items for filing with the Board:

1. Special Permit Application with Statement in Support;
2. Zoning determination form;
3. Plan set;
4. Renderings, floor plans and elevations;
5. Parking assessment;
6. Traffic impact evaluation; and

7. Certified List of Abutters.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees payable to the City of Worcester and necessary copies of the above items.

Kindly file this Application with the City Clerk, and schedule this Application to be presented and discussed at the Board's next available meeting, which is scheduled to occur on **July 15, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Very truly yours,



Joshua Lee Smith

JLS

Enclosures

cc: Project team



SPECIAL PERMIT CHECKLIST

CITY OF WORCESTER ZONING BOARD OF APPEALS
455 Main Street, Room 404, Worcester, MA 01608
Phone 508-799-1400 ext. 31440 - Fax 508-799-1406

STEP 1: 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:

- Application** with original signatures by all petitioners/owners; if you are not the owner of subject property, it is recommended that you provide supporting information such as a lease or a purchase and sale agreement that shows your interest in the property
- Zoning Determination Form** obtained from the Inspectional Services Division (email inspections@worcesterma.gov or call 508 – 799 – 1198 for more information)
- 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
- If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 4)
- Certification of Tax/Revenue Collection Compliance** - All current owners of subject property and applicants must certify that all local taxes, fees, assessments, betterments, or any other municipal charges of any kind are current with the City Treasurer's Office (page 11)
- Site Plan** showing the full project scope and all elements listed on page 12 of this application, stamped and signed by all applicable professionals
- Architectural drawings or renderings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals
- Traffic Study**, if necessary based on expected traffic generation (*contact staff to confirm*)

Note: Any application items not produced electronically, such as hand-drawn plans or schematics, handwritten applications, or other materials created prior to March 2013 that are not available to the applicant in electronic format, are not required to be submitted electronically.

STEP 2: ONCE STAFF CONFIRMS VIA EMAIL REPLY THAT YOUR APPLICATION IS COMPLETE, SUBMIT THE FOLLOWING TO DPRS:

- A. Two Sets of Stamped Envelopes** with Assessor's Address Labels for abutters and applicant.
- Request two (2) sets of Assessor's Address Labels (listing all abutters and abutters to abutters) from the Assessor's Office (2nd floor, City Hall)-prepared for a fee
 - Create two (2) separate sets of stamped envelopes with Assessor's labels.
 - Include two stamped, addressed envelopes for each applicant.
 - The return address on the envelopes should be: City of Worcester, Division of Planning and Regulatory Services; 455 Main Street, Room 404; Worcester, MA 01608
 - These envelopes will be used to send notices of the public hearing and outcome.
- B. Appropriate fee.** Please make checks payable to the City of Worcester and list your project number on the memo line. Please confirm amount with staff prior to submission.



SPECIAL PERMIT APPLICATION

CITY OF WORCESTER ZONING BOARD OF APPEALS
455 Main Street, Room 404, Worcester, MA 01608
Phone 508-799-1400 ext. 31440 - Fax 508-799-1406

TYPE OF SPECIAL PERMIT (check the Special Permit you are requesting and answer only the associated supplementary questions on page 8-12)

- 1. Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)
- 2. Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
- 3. Non-Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
- 4. Non-Residential Use allowed only by Special Permit – Self Storage Facility (Article IV, Section 2, Table 4.1)
- 5. Residential Conversion (Article IV, Section 9)
- 6. Placement of Fill/Earth Excavation (Article IV, Section 5)
- 7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for Parking/Loading (Article IV, Section 7)
- 8. Other Special Permit (Describe Special Permit sought):

1. Property Information

- a. 225 Shrewsbury Street
Address(es) – please list all addresses the subject property is known by
- b. 16-032-02+2A
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 56620 Page 95
Current Owner(s) Recorded Deed/Title Reference(s)
- d. BG-2.0; CCOD-S; USOD
Zoning District and all Zoning Overlay Districts (if any)

The property currently contains approximately 2.38 acres of land and a 1-story approximately 23,336 square foot shopping plaza building containing a restaurant, café, dentist office, bank with a 2-lane drive-through, internet café and a 1-story approximately 7,287 square foot former ambulatory storage building.

- e. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use; attached separate narrative if necessary):

f. N/A

If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

a. Lundgren Equity Partners LLC

Name(s)

b. 163 Washington Street, Auburn, MA 01501

Mailing Address(es)

c. jsmith@bowditch.com; (508)-926-3464

Email and Phone Number(s)

d. Affiliate of property owner

Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Special Permit as described below

Lundgren Equity Partners LLC

By: Barry R. Lundgren Barry R. Lundgren, Its Manager

(Signature) A6AD288F44C...

3. Owner of Record Information (if different from Applicant)

a. 225 Shrewsbury Street Realty, LLC

Name(s)

b. 163 Washington Street, Auburn, MA 01501

Mailing Address(es)

d. jsmith@bowditch.com; (508)-926-3464

Email and Phone Number

4. Representative Information

a. Joshua Lee Smith, Esq.

Name(s)

b.

Signature(s)

c. Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608

Mailing Address(es)

d. jsmith@bowditch.com; (508)-926-3464

Email and Phone Number

e. Attorney

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

(For office use only: Project Number: ZB-20____ - _____)

5. Owner Authorization

Authorization I, Barry R. Lundgren, as Manager for 225 Shrewsbury Street Realty, LLC, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 16 Block 32 Lot(s) 02+2A, do hereby authorize Joshua Lee Smith, Esq. to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 7 day of June, 2024.

225 Shrewsbury Street Realty, LLC

6. Proposal (attach a separate narrative if necessary)

By: Barry R. Lundgren, Barry R. Lundgren, Its Manager

365FA6AD288F44C

The Applicant proposes to demolish and remove the existing warehouse building and existing drive-through facilities and construct a new approximately 15,370 SF building with two retail units and a proposed approximately 5,700 SF retail bank branch with an accessory 2-lane drive-through. The Project also includes reconfiguration of parking areas, driveways, new curb cuts, enhanced landscaping and other site improvements related thereto.

a. The applicant seeks to (Describe what you want to do on the property in as much detail as possible)

- Article IV, Section 2, Table 4.1, business uses - (4) Bank, credit union with drive through - Allowed by Special Permit (PB)
- Article IV, Section 2, Table 4.1, business uses - (7) - Food Service - permitted by right
- Article IV, Section 2, Table 4.1, business uses - (19) - Office, professional - permitted by right

b. Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property.

Site Plan review approval in 2018 for office building;
CCOD Special Permit in connection with a proposed 7-story multifamily high rise building with 218 units;
c. Variance and ZBA Special Permit in connection with the proposed 7-story multifamily high rise building with 218 units.

Are you aware if this property has been previously granted approvals from any City Board or Commission? If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions)

d. No.
Have you applied for or are you aware if other applicants have applied for a Building Permit for this site and been refused for non-compliance with the Zoning Ordinance (e.g. a cease and desist order has been issued)?

e. Please see Statement in Support.
List any additional information relevant to the Special Permit (s)

SPECIAL PERMIT FINDINGS OF FACT

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.)

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

Please see Statement in Support.

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

Please see Statement in Support.

3. Adequacy of utilities and other public services:

Please see Statement in Support.

4. Neighborhood character and social structure:

Please see Statement in Support.

5. Impacts on the natural environment:

Please see Statement in Support.

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

Please see Statement in Support.

SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS

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

**1a. Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure
(Article XVI, Section 4)**

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities)

2. Indicate how long the nonconforming aspects of the structure have been in existence:

3. At the time of construction, did the structure meet applicable zoning requirements? (Check with the zoning ordinance, as amended, that would have been in effect at the time of construction. Past zoning ordinances are available for research at the City Clerk's office. Past zoning maps are available at the Division of Planning and Regulatory Services)

4. Describe the proposed extension, alteration or change:

5. Indicate the total square footage of any physical expansion:

6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed: Note: In residential districts, the use as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.

7. Explain how the structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

**1b. Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Use
(Article XVI, Section 4)**

1. Describe what is currently nonconforming about this use:

Drive-through uses are prohibited on lots having driveway or other direct vehicular connections to Shrewsbury Street, between Washington Square and Granby Road, per Article IX, Section 5.C.2.b.xi.

2. Indicate how long the nonconforming use has been in existence? What year did the use begin? (Check with the zoning ordinance, as amended, that would have been in effect at the time of construction. Past zoning ordinances are available for research at the City Clerk’s office. Past zoning maps are available at the Division of Planning and Regulatory Services)

Prior to CCOD prohibition. Please see Statement in Support.

3. At the time the use was initiated, was the use allowed under the then applicable Zoning Ordinance?

Prior to CCOD prohibition. Please see Statement in Support.

4. Describe the proposed extension, alteration or change of use:

The modified drive-through will be relocated from the middle of the Property to the south/southeastern portion of the Property bordering Albany Street and ultimately exiting onto Casco Street. The drive-through design is a significant improvement over the current condition, which has no striped lanes and causes vehicles to queue in the middle of the shopping center parking areas and drive aisles, which poses traffic and safety concerns. Please see Statement in Support and Plans submitted herewith.

5. Indicate the total square footage to be utilized for the proposed use:

Please see plans submitted herewith.

6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed use: Note: In residential districts, the use as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.

109 parking spaces provided. A total of 125 parking spaces will be located on the Property lot. However, 16 parking spaces at the lot are dedicated for use by the multifamily development across the street at 224 Shrewsbury Street, and, therefore, such spaces are not counted towards the minimum parking count for the Property under the Project.

7. Explain how the use as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

Drive-through queue studies were conducted at the existing bank and found that maximum queues at both the ATM and teller window were approximately 5 vehicles, which impacts site circulation. The modified drive-through will have the same number of lanes, and will promote safe and efficient travel for passenger vehicles and pedestrians. Please see Statement in Support.

**2. Residential Use allowed only by Special Permit in a particular zoning district
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed residential use:

2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:

3. Number and dimensions of off-street parking spaces to be provided and location (garage, driveway). Off-street parking spaces must be located outside of the front yard and exterior side yard setbacks.

**3. Non-Residential Use allowed only by Special Permit
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed use (include description of business, proposed hours of operation, and number of employees)

2. Total square footage of proposed use:

3. Number of off-street parking spaces to be provided. Indicate location of those parking spaces: garage, parking lot, parking spaces on a different lot provided through the same ownership and/or leased spaces (a 5-year minimum lease with renewal options must be provided) within 1,000 feet of the use it will serve.

4. For a proposed animal hospital, animal clinic, pet shop or animal shelter, per Article IV, Section 2, Notes to Table 4.1, Note 4, indicate the location of any animal runs if a residential zoning district is within 200 feet of the subject property.

5. For a proposed Bed and Breakfast use, provide additional documentation per Article IV, Section 11.
6. For a proposed Adult Entertainment use, provide additional documentation per Article IV, Section 10.
7. For a proposed Limited Residential Hospice House, provide additional documentation per Article IV, Section 2, Notes to Table 4.1, Note 10.
8. For a proposed non-accessory parking lot or a motor vehicle display lot, provide additional documentation showing compliance with Article IV, Section 7B.

**4. Non-Residential Use allowed only by Special Permit – Self Storage
(Article IV, Section 2, Table 4.1)**

1. Provide information that demand for self-storage exists both locally in proximity to the proposed site as well as overall in the city as demonstrated by a current market assessment

2. What conditions make the site poorly suited for other permitted uses?

(For office use only: Project Number: ZB-20____ - _____)

3. Can adequate access can be provided without adversely affecting neighboring uses or the public realm?

4. Will structures with architectural or historical integrity will be appropriately preserved or improved, and that no such structures have been demolished within the past five (5) years to prepare the site for redevelopment?

**5. Residential Conversion
(Article IV, Section 9)**

1. Total number of existing units/Total number of proposed units:

2. Will the external appearance of the structure remain unchanged except for new doors, windows, fire escapes, and stairways?

3. Number of off-street parking spaces to be provided (If new parking is being created, the applicant(s) may need to seek a Special Permit for extension, alteration or change of a pre-existing, nonconforming structure if existing structure does not meet current zoning dimensional requirements. If additional parking cannot be provided for new dwelling unit(s), the proposed conversion may also require a Variance or Special Permit from off-street parking requirements):

4. Which dimensional requirements/setbacks are you seeking relief by the Special Permit?

**6. Placement of Fill/Earth Excavation
(Article IV, Section 5)**

1. Indicate whether the Special Permit is for Placement of Fill or Earth Excavation:

2. Attach documentation showing proposed measures to protect pedestrians and vehicles.

3. Provide a proposed timeline for completion of placement of fill.

4. Attach documentation from the Director of Public Health and the Conservation Commission as outlined in the City of Worcester Zoning Ordinance Article IV, Section 5.

5. Attach a site plan with all required information in support of the application per the City of Worcester Zoning Ordinance Article IV, Section 5.

**7. Modification of Parking/Loading Requirements and/or Landscaping and Layout Requirements for
Parking/Loading
(Article IV, Section 7)**

1. Indicate what relief is being sought under the Special Permit:

Noncompliance with minimum loading requirements. One loading space is required and none are provided.

2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:

N/A

3. If applicable, provide number of parking/loading spaces required and relief requested through the Special Permit:

One loading space is required and none are provided. There are currently no designated loading spaces for the existing building, and loading will continue to occur within the drive aisle along the westerly side of the existing shopping plaza building and the new building.

8. Other Special Permits

1. Describe Special Permit sought and provide relevant details on the plan of land and rendering. Provide square footage and height of any structures and indicate percentage of lot structure will occupy:

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

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:

- i. _____
Lundgren Equity Partners LLC
By: Barry R. Lundgren, Barry R. Lundgren, Its Manager
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. _____
225 Shrewsbury Street Realty, LLC
Full Legal Name
- k. _____ MA _____ 163 Washington Street, Auburn, MA 01501
State of Incorporation Principal Place of Business
- l. _____ 163 Washington Street, Auburn, MA 01501
Mailing Address or Place of Business in Massachusetts 225 Shrewsbury Street, Realty, LLC
- m. _____ By: Barry R. Lundgren, Barry R. Lundgren, Its Manager
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- 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

Statement in Support of Lundgren Equity Partners LLC
Applications to City of Worcester Zoning Board of Appeals for Special Permits for
Alteration of Pre-Existing Nonconforming Use and Minimum Loading Space
Requirements for Mixed-Use Shopping Center Development Project at
225 Shrewsbury Street, Worcester, Massachusetts

I. Background and Project Scope.

225 Shrewsbury Street Realty, LLC¹ owns a parcel of land known and numbered as 225 Shrewsbury Street, Worcester, Massachusetts,² which property currently contains approximately 2.38 acres of land (the “Property”) and a 1-story approximately 23,336 square foot shopping plaza building containing a restaurant, café, dentist office, bank with a 2-lane drive-through and Internet café (the “Existing Shopping Plaza Building”) and a 1-story approximately 7,287 square foot former ambulatory storage building (the “Existing Warehouse Building”).³

The Property is located entirely within the Business, General 2.0 (“BG-2.0”) zoning district, the Commercial Corridors Overlay District-Shrewsbury Street Subarea (“CCOD-S”) and the Union Station View Corridor Sign Overlay District (“USOD”), and is bounded by Shrewsbury Street to the northwest, Casco Street to the east, Albany Street to the southeast and a City-owned property at 29 Albany Street to the west.

Lundgren Equity Partners LLC (the “Applicant”) is seeking special permits from the City of Worcester Zoning Board of Appeals (the “Board”) as more particularly described herein, in connection with the proposed demolition and removal of the Existing Warehouse Building and existing drive-through facilities and construction of a new approximately 15,370 square foot building (the “New Building”) that will contain three commercial units, including an approximately 5,700 square foot retail bank branch with a two-lane drive-through (the “Project”). The Project includes the reconfiguration of parking areas and driveways, including a total of 109 parking spaces at the Property for use by the shopping center tenants and their visitors.⁴ The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new driveways and accessible

¹ 225 Shrewsbury Street Realty, LLC is a corporate affiliate of Lundgren Equity Partners LLC.

² The Property has a parcel identification of 16-032-02+2A.

³ The Property is also known as Shrewsbury Street Marketplace.

⁴ A total of 125 parking spaces will be located on the Property lot. However, 16 parking spaces at the lot are dedicated for use by the multifamily development across the street at 224 Shrewsbury Street, and, therefore, such spaces are not counted towards the minimum parking count for the Property under the Project.

walkways, landscaping, curb cuts, upgraded facades along Casco Street, level-3 electric vehicle charging stations,⁵ bicycle storage areas,⁶ utilities and other site features.

II. Requirement for Special Permits and Variances.

Article XVI, Section 4.C of the Zoning Ordinance provides that privileged nonconforming uses may be extended, altered or changed upon the grant of a special permit by the Board. Pursuant to Article IX, Section 5.C.2.b.xi, drive-through uses are prohibited on lots having driveway or other direct vehicular connections to Shrewsbury Street, between Washington Square and Granby Road. As part of the Project, the modified drive-through will be relocated from the middle of the Property to the south/southeastern portion of the Property bordering Albany Street and ultimately exiting onto Casco Street. Accordingly a special permit for the modified drive-through will be required for the Project.

Article IV, Table 4.5 of the Zoning Ordinance provides that one loading space is to be provided for structures with gross floor areas in excess of 10,000 square feet and no more than 50,000 square feet. The New Building will be approximately 15,370 square feet, and, therefore, requires one loading space. There are currently no designated loading spaces for the Existing Building and no loading spaces are proposed by the Project, therefore, a special permit from the Board will be required.⁷

In addition, site plan review approval and CCOD special permits (reduce parking requirements for mixed-use development and, if required, new modified drive-through) are required to be granted by the Worcester Planning Board.⁸

III. Reasons for Approval of Special Permits.

The Project satisfies the special permit criteria as set forth in Article II, Section 6.A.2 and Article XVI, Section 4.C of the Zoning Ordinance for the reasons stated herein:

- 1. The extension, alteration or change of the use itself complies with the current requirements of this Ordinance. Social, economic or community needs that are served by the proposal.**

⁵ The proposed parking will feature 6 EV charging spaces, with another 19 “ready” (i.e., conduit run) spaces designated for future electric vehicle parking.

⁶ The Project will include covered exterior bicycle storage that can accommodate the storage of up to 6 bicycles.

⁷ The Board is the permit granting authority pursuant to Article IV, Section 7.A.2 for any special permits with respect to loading requirements.

⁸ The Project will not require submission to the Worcester Conservation Commission for an NOI/Order of Conditions as the Property is located in both the Combined Sewer System Area and the Commercial Area Revitalization District (CARD).

The Applicant's proposed modifications to the drive-through will comply with the current requirements of the Zoning Ordinance, and will serve social, economic and community needs. The drive-through design is a significant improvement over the current condition, which has no striped lanes and causes vehicles to queue in the middle of the shopping center parking areas and drive aisles, which poses traffic and safety concerns. The modified drive-through will have the same number of lanes, and will promote safe and efficient travel for passenger vehicles and pedestrians.

The Project is in conformance with the purposes and intent of the Zoning Ordinance and the CCOD, which will promote the economic vitality of the neighborhood and the City. The Project is a development of a compatible land use (including a drive-through which has been in operation for decades) that provides urban densities, is a redevelopment of a corner lot infill site that is highly underutilized, offers a design that provides an aesthetically pleasing environment for pedestrians that is accessible, compact, safe and inviting. The Project promotes compact, environmentally-responsible (e.g., level-3 EV charging stations, bicycle storage and other eco-friendly features), pedestrian friendly mixed-use development, reduces the amount of land devoted to surface parking and utilizes parking areas more efficiently. Moreover, the Project will encourage the most appropriate use of the land in a manner that promotes the creation new commercial spaces, protects natural resources as well as the 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.

2. Traffic flow and safety, including access, parking and loading areas.

The proposed use of the New Building and modified drive-through will not cause a serious hazard to vehicular or pedestrian traffic on or off the Property, and the proposed parking layout is compatible with the existing size of the Property and the use of both the Existing Shopping Plaza Building and the New Building. Access to the Property is currently provided via driveways off Shrewsbury Street, Casco Street and Albany Street. The Shrewsbury Street driveway currently allows only right-turns into and out of the site, which will remain unchanged. Under the proposed conditions, the Casco Street site driveway will be closed and replaced with a drive-through exit, and the Albany Street driveways will be modified, but will continue to allow full access into and out of the site.

The proposed parking areas and modified drive-through will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic both within the site and at all existing and proposed access points, and will be in close proximity of the entrances of the buildings. The proposed parking spaces and setbacks, modified drive-through, 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. Ample sight distances exist at

the site driveway locations to allow for safe operation, exceeding minimum requirements. Calculated accident rates at the study intersections, including the site driveways, are well below statewide and districtwide averages for unsignalized intersections. The proposed drive aisles will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles and delivery trucks.

Emergency vehicles that need access to the buildings can park within the Property or on adjoining streets. The footprint of the Existing Shopping Plaza Building will not be altered, and the Project will provide safe, convenient and efficient pedestrian access to the New Building and the Existing Shopping Plaza Building along new and existing accessible walkways and sidewalks. There are currently no designated loading spaces for the Existing Building, and loading will continue to occur within the drive aisle along the westerly side of the Existing Shopping Plaza Building and the New Building.

Traffic generated and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character, and the Project will not result in a substantial increase in trip generation levels to and from the Property. A substantial portion of retail traffic comes from the existing traffic passing by the site today (referred to as pass-by trips), and is, therefore, not new to the area. Without taking any credit for pass-by trips, traffic-volume increases on Shrewsbury Street are expected in the range of 10 to 53 additional vehicles during peak hours. These increases represent, on average, approximately one additional vehicle every one to six minutes. Peak hour traffic capacity analysis indicates that the estimated site generated traffic represents a very small percentage of the existing future traffic volumes in the area, and, therefore, the development would have negligible impact of area traffic operations.

In 2018, the Board approved the development of a 48,000 square foot office building at the Property, and in 2022, the Board approved the development of a 218-unit multifamily building. The Project will generate fewer vehicular trips during critical commuter peak hours as compared to both of the previously approved office and multifamily building projects. Because retail developments generate the majority of their traffic on a Saturday, the current Project will generate slightly more trips during the Saturday peak hour than the previously approved multifamily building. Proximity of the Property to public transit services (e.g., Union Station, WRTA bus stops) and a strong network of off-site sidewalks along Shrewsbury Street and on-site bicycle accommodations are expected to promote less reliance on automobiles as compared to other similar developments in less transit-friendly locations.

The drive-through design is a significant improvement over the current condition, which has no striped lanes and causes vehicles to queue in the middle of the shopping center parking areas and drive aisles, which poses traffic and safety concerns. Drive-through queue studies were conducted at the existing bank and found that maximum queues at both the ATM and teller window were approximately 5 vehicles, which impacts site circulation. The modified drive-through will promote safe and efficient travel for passenger vehicles and pedestrians. The

Property is not located in close proximity to residential uses and the modified drive-through will not be increased in capacity as compared to the existing drive-through facility, and, accordingly, there will be limited impacts to residents resulting from the proposed modified drive-through design, location and operating characteristics.

3. Adequacy of utilities and other public services.

Adequate, existing facilities are available for the New Building and other Project improvements with respect to sewerage, water, gas, electricity and other utilities. The development does not anticipate any adverse effect on current drainage patterns.

4. Neighborhood character and social structure; buildings, noise, glare, lighting and signs. The structure or use, as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project. Rather, the Project will dramatically improve the aesthetic appeal, design and quality of the Property, which is currently underutilized. The Project is functionally and aesthetically compatible with the surrounding commercial and residential properties in the neighborhood, which include a mix of, municipal, restaurant, retail, office, personal service, automotive service, industrial and multifamily uses. The Property contains underutilized space where the New Building and drive-through are proposed. The footprint of the Existing Shopping Plaza Building will not be expanded or altered in any way, and the proposed New Building and improvements to the site will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. The proposed New Building will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. Based on the foregoing, the New Building and improvements to the Property in connection therewith will fit into the present character of the neighborhood, and granting this relief will promote an appropriate use of the site.

The kind, size, height and nature of the New Building and the proposed site improvements for the Property are consistent with the surrounding neighborhood and buildings in other neighborhoods within the City that have been developed for shopping center use. The New Building facades will provide other architecturally appealing features and massing, including decorative windows, doors and roof lines and changes in tones and textures of exterior walls that are visible from surrounding streets. The entry points of the New Building from Casco Street and the parking area will help activate pedestrian foot traffic on surrounding streets. The New Building will comply with yard setbacks and floor to area ratio requirements, and, except as otherwise provided herein, the New Building and the modified drive-through will comply with

all other dimensional and parking requirements and the CCOD design requirements as set forth in the Zoning Ordinance.

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed outdoor lighting, which includes additional light poles and wall pack lighting, will be adequate for safe and secure access to and from the New Building, the Existing Shopping Plaza Building and parking areas, and will be an enhancement over the current lighting at the site. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets, and will not have a deleterious effect on neighboring properties. The Applicant's wall, pylon and directional signage will be provided in compliance with the Zoning Ordinance.

5. Impacts on the natural environment.

There are minimal natural terrain features at the Property, and the Project will minimize, to the extent practicable, changes to the natural terrain as a result of the Project. The proposed drainage and site design layout of the Project improvements are designed to reduce any susceptibility of ponding, flooding and erosion. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas on the Property. There will not be any negative impacts on the groundwater. During construction, appropriate measures will be taken for controlling erosion, sedimentation and pollution as set forth in the plans submitted. The premises will remain maintained upon completion of the construction phase.

6. Potential fiscal impact, including city services needed, tax base, and employment.

The Project will sustain and create new construction jobs and will generate additional tax revenues and fees for the City. The Project will improve the economic vitality of the neighborhood and surrounding areas by increasing the number of residents in the area who will rely on businesses and services in and around the neighborhood.

Supplementary Questions for Special Permit for Alteration of Pre-Existing Nonconforming Use:

7. Describe what is currently nonconforming about this use.

Drive-through uses are prohibited on lots having driveway or other direct vehicular connections to Shrewsbury Street, between Washington Square and Granby Road, per Article IX, Section 5.C.2.b.xi.

8. Indicate how long the nonconforming use has been in existence? What year did the use begin?

The nonconforming drive-through use has existed since 2006 (or earlier), which is prior to the prohibition set forth in the CCOD regulations.

9. At the time the use was initiated, was the use allowed under the then applicable Zoning Ordinance?

At the time of its construction the drive-through use was not prohibited.

10. Describe the proposed extension, alteration or change of use.

The modified drive-through will be relocated from the middle of the Property to the south/southeastern portion of the Property bordering Albany Street and ultimately exiting onto Casco Street. The drive-through design is a significant improvement over the current condition, which has no striped lanes and causes vehicles to queue in the middle of the shopping center parking areas and drive aisles, which poses traffic and safety concerns.

11. Indicate the total square footage utilized for that use.

The modified drive-through will have the same number of lanes as the existing condition, and will promote safe and efficient travel for passenger vehicles and pedestrians. Please see the plans submitted herewith.

12. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed use.

There are currently 146 parking spaces provided at the Property. A total of 109 parking spaces will be located on the Property lot for use by the shopping center tenants and their visitors.⁹

⁹ As discussed above, a total of 125 parking spaces will be located on the Property lot. However, 16 parking spaces at the lot are dedicated for use by the multifamily development across the street at 224 Shrewsbury Street, and, therefore, such spaces are not counted towards the minimum parking count for the Property under the Project.

13. The Existing Building will not be substantially more detrimental to the neighborhood than the existing structure.

The modified drive-through under the Project will not be substantially more detrimental to neighborhood than the existing nonconforming use because the existing drive-through has been in operation for decades, and the modified drive-through will have the same number of lanes, and will promote safe and efficient travel for passenger vehicles and pedestrians. Drive-through queue studies were conducted at the existing bank and found that maximum queues at both the ATM and teller window were approximately 5 vehicles, which impacts site circulation. As mentioned above, the drive-through design is a significant improvement over the current condition, which has no striped lanes and causes vehicles to queue in the middle of the shopping center parking areas and drive aisles, which poses traffic and safety concerns.



**City of Worcester
Department of Inspectional Services
Zoning Determination Form**



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

Property Address:

225 Shrewsbury Street
Parcel ID: 16-032-02+2A

Zoning District: BG-2.0; CCOD-S; USOD

Planning Board (Indicate all that apply)

Site Plan (circle all that apply):

Preliminary

Definitive

Trigger(s)¹: (circle all that apply)

15% Slope Lodging Historical
WRP # of Units GFA
Subdivision Flood Plain¹
Special Permit related

Parking Plan:

of Spaces _____

Special Permits (circle all that apply)¹

AROD FPOD CCRC
WRP MU Cluster CCOD
Common Drive AHDB AOD

Other Filings (either Board)

- Amendment** _____
- Administrative Appeal**
- Extension of Time**
- Comprehensive Permit**
- Other** Pre-existing nonconforming drive-through use (ZBA)

Zoning Board of Appeals (Indicate all that apply)

Variance(s) (Indicate relief needed for all that apply)

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)			
Frontage (ft.)			
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
Height (ft.)			
Floor to Area Ratio			

Parking (spaces)			
Landscaping			
Other			

Applicable Section of Zoning Ordinance

Article: V; IX; IX; XVI
Section: 2; 7.C.2; 5.C.2; 4.C.1
Paragraph: Table 5.1

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming
Structure Use

Non-Residential/Residential Conversion

Other Special Permit

Department of Inspectional Services

Authorized Signature Required TM DJH DC

Todd Miller

¹ AOD= Arts Overlay District, AHDB=Affordable Housing, AROD=Adaptive Reuse Overlay District, CCRC=Continuing Care Retirement Community, FPOD = Flexible Parking, FP Flood Plain, MU= Mixed Use WRP=Water Resources Protection.

DEFINITIVE SITE PLAN APPROVAL DCU/RETAIL EXPANSION PROJECT 225 SHREWSBURY STREET WORCESTER, MASSACHUSETTS

ISSUED FOR DEFINITIVE SITE PLAN APPROVAL / SPECIAL PERMIT: JUNE 6TH, 2024



LOCATION PLAN

PROJECT TEAM

OWNER/APPLICANT: LINCOLN EQUITY PARTNERS LLC
100 WASHINGTON STREET, SUITE 1111
DORCHESTER, MA 02122
TEL: (617) 552-4525
WWW.LINCOLNEQ.PARTNERS.COM

ARCHITECT: NES GROUP ARCHITECTS
305 SOUTH MAIN ST, 3RD FL, 303
WINDMILL, MA 02108
TEL: (508) 853-4400
WWW.NESGROUP.COM

TRAFFIC ENGINEER: CHAPPELLE ENGINEERING ASSOCIATES
100 WASHINGTON STREET, SUITE 101
DORCHESTER, MA 02122
TEL: (617) 242-7000
WWW.CHAPELLEENGINEERING.COM

LANDSCAPE ARCHITECT: RADNER DESIGN ASSOCIATES, INC.
100 WASHINGTON STREET, SUITE 101
DORCHESTER, MA 02122
TEL: (617) 242-7000
WWW.RADNERDESIGN.COM

DCU/RETAIL EXPANSION PROJECT
225 SHREWSBURY STREET
WORCESTER, MA
06105-2024

INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	06/06/2024
2	FINAL SITE PLAN	06/06/2024
3	FINAL TRAFFIC IMPACT STUDY	06/06/2024
4	FINAL LANDSCAPE ARCHITECTURE PLAN	06/06/2024
5	FINAL ARCHITECTURAL ELEVATIONS	06/06/2024
6	FINAL ARCHITECTURAL SECTION	06/06/2024
7	FINAL ARCHITECTURAL FLOOR PLAN	06/06/2024
8	FINAL ARCHITECTURAL EXTERIOR FINISHES	06/06/2024
9	FINAL ARCHITECTURAL INTERIOR FINISHES	06/06/2024
10	FINAL ARCHITECTURAL MECHANICAL/ELECTRICAL/PLUMBING (M/E/P)	06/06/2024
11	FINAL ARCHITECTURAL ENERGY CODE COMPLIANCE CALCULATIONS AND REPORT	06/06/2024
12	FINAL ARCHITECTURAL CONSTRUCTION DOCUMENTS	06/06/2024
13	FINAL ARCHITECTURAL PERMIT APPLICATION	06/06/2024
14	FINAL ARCHITECTURAL SPECIAL PERMIT APPLICATION	06/06/2024
15	FINAL ARCHITECTURAL RECORD DRAWINGS	06/06/2024

ZONING SECTION	SPQA REQUIREMENT	REQUEST
§4.7	PLANNING BOARD	ALLOWABLE REDUCTION OF SITE PARKING REQUIREMENTS IN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT BY 4%
§4.C.1	ZONING BOARD OF APPEALS	ALLOW FOR RELOCATION OF EXISTING DRIVE THRU
§4.7	ZONING BOARD OF APPEALS	WAVES OF THE REQUIREMENT TO PROVIDE ONE (1) LOADING SPACES FOR THE PROPOSED BUILDING

SUMMARY OF REQUIRED PERMITS & ZONING RELIEF REQUESTED

TITLE SHEET

T100

ISSUED FOR PERMIT



LUNDGREN EQUITY PARTNERS
 1000 WEST MAIN STREET
 WORCESTER, MA 01505

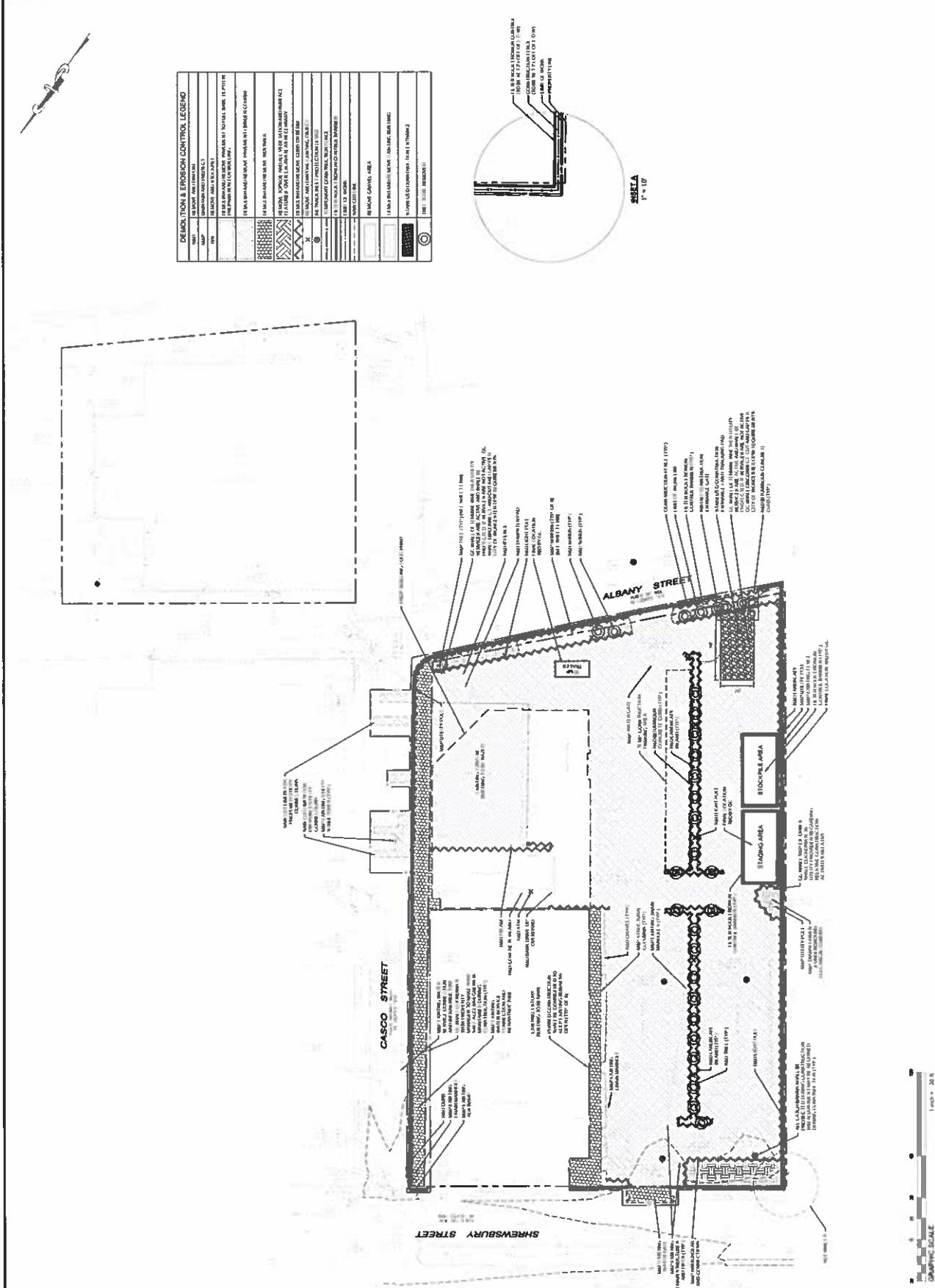
DCU/RETAIL EXPANSION PROJECT
 225 SHREWSBURY STREET
 WORCESTER, MA



OWNER/APPLICANT: LUNDGREN EQUITY PARTNERS
DCU/RETAIL EXPANSION PROJECT
 225 SHREWSBURY STREET
 WORCESTER, MA

DATE: 06/10/2024
PROJECT: DCU/RETAIL EXPANSION PROJECT
SCALE: 1" = 10'

ISSUED FOR PERMIT
C100
SITE PREPARATION, DEMOLITION, & EROSION CONTROL PLAN



DEMOLITION & EROSION CONTROL LEGEND

	EXISTING BUILDING FOOTPRINT
	DEMOLITION
	SITE PREPARATION
	EROSION CONTROL
	DRAINAGE
	STAGING AREA
	STOCKPILE AREA
	UTILITY
	TREE
	WALL
	WINDOW
	DOOR
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LINDGREN EQUITY PARTNERS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202



LINCOLN ENGINEERING & ARCHITECTURE
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202

DCU/RETAIL EXPANSION PROJECT
 225 SHREWSBURY STREET
 WORCESTER, MA

OWNER/APPLICANT: LINDGREN EQUITY PARTNERS

DATE: 08/20/2024
 DRAWN BY: AUN
 CHECKED BY: DIBLON
 PROJECT NO.: 24009

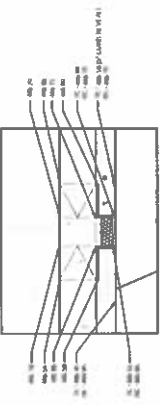
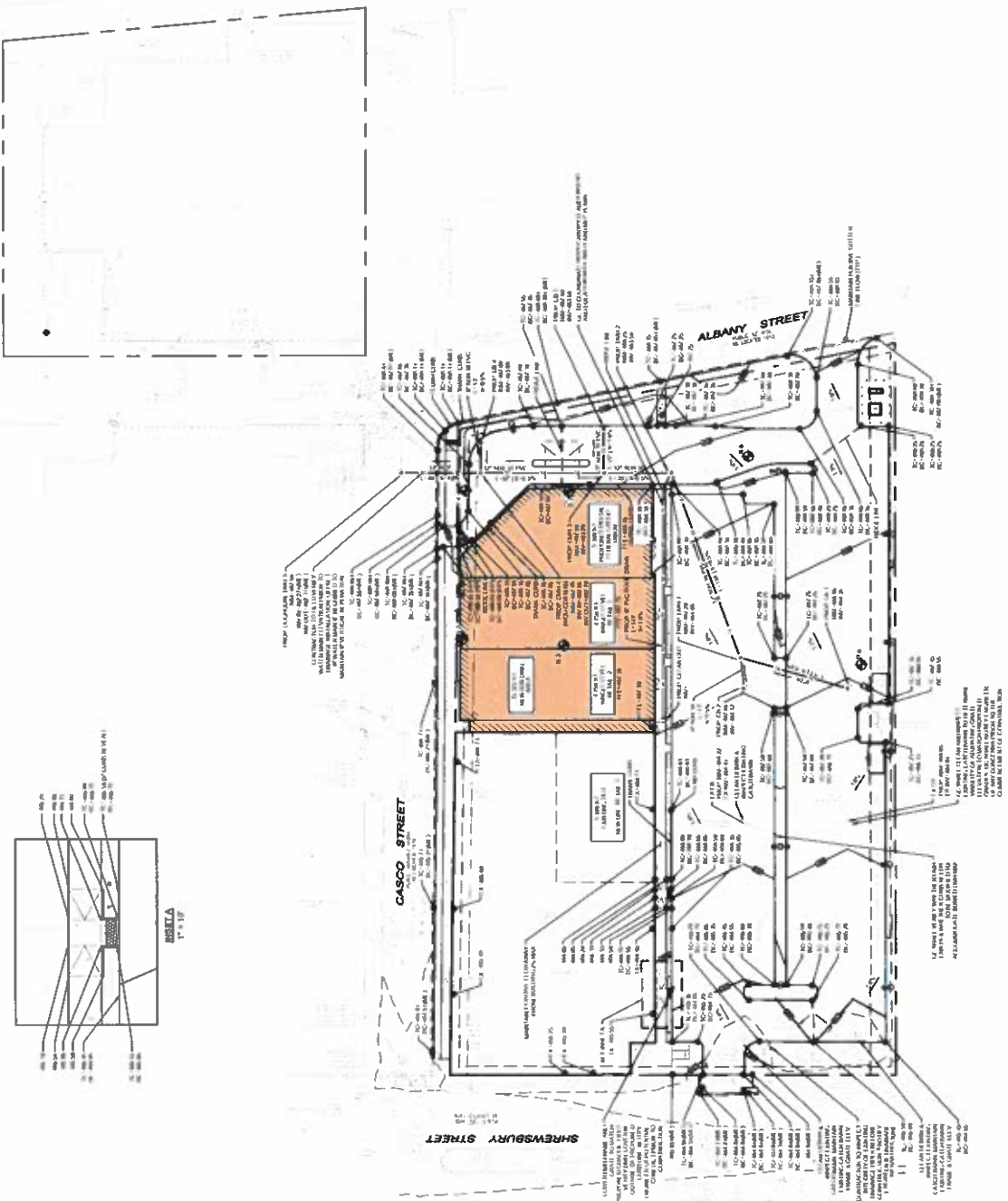
GRADING & DRAINAGE PLAN

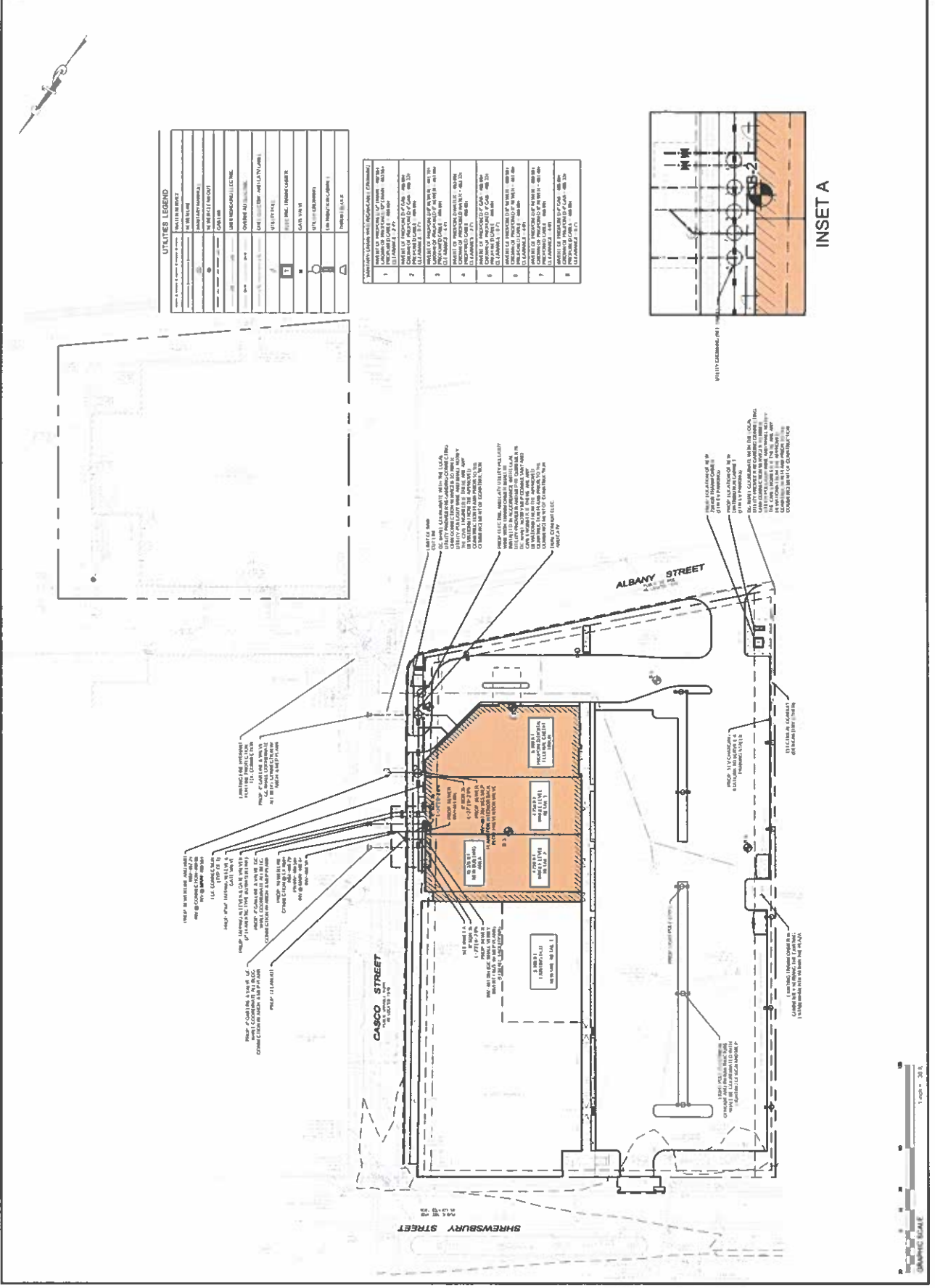
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GRADING & UTILITIES LEGEND

1	EXISTING GRADE
2	PROPOSED GRADE
3	PROPOSED FINISH GRADE
4	PROPOSED FINISH GRADE (ASPHALT)
5	PROPOSED FINISH GRADE (CONCRETE)
6	PROPOSED FINISH GRADE (GRAVEL)
7	PROPOSED FINISH GRADE (SAND)
8	PROPOSED FINISH GRADE (SILT)
9	PROPOSED FINISH GRADE (CLAY)
10	PROPOSED FINISH GRADE (ROCK)
11	PROPOSED FINISH GRADE (WOOD)
12	PROPOSED FINISH GRADE (METAL)
13	PROPOSED FINISH GRADE (GLASS)
14	PROPOSED FINISH GRADE (PLASTIC)
15	PROPOSED FINISH GRADE (TEXTILE)
16	PROPOSED FINISH GRADE (PAPER)
17	PROPOSED FINISH GRADE (LEATHER)
18	PROPOSED FINISH GRADE (FABRIC)
19	PROPOSED FINISH GRADE (SKIN)
20	PROPOSED FINISH GRADE (HAIR)
21	PROPOSED FINISH GRADE (NAILS)
22	PROPOSED FINISH GRADE (SCREWS)
23	PROPOSED FINISH GRADE (NUTS)
24	PROPOSED FINISH GRADE (WASHERS)
25	PROPOSED FINISH GRADE (RIVETS)
26	PROPOSED FINISH GRADE (BOLTS)
27	PROPOSED FINISH GRADE (ANCHORS)
28	PROPOSED FINISH GRADE (FASTENERS)
29	PROPOSED FINISH GRADE (CONNECTORS)
30	PROPOSED FINISH GRADE (ADHESIVES)
31	PROPOSED FINISH GRADE (GLUES)
32	PROPOSED FINISH GRADE (RESINS)
33	PROPOSED FINISH GRADE (EPOXY)
34	PROPOSED FINISH GRADE (POLYURETHANE)
35	PROPOSED FINISH GRADE (ACRYLIC)
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48	PROPOSED FINISH GRADE (EPOXY RESIN)
49	PROPOSED FINISH GRADE (POLYURETHANE RESIN)
50	PROPOSED FINISH GRADE (ACRYLIC RESIN)



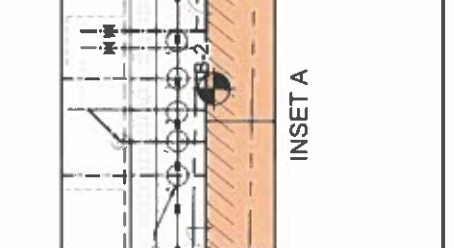
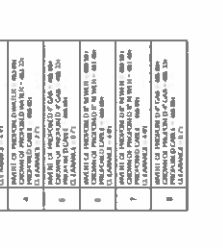


UTILITIES LEGEND

1	12" WATER MAIN	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
2	12" GAS MAIN	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
3	12" SEWER MAIN	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
4	12" RAIN MAIN	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
5	12" CABLE TV	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
6	12" FIBER OPTIC	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
7	12" TELEPHONE	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
8	12" POWER	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
9	12" CABLE TV	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
10	12" FIBER OPTIC	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
11	12" TELEPHONE	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
12	12" POWER	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS

MANUFACTURE LISTS WITH IDENTIFIABLE (FURNISHED)

1	12" WATER MAIN	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
2	12" GAS MAIN	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
3	12" SEWER MAIN	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
4	12" RAIN MAIN	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
5	12" CABLE TV	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
6	12" FIBER OPTIC	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
7	12" TELEPHONE	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
8	12" POWER	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
9	12" CABLE TV	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
10	12" FIBER OPTIC	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
11	12" TELEPHONE	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS
12	12" POWER	12" DIAMETER, 12" DEPTH, 12" WALL THICKNESS





DCU/RETAIL EXPANSION PROJECT
 225 SYRACUSE STREET
 WORCESTER, MA

OWNER/APPLICANT: LINCOLN EQUITY PARTNERS
 100 STATE STREET
 WORCESTER, MA 01601

DATE: 06-JUN-2024



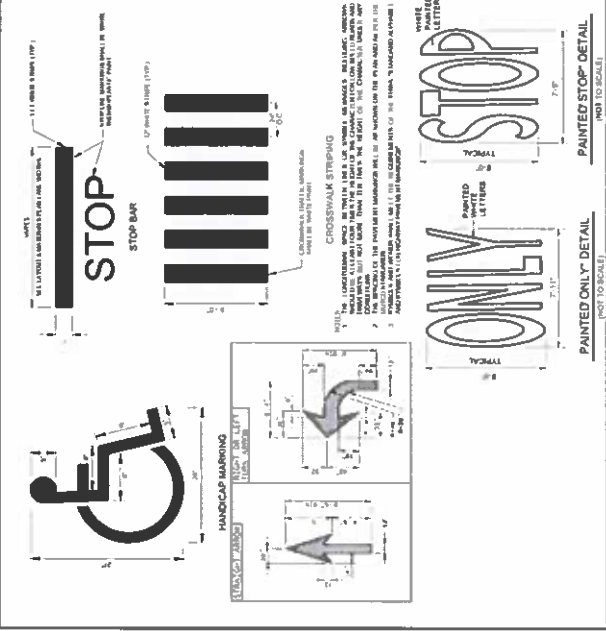
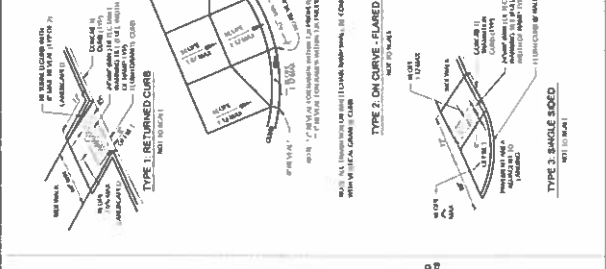
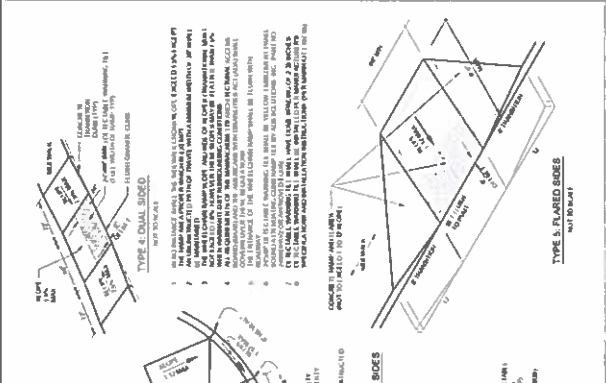
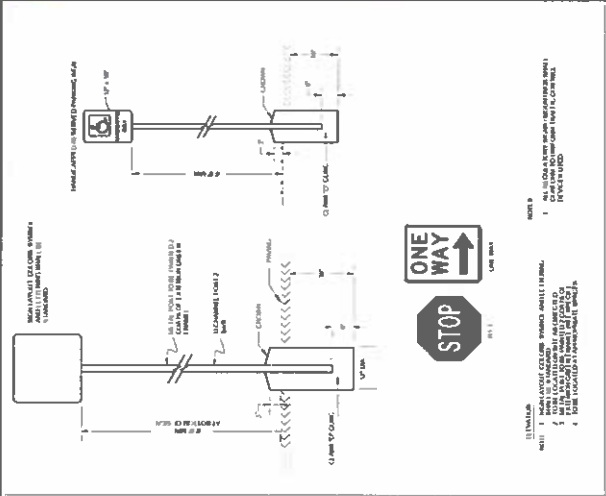
PROJECT NO: 2024-0007
 DRAWING NO: 7-0009

DESIGNED BY: David J. Pappalardo, PE
 CHECKED BY: [Name]
 APPROVED BY: [Name]

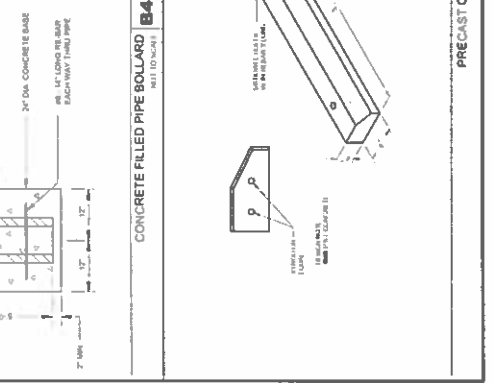
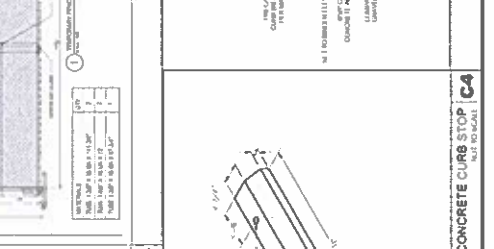
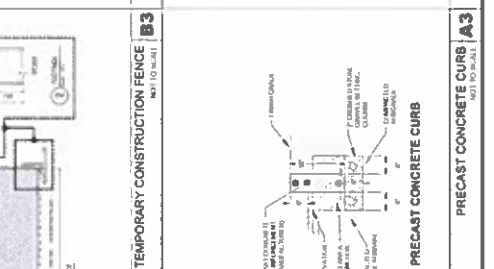
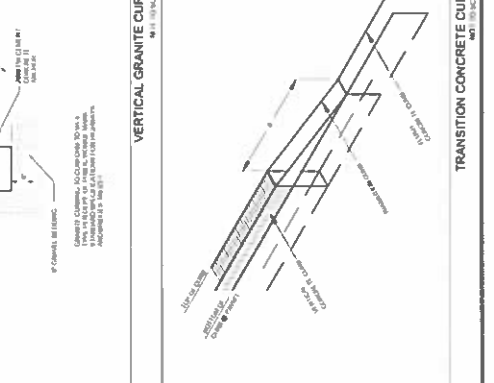
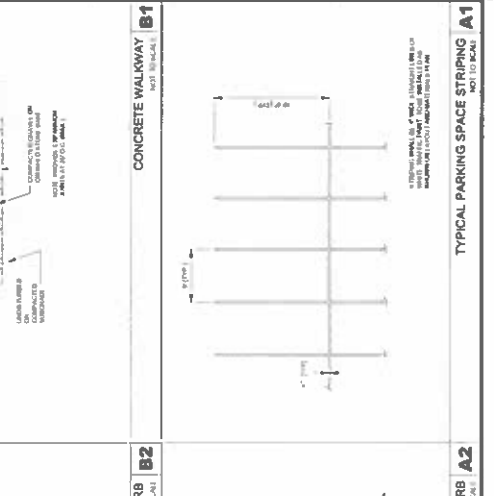
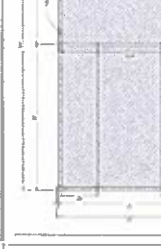
DETAILS

C501
 TYPICAL PARKING SPACE STRIPING

ISSUED FOR PERMIT



SIGN DETAIL
CONCRETE WALKWAY
VERTICAL GRANITE CURB
TRANSITION CONCRETE CURB
TEMPORARY CONSTRUCTION FENCE
PRECAST CONCRETE CURB
CONCRETE FILLED PIPE BOLLARD





LANDMARK EQUITY PARTNERS
133 Waterhouse Street
Lowell, MA 01851



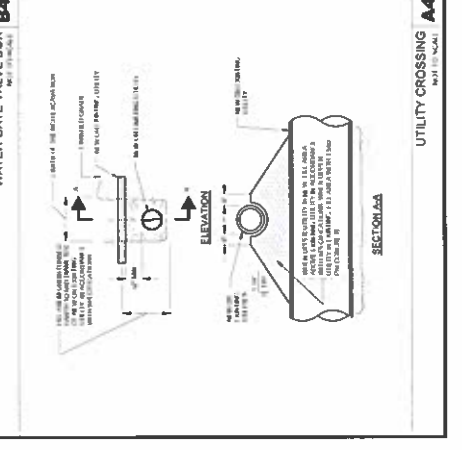
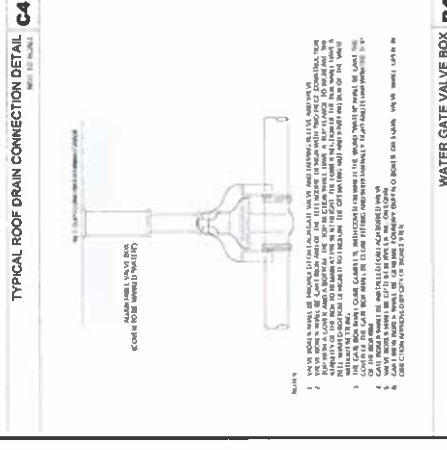
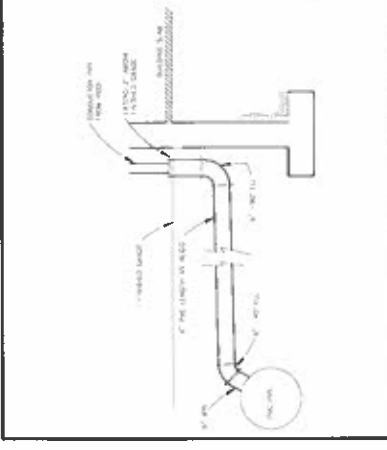
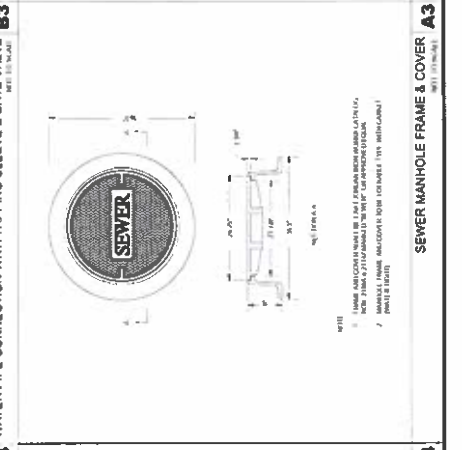
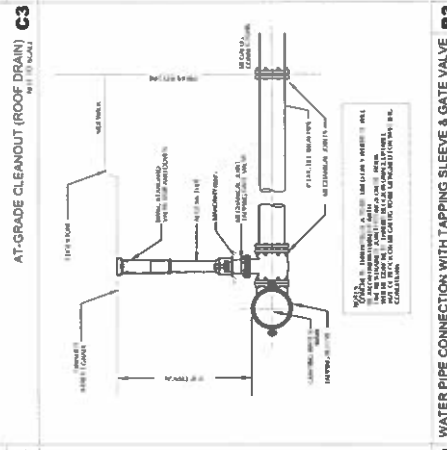
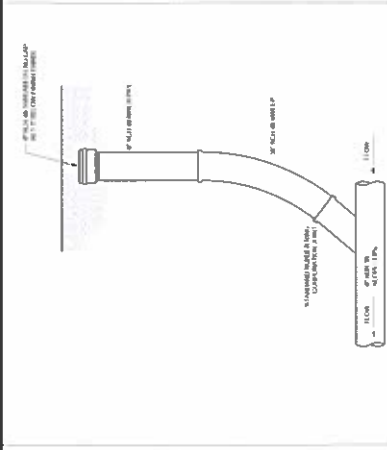
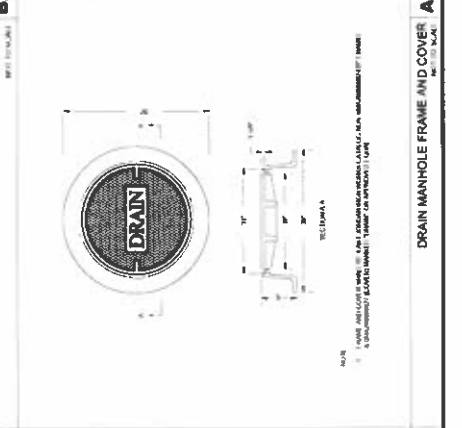
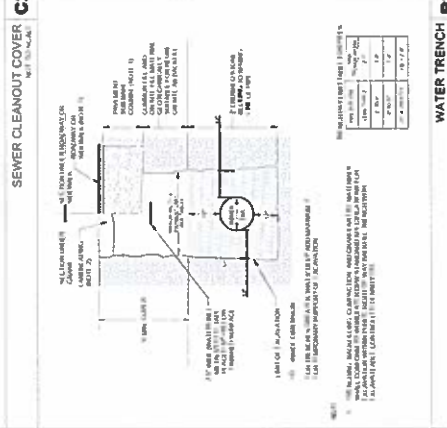
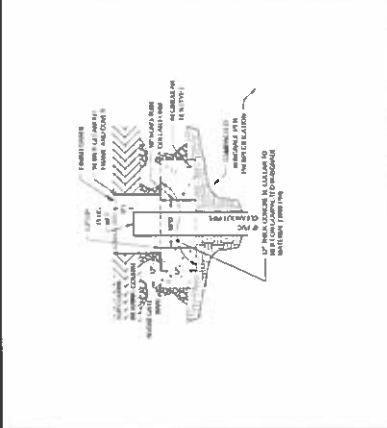
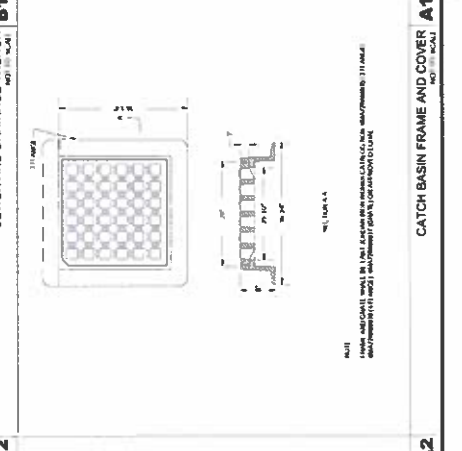
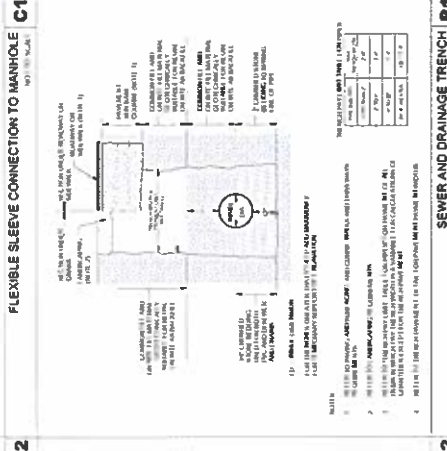
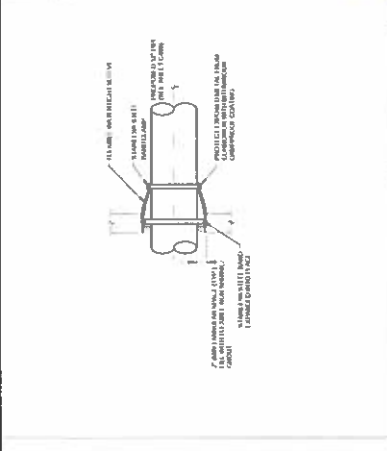
OWNER/APPLICANT: LANDMARK EQUITY PARTNERS
225 SARGENT'S STREET
WORCESTER, MA
01609

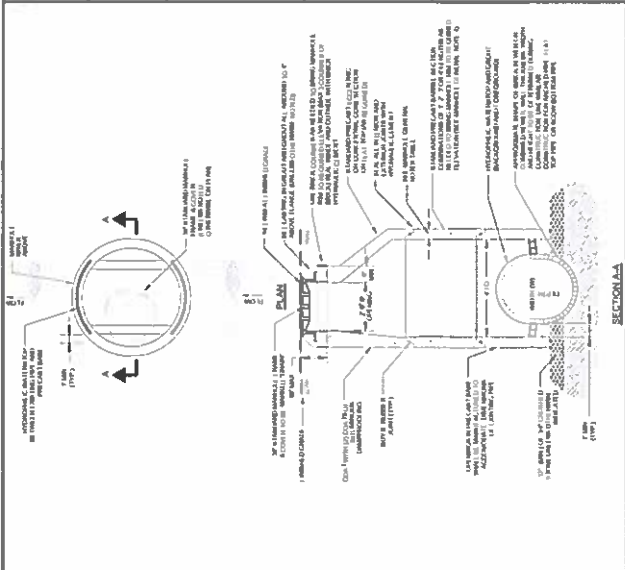
PROJECT:
DCU/RETAIL EXPANSION PROJECT

DATE: 04/04/2024
CHECKED BY: DTD/AM
DESIGNED BY: AMH

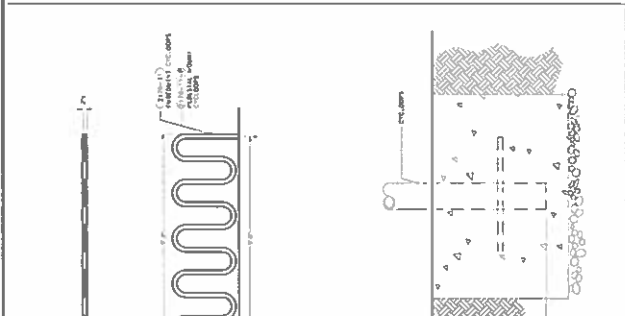
DETAILS

PROJECT NO: C502
SHEET NO: 10 OF 10

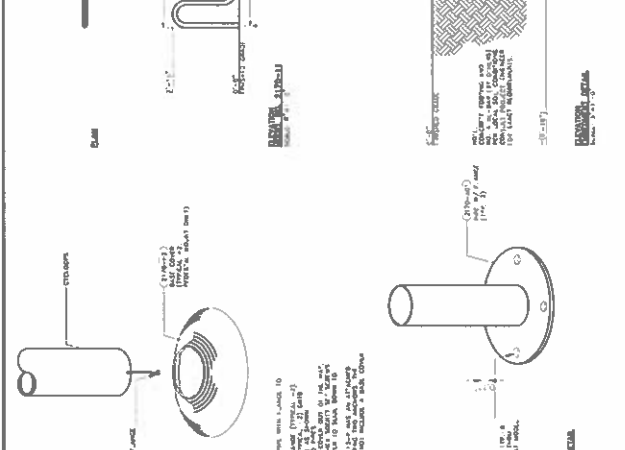




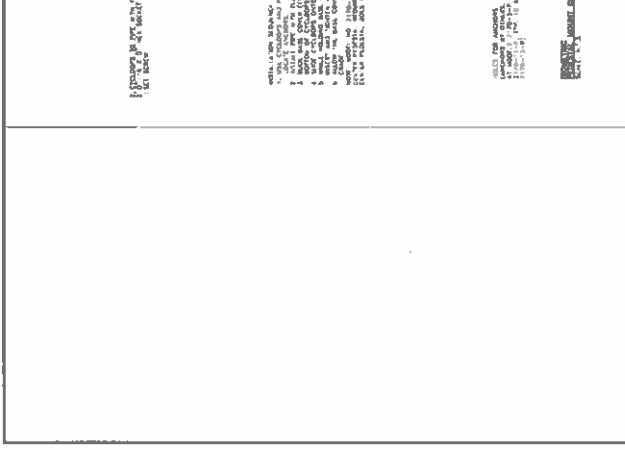
B1
 PRECAST DROP-OVER DRAIN MANHOLE



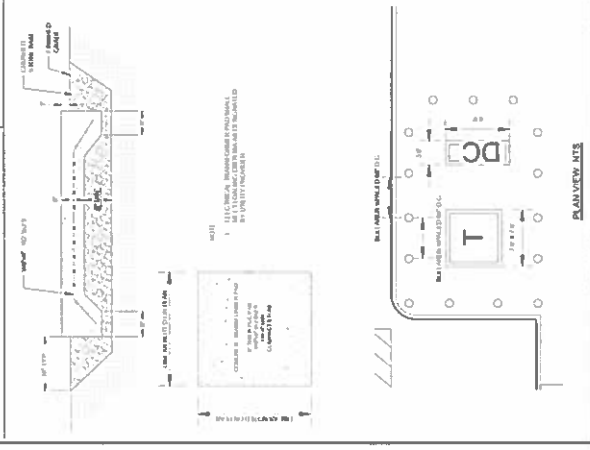
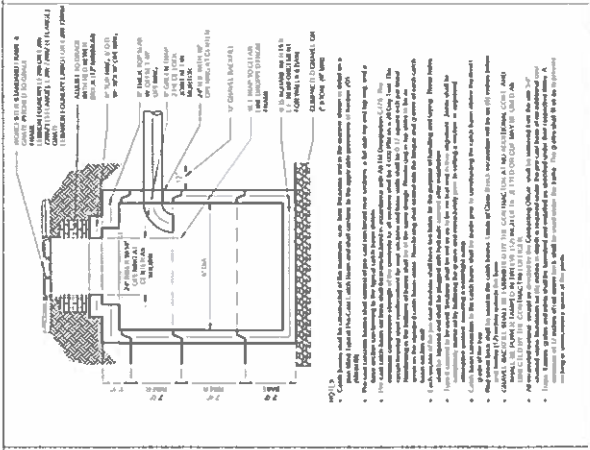
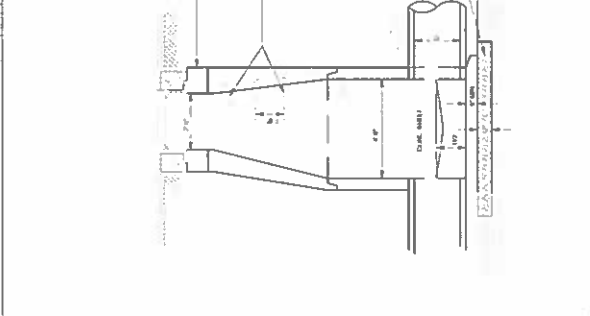
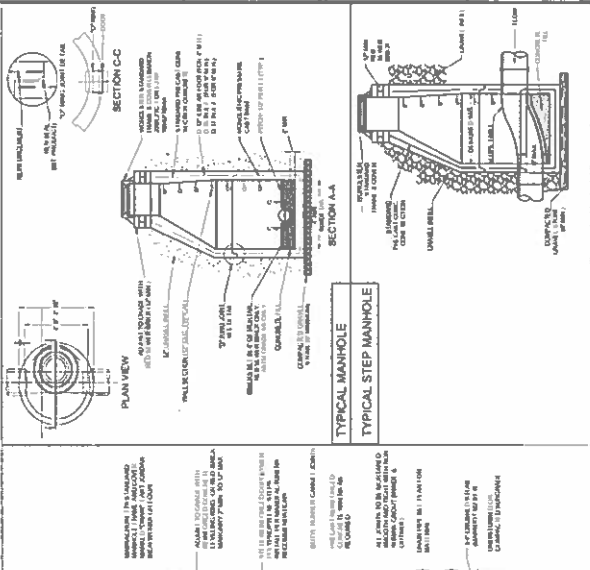
B2
 VISITOR BICYCLE PARKING RACK



A3
 TYPICAL PRECAST CATCH BASIN



A4
 TYPICAL ELECTRICAL TRANSFORMER PAD



A1
 SANITARY SEWER MANHOLE

A2
 DRAIN MANHOLE

A3
 TYPICAL PRECAST CATCH BASIN

A4
 TYPICAL ELECTRICAL TRANSFORMER PAD



133 WASHINGTON STREET, PORTHOLE
 ANDOVER, MA 01915



DCU/RETAIL EXPANSION PROJECT
 225 SHREWSBURY STREET
 WORCESTER, MA
 OWNER/APPLICANT: LINDOCHEN EQUITY PARTNERS

DATE	08-09-2024
TIME	08:00 AM
BY	...

PROJECT NO: 2024-0001
 SHEET NO: 2-001
 DRAWN BY: ...

TEST BORING LOGS SHEET 2
 C601

TEST BORING LOG - SHEET 1

Project: DCU/RETAIL EXPANSION PROJECT
 Location: 225 SHREWSBURY STREET, WORCESTER, MA

DEPTH (FEET)	LOG DESCRIPTION	REMARKS
0	Surface	Asphalt
1	0' - 1' 00"	...
2	1' 00" - 1' 30"	...
3	1' 30" - 1' 45"	...
4	1' 45" - 1' 55"	...
5	1' 55" - 2' 00"	...
6	2' 00" - 2' 15"	...
7	2' 15" - 2' 30"	...
8	2' 30" - 2' 45"	...
9	2' 45" - 2' 55"	...
10	2' 55" - 3' 00"	...

1	1' 00"	0.400	...
2	1' 30"	0.487	...
3	1' 45"	0.467	...
4	1' 55"	0.223	...
5	2' 00"	0.051	...
6	2' 15"	1.111	...
7	2' 30"	0.051	...
8	2' 45"	0.111	...

TEST BORING LOG - SHEET 2

Project: DCU/RETAIL EXPANSION PROJECT
 Location: 225 SHREWSBURY STREET, WORCESTER, MA

DEPTH (FEET)	LOG DESCRIPTION	REMARKS
11	3' 00" - 3' 15"	...
12	3' 15" - 3' 30"	...
13	3' 30" - 3' 45"	...
14	3' 45" - 3' 55"	...
15	3' 55" - 4' 00"	...
16	4' 00" - 4' 15"	...
17	4' 15" - 4' 30"	...
18	4' 30" - 4' 45"	...
19	4' 45" - 4' 55"	...
20	4' 55" - 5' 00"	...

11	3' 15"	0.051	...
12	3' 30"	0.051	...
13	3' 45"	0.051	...
14	3' 55"	0.051	...
15	4' 00"	0.051	...
16	4' 15"	0.051	...
17	4' 30"	0.051	...
18	4' 45"	0.051	...
19	4' 55"	0.051	...
20	5' 00"	0.051	...

TEST BORING LOG - SHEET 3

Project: DCU/RETAIL EXPANSION PROJECT
 Location: 225 SHREWSBURY STREET, WORCESTER, MA

DEPTH (FEET)	LOG DESCRIPTION	REMARKS
21	5' 00" - 5' 15"	...
22	5' 15" - 5' 30"	...
23	5' 30" - 5' 45"	...
24	5' 45" - 5' 55"	...
25	5' 55" - 6' 00"	...
26	6' 00" - 6' 15"	...
27	6' 15" - 6' 30"	...
28	6' 30" - 6' 45"	...
29	6' 45" - 6' 55"	...
30	6' 55" - 7' 00"	...

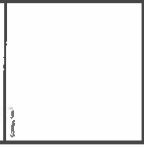
21	5' 15"	0.051	...
22	5' 30"	0.051	...
23	5' 45"	0.051	...
24	5' 55"	0.051	...
25	6' 00"	0.051	...
26	6' 15"	0.051	...
27	6' 30"	0.051	...
28	6' 45"	0.051	...
29	6' 55"	0.051	...
30	7' 00"	0.051	...

BORING LOG 225 SHREWSBURY STREET (07/13/2024)





MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
 800 NORTH ST. 2ND FLOOR
 BOSTON, MA 02115



06-06-2024

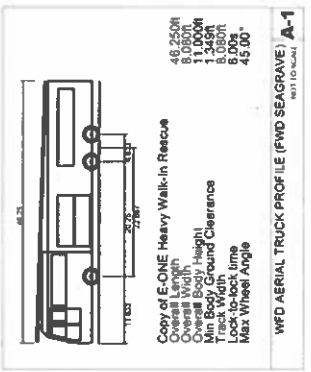
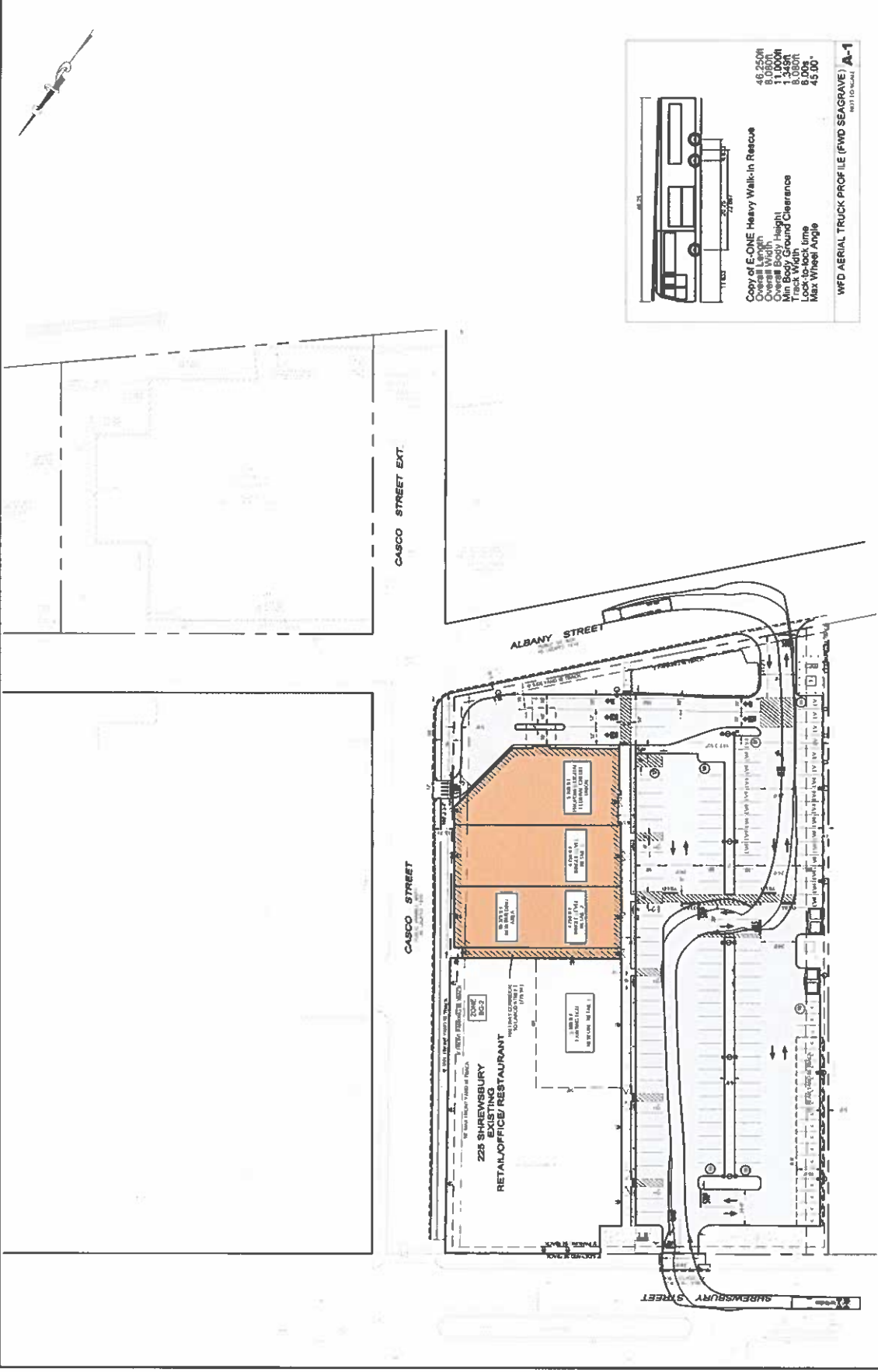
DCU/RETAIL EXPANSION PROJECT
 225 SHREWSBURY STREET
 WORCESTER, MA
 OWNER/APPLICANT: LINDOGRA COUNTY PARTNERS

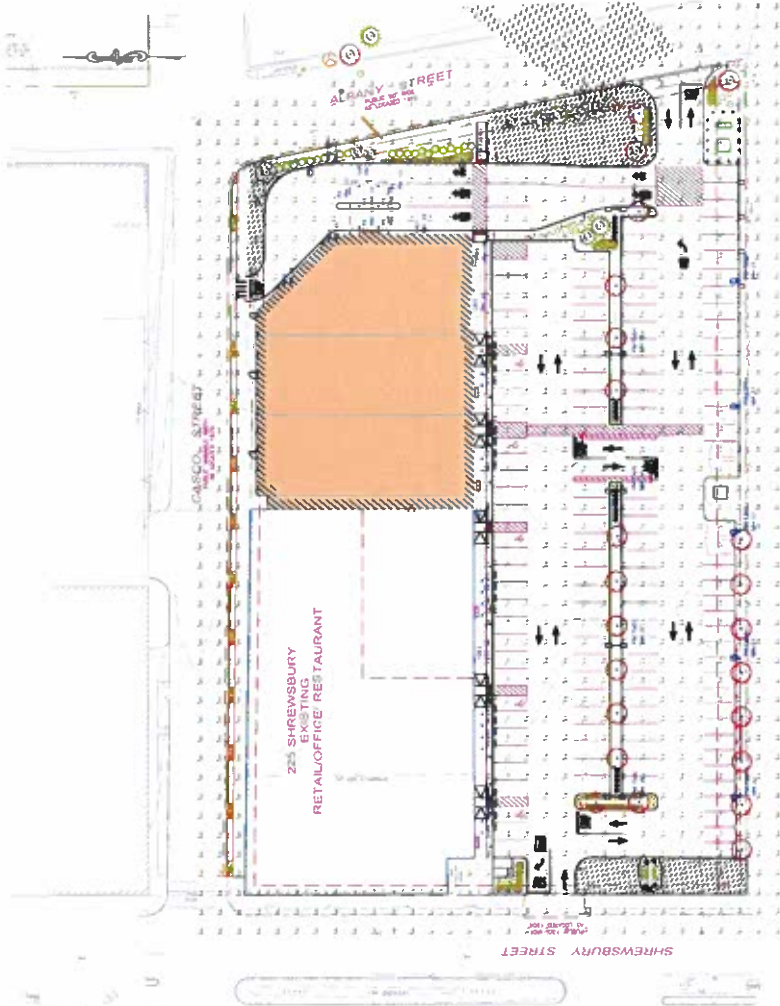
PROJECT NO: PERMIT
 PROJECT DATE: 06/06/2024
 PROJECT NUMBER: 24009

DESIGNED BY: DIBRATA
 CHECKED BY: DANIELA
 PROJECT MANAGER: DIBRATA

FIRE TRUCK
 TURN PLAN

C700
 ISSUED FOR PERMIT





1 Photometric layout and Calculations
 Scale: 1" = 30' 0"

Number	Qty	Area	Assignment	Description	LED	Watts	Wattage
1	1	100	100	100	100	100	100
2	2	200	200	200	200	200	200
3	3	300	300	300	300	300	300
4	4	400	400	400	400	400	400
5	5	500	500	500	500	500	500
6	6	600	600	600	600	600	600
7	7	700	700	700	700	700	700
8	8	800	800	800	800	800	800
9	9	900	900	900	900	900	900
10	10	1000	1000	1000	1000	1000	1000

Calculation	Value	Unit	Length	Area	Volume	Mass
Volume	1000	ft ³	100	100	100	100
Area	2000	ft ²	200	200	200	200
Length	3000	ft	300	300	300	300
Mass	4000	lb	400	400	400	400
Volume	5000	ft ³	500	500	500	500
Area	6000	ft ²	600	600	600	600
Length	7000	ft	700	700	700	700
Mass	8000	lb	800	800	800	800
Volume	9000	ft ³	900	900	900	900
Area	10000	ft ²	1000	1000	1000	1000
Length	11000	ft	1100	1100	1100	1100
Mass	12000	lb	1200	1200	1200	1200

SK&Associates
 Lighting Design & Construction

Highpoint
 980 Washington St.
 Suite 216
 Dedham, MA 02026

225 Shrewsbury St
 Photometric Layout Calculations Schedules and Specifications

REV	DATE	BY	DESCRIPTION
1	01/15/2024	JL	ISSUED FOR PERMIT
2	01/15/2024	JL	ISSUED FOR PERMIT
3	01/15/2024	JL	ISSUED FOR PERMIT
4	01/15/2024	JL	ISSUED FOR PERMIT
5	01/15/2024	JL	ISSUED FOR PERMIT
6	01/15/2024	JL	ISSUED FOR PERMIT
7	01/15/2024	JL	ISSUED FOR PERMIT

SL1

VSX-II Array LED Specifications

VSX-II Array LED Specifications

Model	Power (W)	Beam Angle	Height (ft)	Mounting
VSX-II-100	100	60	10	Recessed
VSX-II-200	200	60	10	Recessed
VSX-II-300	300	60	10	Recessed
VSX-II-400	400	60	10	Recessed
VSX-II-500	500	60	10	Recessed

Ordering Information

VSX-II-100-60-10-R

4-C-CLASS LED Downlight

4-C-CLASS LED Downlight
 Universal Mount, 700-1000 lumens

Model	Power (W)	Beam Angle	Height (ft)	Mounting
4-C-100	100	60	10	Recessed
4-C-200	200	60	10	Recessed
4-C-300	300	60	10	Recessed
4-C-400	400	60	10	Recessed
4-C-500	500	60	10	Recessed

Ordering Information

4-C-100-60-10-R

Vantage A4VECLCLED

Vantage A4VECLCLED

Model	Power (W)	Beam Angle	Height (ft)	Mounting
Vantage A4-100	100	60	10	Recessed
Vantage A4-200	200	60	10	Recessed
Vantage A4-300	300	60	10	Recessed
Vantage A4-400	400	60	10	Recessed
Vantage A4-500	500	60	10	Recessed

Ordering Information

Vantage A4-100-60-10-R

VSX Array LED Specifications

VSX Array LED Specifications

Model	Power (W)	Beam Angle	Height (ft)	Mounting
VSX-100	100	60	10	Recessed
VSX-200	200	60	10	Recessed
VSX-300	300	60	10	Recessed
VSX-400	400	60	10	Recessed
VSX-500	500	60	10	Recessed

Ordering Information

VSX-100-60-10-R

PGRS-2 LED Specifications

PGRS-2 LED Specifications

Model	Power (W)	Beam Angle	Height (ft)	Mounting
PGRS-2-100	100	60	10	Recessed
PGRS-2-200	200	60	10	Recessed
PGRS-2-300	300	60	10	Recessed
PGRS-2-400	400	60	10	Recessed
PGRS-2-500	500	60	10	Recessed

Ordering Information

PGRS-2-100-60-10-R

Visionaire PGRS

Visionaire PGRS

Model	Power (W)	Beam Angle	Height (ft)	Mounting
PGRS-100	100	60	10	Recessed
PGRS-200	200	60	10	Recessed
PGRS-300	300	60	10	Recessed
PGRS-400	400	60	10	Recessed
PGRS-500	500	60	10	Recessed

Ordering Information

PGRS-100-60-10-R

Visionaire VSX Array

Visionaire VSX Array

Model	Power (W)	Beam Angle	Height (ft)	Mounting
VSX-100	100	60	10	Recessed
VSX-200	200	60	10	Recessed
VSX-300	300	60	10	Recessed
VSX-400	400	60	10	Recessed
VSX-500	500	60	10	Recessed

Ordering Information

VSX-100-60-10-R

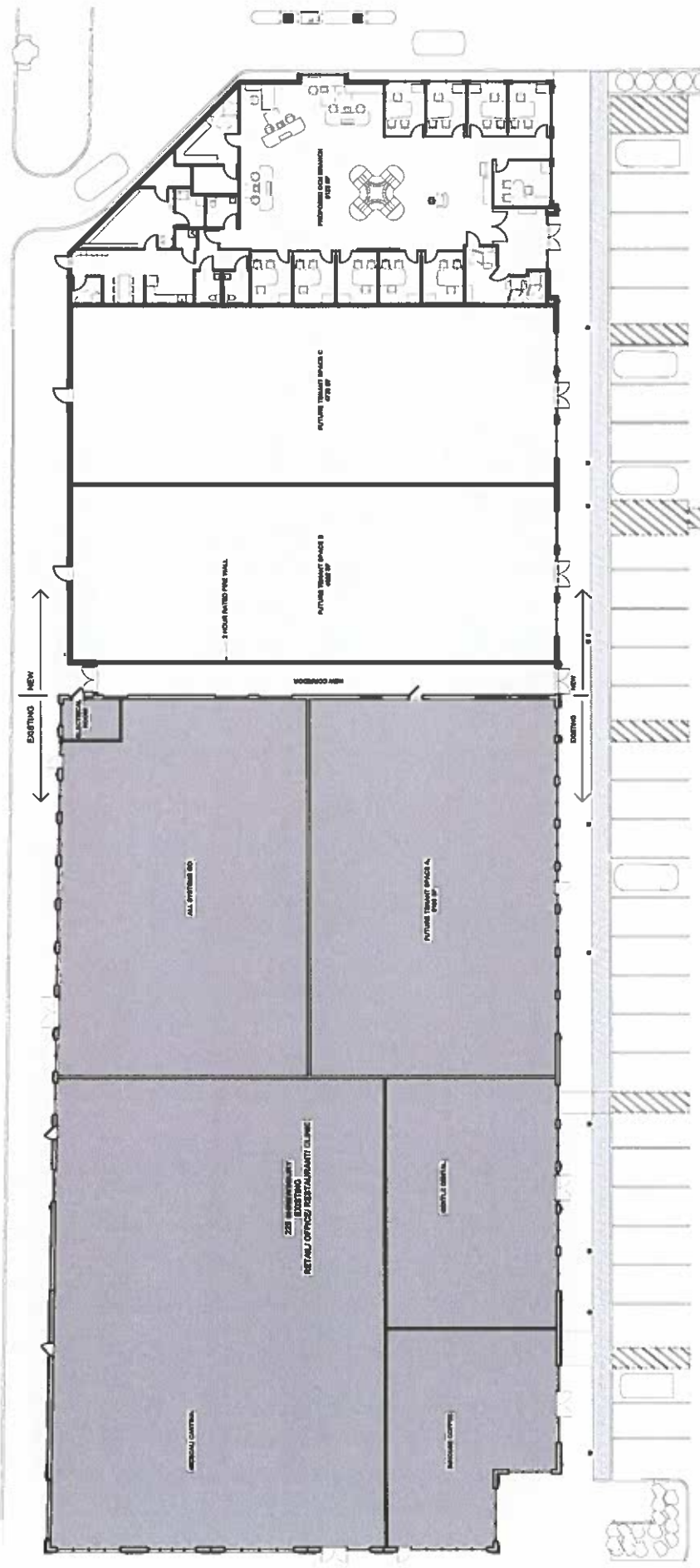
Visionaire SNTS

Visionaire SNTS

Model	Power (W)	Beam Angle	Height (ft)	Mounting
SNTS-100	100	60	10	Recessed
SNTS-200	200	60	10	Recessed
SNTS-300	300	60	10	Recessed
SNTS-400	400	60	10	Recessed
SNTS-500	500	60	10	Recessed

Ordering Information

SNTS-100-60-10-R



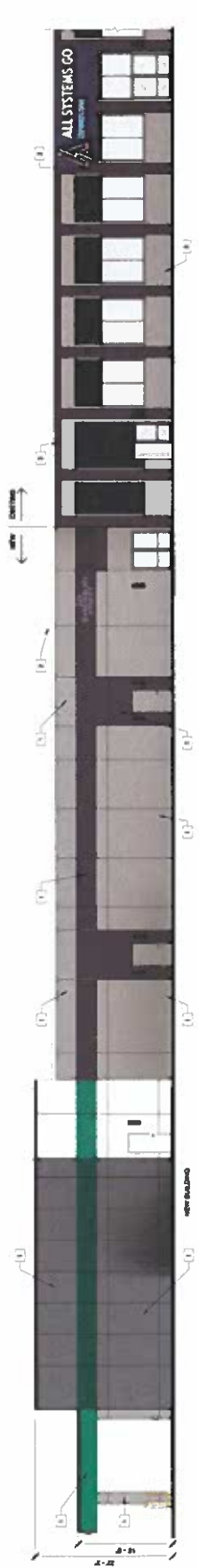
EXTERIOR MATERIALS KEY

PRODUCT CODE	NOTES
1	EXTERIOR INSULATION FINISHED SYSTEM, VARIOUS COLORS AND TEXTURES
2	EXTERIOR FINISH, VARIOUS COLORS AND TEXTURES
3	PAINT FINISH, VARIOUS COLORS
4	PAINT FINISH, VARIOUS COLORS
5	PAINT FINISH, VARIOUS COLORS
6	PAINT FINISH, VARIOUS COLORS
7	PAINT FINISH, VARIOUS COLORS
8	PAINT FINISH, VARIOUS COLORS
9	PAINT FINISH, VARIOUS COLORS
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62	PAINT FINISH, VARIOUS COLORS
63	PAINT FINISH, VARIOUS COLORS
64	PAINT FINISH, VARIOUS COLORS
65	PAINT FINISH, VARIOUS COLORS
66	PAINT FINISH, VARIOUS COLORS
67	PAINT FINISH, VARIOUS COLORS
68	PAINT FINISH, VARIOUS COLORS
69	PAINT FINISH, VARIOUS COLORS
70	PAINT FINISH, VARIOUS COLORS
71	PAINT FINISH, VARIOUS COLORS
72	PAINT FINISH, VARIOUS COLORS
73	PAINT FINISH, VARIOUS COLORS
74	PAINT FINISH, VARIOUS COLORS
75	PAINT FINISH, VARIOUS COLORS
76	PAINT FINISH, VARIOUS COLORS
77	PAINT FINISH, VARIOUS COLORS
78	PAINT FINISH, VARIOUS COLORS
79	PAINT FINISH, VARIOUS COLORS
80	PAINT FINISH, VARIOUS COLORS
81	PAINT FINISH, VARIOUS COLORS
82	PAINT FINISH, VARIOUS COLORS
83	PAINT FINISH, VARIOUS COLORS
84	PAINT FINISH, VARIOUS COLORS
85	PAINT FINISH, VARIOUS COLORS
86	PAINT FINISH, VARIOUS COLORS
87	PAINT FINISH, VARIOUS COLORS
88	PAINT FINISH, VARIOUS COLORS
89	PAINT FINISH, VARIOUS COLORS
90	PAINT FINISH, VARIOUS COLORS
91	PAINT FINISH, VARIOUS COLORS
92	PAINT FINISH, VARIOUS COLORS
93	PAINT FINISH, VARIOUS COLORS
94	PAINT FINISH, VARIOUS COLORS
95	PAINT FINISH, VARIOUS COLORS
96	PAINT FINISH, VARIOUS COLORS
97	PAINT FINISH, VARIOUS COLORS
98	PAINT FINISH, VARIOUS COLORS
99	PAINT FINISH, VARIOUS COLORS
100	PAINT FINISH, VARIOUS COLORS

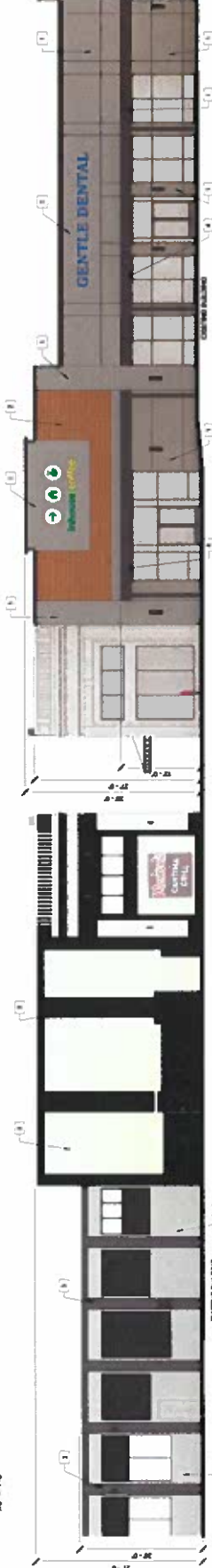
NO PROPOSED OUTDOOR SIGNS ON THE SUBSIDIARY STREET FACADE.



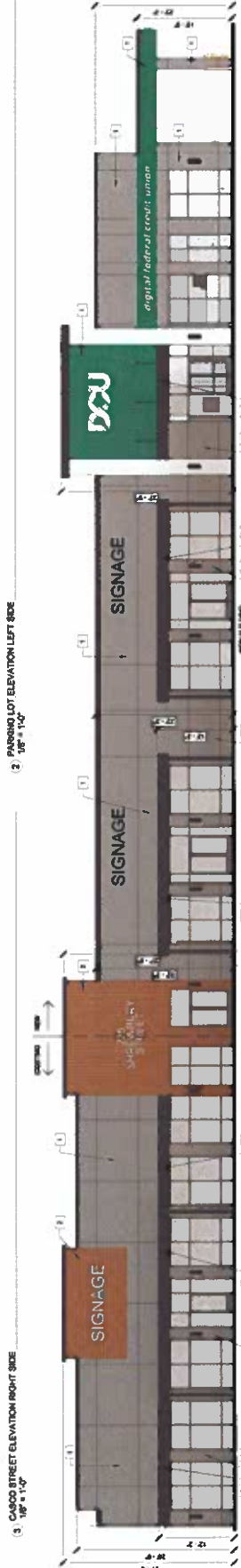
3 ALBANY STREET ELEVATION
1/8" = 1'-0"



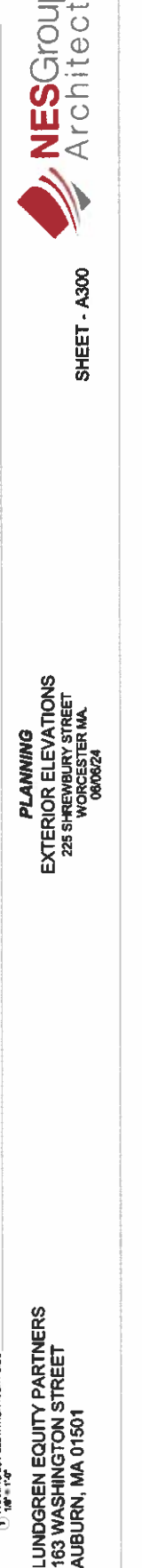
4 CASCO STREET ELEVATION LEFT SIDE
1/8" = 1'-0"



5 CASCO STREET ELEVATION RIGHT SIDE
1/8" = 1'-0"



6 PARKING LOT ELEVATION LEFT SIDE
1/8" = 1'-0"



7 PARKING LOT ELEVATION RIGHT SIDE
1/8" = 1'-0"

LUNDGREN EQUITY PARTNERS
163 WASHINGTON STREET
AUBURN, MA 01501

PLANNING
EXTERIOR ELEVATIONS
225 SHREWBURY STREET
WORCESTER MA
08065/24

SHEET - A300





EXISTING VIEW FROM SHREWSBURY STREET



EXISTING VIEW FROM CASCO STREET



EXISTING VIEW TOWARD CASCO ST. FROM SHREWSBURY STREET



EXISTING VIEW FROM PARKING

LUNDGREN EQUITY PARTNERS
 163 WASHINGTON STREET
 AUBURN, MA 01501

PLANNING
 EXISTING BUILDING PHOTOS
 225 SHREWSBURY STREET
 WORCESTER MA
 09/06/24



CASCO STREET ELEVATION



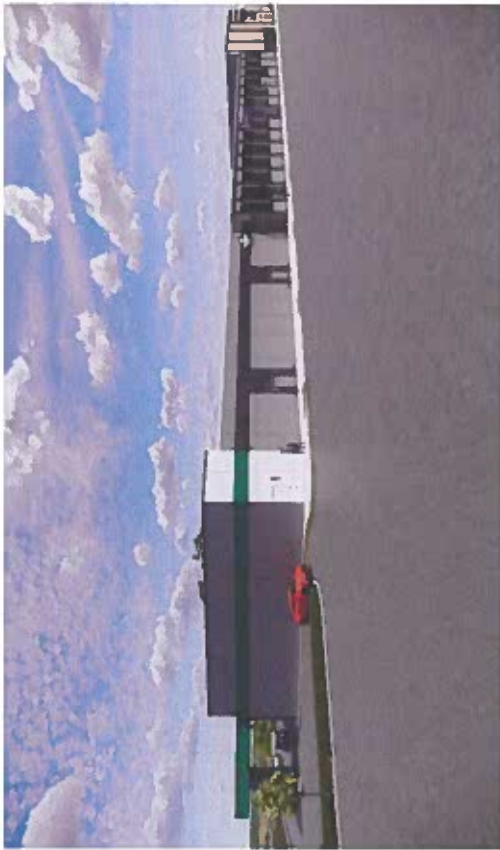
PARKING LOT ELEVATION

LUNDGREN EQUITY PARTNERS
 163 WASHINGTON STREET
 AUBURN, MA 01501

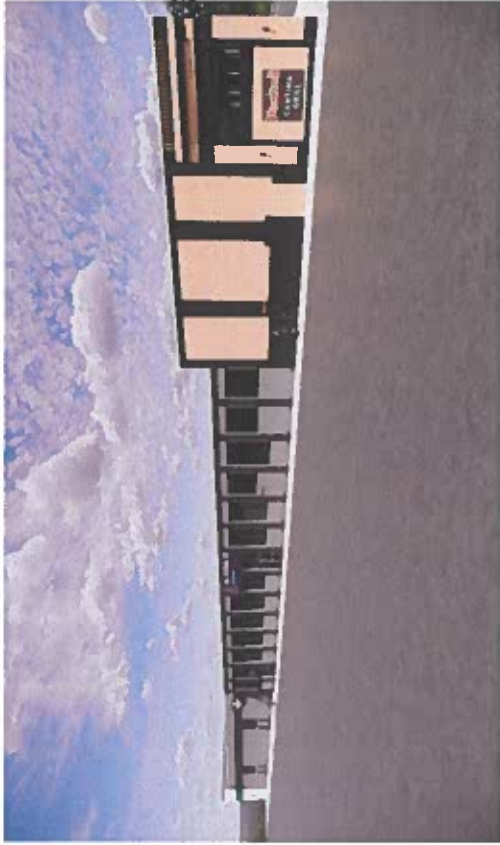
PLANNING
 OVERALL BUILDING RENDERINGS
 225 SHREWBURY STREET
 WORCESTER, MA
 06106/24



SHEET - A500



CASCO STREET ELEVATION LEFT SIDE



CASCO STREET ELEVATION RIGHT SIDE



PARKING LOT ELEVATION LEFT SIDE

LUNDGREN EQUITY PARTNERS
163 WASHINGTON STREET
AUBURN, MA 01501



PARKING LOT ELEVATION RIGHT SIDE

PLANNING
RENDERINGS PERSPECTIVES
225 SHREWBURY STREET
WORCESTER MA
08/06/24

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



Samuel Konieczny, MAA
City Assessor

Administration and Finance
Division of Assessing

REQUEST FOR MAPS AND/OR ABUTTERS' LISTS:

Please be advised that requested lists will typically be completed within ten (10) business days. Lists will be provided for a fee of \$20.00 paid at the time of request. Please state the reason for the abutters' list and indicate if the subject parcel has shared ownership with an adjoining parcel, this will ensure the provided list meets the appropriate regulations. Two sets of mailing labels will be included when required.

Our email address is: Assessing@worcesterma.gov and our fax number is (508) 799-1021.

Please contact our office with any questions.

ABUTTER'S LIST LABELS Yes No 1 SET 2 SETS

MAP(S)

PROPERTY ADDRESS 225 Shrewsbury Street - 16-032-02 + 2A

Worcester, MA

MBL No. _____

REASON:

- PLANNING
- ZONING
- LIQUOR LICENSE
- CONSERVATION COMMISSION
- HISTORICAL COMMISSION
- OTHER- _____

Footage for radius 300

CONTACT:

NAME: Stephanie Fleming

ADDRESS: 311 Main Street, Worcester

TELEPHONE: MA, 01608, 508-926-3346





The City of
WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcestema.gov

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: 84

Parcel Address: 225 SHREWSBURY ST
Assessor's Map-Block-Lot(s): 16-032-02+24

Owner: 225 SHREWSBURY ST REALTY LLC

Owner Mailing: 163 WASHINGTON ST
AUBURN, MA 01501
Petitioner (if other than owner): STEPHANIE FLEMING
Petitioner Mailing Address: 311 MAIN ST
WORCESTER, MA
Petitioner Phone: 5089263346

Planning: X Zoning: X License Commission: Conservation Commission:
Historical: Cannabis: Other:

CLERMEUS,CARL W	18-027-0002L	052A BEDFORD AVE	WORCESTER, MA 01604
ANIM,ELSIE B	18-027-0002R	052B BEDFORD AVE	WORCESTER, MA 01604
HERRIQUEZ,EDGAR ALVARADO + MERCADANTE PROPERTIES LLC	18-027-00041	0012 HALE AVE	MILFORD, MA 01757
ALTOMARE,NICHOLAS R	18-027-00043	0420 MAIN ST	OXFORD, MA 01540
ORTEGA,LUIS F	18-027-00049	0174 DANA AVE	WORCESTER, MA 01604-3108
CALCAGNI,HELEN C (LIFE ESTATE)	18-027-00052	0031 STANTON ST	WORCESTER, MA 01605
PAINCHAUD,JACLYN	18-027-00071	0186 DANA AVE	WORCESTER, MA 01604
OGUNFEITIMI,TANYA	18-027-00072	39 DUTTON ST	WORCESTER, MA 01610-3024
MOORE,RODNEY	18-027-00073	0194 DANA AVE	WORCESTER, MA 01604
BALDELLI,ROBERT V JR	18-027-00088	0117 FARRAR AVE	WORCESTER, MA 01604
AVVA,GURUPRASAD	18-027-0822R	0123 FARRAR AVE	WORCESTER, MA 01604
MORRIS,TREVOR A +	18-027-088-2	0119 FARRAR AVE	WORCESTER, MA 01604
GEORGE,PAMELA + THEODORE A	18-027-0882M	0121 FARRAR AVE	WORCESTER, MA 01604
RICHARD R RECORD + SON INC	18-027-17+50	0178 DANA AVE	WORCESTER, MA 01604
RICHARD R RECORD + SONS INC	18-027-42+44	0709 SOUTH ST	SHREWSBURY, MA 01545
RICHARD R RECORD + SONS INC	18-027-42+45	709 SOUTH STREET	SHREWSBURY, MA 01545
RICHARD R RECORD + SONS INC	18-027-42+46	0709 SOUTH ST	SHREWSBURY, MA 01545
BULLENS,JOHN R + MARY F	18-027-45+47	0170 DANA AVE	WORCESTER, MA 01604-3108
RICHARD R RECORD + SONS INC	18-027-46+48	0709 SOUTH ST	SHREWSBURY, MA 01545
RICHARD R RECORD + SONS INC	18-027-46+49	0709 SOUTH ST	SHREWSBURY, MA 01545
MANGS,LORENE A	18-031-00013	0053 BEDFORD AVE	WORCESTER, MA 01604-3259
TOOMBS,PAUL + KIM	18-031-00023	0133 DANA AVE	WORCESTER, MA 01604
GILHULY,THOMAS C	18-031-00028	0022 VERES ST	FAIRFIELD, CT 06824
NYAKAKO,EMMANUEL O + ROSE MARIE	18-031-019-1	0133 HOUGHTON RD	PRINCETON, MA 01541
NYAKAKO,EMMANUEL O + ROSE MARIE	18-031-019-2	0133 HOUGHTON RD	PRINCETON, MA 01541
BANERJEE,ANIT KUMAR	18-031-019-3	0088 WARNER AVE	WORCESTER, MA 01604
HUNT,EVELYN	18-031-23-2B	0135 DANA AVE	WORCESTER, MA 01604
NGUYEN,ANNY	18-031-23-2C	0137 DANA AVE	WORCESTER, MA 01604
DIBENEDETTO,DAVID P	18-033-00001	0124 WARNER AVE	WORCESTER, MA 01604
LE,THANH TRUC N +	18-033-00002	0130 WARNER AVE	WORCESTER, MA 01604
WRIGHTSON,CAROLINE K	18-033-00004	0117 WARNER AVE	WORCESTER, MA 01604
PLASSE,JOHN M + FABIANE BERNARDO	18-033-00005	0163 DANA AVE	WORCESTER, MA 01604
BERCUME,ROLAND E + VIRGINIA M +	18-033-00006	0050 BEDFORD AVE	WORCESTER, MA 01604-3258
MORRIS,LARWOH	18-033-00007	0096 WARNER AVE	WORCESTER, MA 01604
FLOWERS,LARRY E SR +	18-033-00009	0169 DANA AVE	WORCESTER, MA 01604-3107
ABDALLAH,TABARI SULEIMAN	18-033-00012	0181 DANA AVE	WORCESTER, MA 01604
HOLM,ERIK + LISA A	18-033-00013	0185 DANA AVE	WORCESTER, MA 01604-3107
AGUIRRE,EDWARD	18-033-00016	0197 DANA AVE	WORCESTER, MA 01604
FULLER,MATTHEW	18-033-00018	0118 WARNER AVE	WORCESTER, MA 01604
DOAN,NHUNG T +	18-033-00028	0135 WARNER AVE	WORCESTER, MA 01603
BAZINET,DEBORAH A	18-033-00031	0106 WARNER AVE	WORCESTER, MA 01604-3154
SULLIVAN,PATRICK T	18-033-00032	0108 WARNER AVE	WORCESTER, MA 01604
PECI,JULIAN + BRITTA IRENE	18-033-00035	0048 VISTA CIR	RUTLAND, MA 01543

BONSU,KWAME	18-033-00036	0125 WARNER AVE	WORCESTER, MA 01602
LESLIE,SARA	18-033-00038	0121 WARNER AVE	WORCESTER, MA 01604
VARTANIAN,MICHAEL N +	18-033-00039	14 INVERNESS AVE	WORCESTER, MA 01604
MATOVINA,CAROLYN	18-033-00040	0065 HIGHLAND ST #2	MARLBOROUGH, MA 01752
MERCADANTE PROPERTIES LLC	18-033-00041	0420 MAIN ST	OXFORD, MA 01540
CORSO,STEPHEN A + KAREN M	18-033-0004A	0016 INVERNESS AVE	WORCESTER, MA 01604-3128
BOQUAYE,FREDA K	18-033-0004B	0018 INVERNESS AVE	WORCESTER, MA 01604
MCCORMICK,BRANDON	18-033-0025A	0099 WARNER AVE	WORCESTER, MA 01604
WALSH,DONNA BRADLEY	18-033-0026A	0101 WARNER AVE	WORCESTER, MA 01604-3151
QUARM,STEVEN +	18-033-0027A	0010 INVERNESS AVE	WORCESTER, MA 01604
SIMPSON,JOHNATHAN A	18-033-040-2	0113 WARNER AVE	WORCESTER, MA 01604
DIROCCO,DAVID J	18-033-10+11	0175 DANA AVE	WORCESTER, MA 01604
O'TOOLE,JAMES	18-033-14+15	0193 DANA AVE	WORCESTER, MA 01604
FOURNIER,DAVID M + KATHLEEN M	18-033-19+20	136 WARNER AVE	WORCESTER, MA 01604
HANSON,JENNIFER	18-034-00015	9987 WARNER AVE	WORCESTER, MA 01604
JOST,CARLA A	18-034-0014A	0085 WARNER AVE	WORCESTER, MA 01604-3150
DIBARO,CAROLYN	18-034-0015A	0063 BEDFORD AVE	WORCESTER, MA 01604-3139
FULLER,CHARLES III	38-003-00004	0023 INVERNESS AVE	WORCESTER, MA 01604
FRIEND,DANIEL P +DOREEN A	38-003-00005	0025 INVERNESS AVE	WORCESTER, MA 01604
ERESSY,MICHAEL HAYES	38-003-00006	0027 INVERNESS AVE	WORCESTER, MA 01604
BAEZ,CAROL	38-003-0001B	065A BEDFORD AVE	WORCESTER, MA 01604
BIRELO,JULIANA +	18-033-27-08	0006 INVERNESS AVE UNIT 8	WORCESTER, MA 01604
BOLING,MARK + YU,JUNG	18-033-27-09	0112 WINTER ST	FRAMINGHAM, MA 01702
MMARI,INOCENT G	18-033-27-10	0006 INVERNESS AVE UNIT 10	WORCESTER, MA 01604
SHUGRIE,SARAH J	18-033-27-11	0006 INVERNESS AVE UNIT 11	WORCESTER, MA 01604
GARVIN,CYNTHIA	18-033-27-01	0006 INVERNESS AVE UNIT 1	WORCESTER, MA 01604
DYSON,DANIEL F	18-033-27-02	0006 INVERNESS AVE UNIT 2	WORCESTER, MA 01604
GOULD,SAMANTHA T	18-033-27-03	0006 INVERNESS AVE UNIT 3	WORCESTER, MA 01605
DOHERTY,JUDITH M TRUSTEE	18-033-27-04	0006 INVERNESS AVE #4	WORCESTER, MA 01604
LILLER,JOHN A + KASTLER,KIM D	18-033-27-05	0090 MERRIAM RD	GRAFTON, MA 01590
CONLON,CHRISTOPHER J	18-033-27-06	0079 WHEELOCK AVE	MILLBURY, MA 01527
BUITRAGO,CAROL + RODRIGUEZ,JAVIER	18-033-27-07	0006 INVERNESS ST	WORCESTER, MA 01604
JAG MANAGEMENT LLC	18-033-0001A	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0001B	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0001C	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0001D	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0002A	PO BOX 41	SHREWSBURY, MA 01545
MORISSETTE,GREGORY B	18-033-0002B	0022 INVERNESS AVE UNIT 2-B	WORCESTER, MA 01604
JAG MANAGEMENT LLC	18-033-0002C	PO BOX 41	SHREWSBURY, MA 01545
JAG MANAGEMENT LLC	18-033-0002D	PO BOX 41	SHREWSBURY, MA 01545

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 16-032-02+2A as cited above.

Certified by:

Signature

Samuel E. Koniczny

06/03/2024

Date

BAAH,OSEI
18-027-00015
0095 FARRAR AVE
WORCESTER, MA 01604

MOORE,RODNEY
18-027-00088
0117 FARRAR AVE
WORCESTER, MA 01604

RICHARD R RECORD + SONS I...
18-027-46+49
0709 SOUTH ST
SHREWSBURY, MA 01545

CLERMEUS,CARL W
18-027-0002L
052A BEDFORD AVE
WORCESTER, MA 01604

BALDELLI,ROBERT V JR
18-027-0822R
0123 FARRAR AVE
WORCESTER, MA 01604

MANGS,LORENE A
18-031-00013
0053 BEDFORD AVE
WORCESTER, MA 01604-3259

ANIM,ELSIE B
18-027-0002R
052B BEDFORD AVE
WORCESTER, MA 01604

AVVA,GURUPRASAD
18-027-088-2
0119 FARRAR AVE
WORCESTER, MA 01604

TOOMBS,PAUL + KIM
18-031-00023
0133 DANA AVE
WORCESTER, MA 01604

HERRIQUEZ,EDGAR ALVARADO...
18-027-00041
0012 HALE AVE
MILFORD, MA 01757

MORRIS,TREVOR A +
18-027-0882M
0121 FARRAR AVE
WORCESTER, MA 01604

GILHULY,THOMAS C
18-031-00028
0022 VERES ST
FAIRFIELD, CT 06824

MERCADANTE PROPERTIES LL...
18-027-00043
0420 MAIN ST
OXFORD, MA 01540

GEORGE,PAMELA + THEODOR...
18-027-17+50
0178 DANA AVE
WORCESTER, MA 01604

NYAKAKO,EMMANUEL O + ROS...
18-031-019-1
0133 HOUGHTON RD
PRINCETON, MA 01541

ALTOMARE,NICHOLAS R
18-027-00049
0174 DANA AVE
WORCESTER, MA 01604-3108

RICHARD R RECORD + SON IN...
18-027-42+44
0709 SOUTH ST
SHREWSBURY, MA 01545

NYAKAKO,EMMANUEL O + ROS...
18-031-019-2
0133 HOUGHTON RD
PRINCETON, MA 01541

ORTEGA,LUIS F
18-027-00052
0031 STANTON ST
WORCESTER, MA 01605

RICHARD R RECORD + SONS I...
18-027-42+45
709 SOUTH STREET
SHREWSBURY, MA 01545

BANERJEE,ANIT KUMAR
18-031-019-3
0088 WARNER AVE
WORCESTER, MA 01604

CALCAGNI,HELEN C (LIFE ESTA...
18-027-00071
0186 DANA AVE
WORCESTER, MA 01604

RICHARD R RECORD + SONS I...
18-027-42+46
0709 SOUTH ST
SHREWSBURY, MA 01545

HUNT,EVELYN
18-031-23-2B
0135 DANA AVE
WORCESTER, MA 01604

PAINCHAUD,JACLYN
18-027-00072
39 DUTTON ST
WORCESTER, MA 01610-3024

BULLENS,JOHN R + MARY F
18-027-45+47
0170 DANA AVE
WORCESTER, MA 01604-3108

NGUYEN,ANNY
18-031-23-2C
0137 DANA AVE
WORCESTER, MA 01604

OGUNFEITIMI,TANYA
18-027-00073
0194 DANA AVE
WORCESTER, MA 01604

RICHARD R RECORD + SONS I...
18-027-46+48
0709 SOUTH ST
SHREWSBURY, MA 01545

DIBENEDETTO,DAVID P
18-033-00001
0124 WARNER AVE
WORCESTER, MA 01604

LE,THANH TRUC N +
18-033-00002
0130 WARNER AVE
WORCESTER, MA 01604

DOAN,NHUNG T +
18-033-00028
0135 WARNER AVE
WORCESTER, MA 01603

BOIQUAYE,FREDA K
18-033-0004B
0018 INVERNESS AVE
WORCESTER, MA 01604

WRIGHTSON,CAROLINE K
18-033-00004
0117 WARNER AVE
WORCESTER, MA 01604

BAZINET,DEBORAH A
18-033-00031
0106 WARNER AVE
WORCESTER, MA 01604-3154

MCCORMICK,BRANDON
18-033-0025A
0099 WARNER AVE
WORCESTER, MA 01604

PLASSE,JOHN M + FABIANE BE...
18-033-00005
0163 DANA AVE
WORCESTER, MA 01604

SULLIVAN,PATRICK T
18-033-00032
0108 WARNER AVE
WORCESTER, MA 01604

WALSH,DONNA BRADLEY
18-033-0026A
0101 WARNER AVE
WORCESTER, MA 01604-3151

BERCUME,ROLAND E + VIRGINI...
18-033-00006
0050 BEDFORD AVE
WORCESTER, MA 01604-3258

PECI,JULIAN + BRITTA IRENE
18-033-00035
0048 VISTA CIR
RUTLAND, MA 01543

QUARM,STEVEN +
18-033-0027A
0010 INVERNESS AVE
WORCESTER, MA 01604

MORRIS,LARWOH
18-033-00007
0096 WARNER AVE
WORCESTER, MA 01604

BONSU,KWAME
18-033-00036
0125 WARNER AVE
WORCESTER, MA 01602

SIMPSON,JOHNATHAN A
18-033-040-2
0113 WARNER AVE
WORCESTER, MA 01604

FLOWERS,LARRY E SR +
18-033-00009
0169 DANA AVE
WORCESTER, MA 01604-3107

LESLIE,SARA
18-033-00038
0121 WARNER AVE
WORCESTER, MA 01604

DIROCCO,DAVID J
18-033-10+11
0175 DANA AVE
WORCESTER, MA 01604

ABDALLAH,TABARI SULEIMAN
18-033-00012
0181 DANA AVE
WORCESTER, MA 01604

VARTANIAN,MICHAEL N +
18-033-00039
14 INVERNESS AVE
WORCESTER, MA 01604

O'TOOLE,JAMES
18-033-14+15
0193 DANA AVE
WORCESTER, MA 01604

HOLM,ERIK + LISA A
18-033-00013
0185 DANA AVE
WORCESTER, MA 01604-3107

MATOVINA,CAROLYN
18-033-00040
0065 HIGHLAND ST
#2
MARLBOROUGH, MA 01752

FOURNIER,DAVID M + KATHLEE...
18-033-19+20
136 WARNER AVE
WORCESTER, MA 01604

AGUIRRE,EDWARD
18-033-00016
0197 DANA AVE
WORCESTER, MA 01604

MERCADANTE PROPERTIES LL...
18-033-00041
0420 MAIN ST
OXFORD, MA 01540

HANSON,JENNIFER
18-034-00015
9987 WARNER AVE
WORCESTER, MA 01604

FULLER,MATTHEW
18-033-00018
0118 WARNER AVE
WORCESTER, MA 01604

CORSO,STEPHEN A + KAREN ...
18-033-0004A
0016 INVERNESS AVE
WORCESTER, MA 01604-3128

JOST,CARLA A
18-034-0014A
0085 WARNER AVE
WORCESTER, MA 01604-3150

DIBARO,CAROLYN
18-034-0015A
0063 BEDFORD AVE
WORCESTER, MA 01604-3139

FULLER,CHARLES III
38-003-00004
0023 INVERNESS AVE
WORCESTER, MA 01604

FRIEND,DANIEL P +DOREEN A
38-003-00005
0025 INVERNESS AVE
WORCESTER, MA 01604

ERESSY,MICHAEL HAYES
38-003-00006
0027 INVERNESS AVE
WORCESTER, MA 01604

BAEZ,CAROL
38-003-0001B
065A BEDFORD AVE
WORCESTER, MA 01604

BIRELO,JULIANA +
18-033-27-08
0006 INVERNESS AVE
UNIT 8
WORCESTER, MA 01604

BOLING,MARK + YU,JUNG
18-033-27-09
0112 WINTER ST
FRAMINGHAM, MA 01702

MMARI,INOCENT G
18-033-27-10
0006 INVERNESS AVE
UNIT 10
WORCESTER, MA 01604

SHUGRIE,SARAH J
18-033-27-11
0006 INVERNESS AVE
UNIT 11
WORCESTER, MA 01604

GARVIN,CYNTHIA
18-033-27-01
0006 INVERNESS AVE
UNIT 1
WORCESTER, MA 01604

DYSON,DANIEL F
18-033-27-02
0006 INVERNESS AVE
UNIT 2
WORCESTER, MA 01604

GOULD,SAMANTHA T
18-033-27-03
0006 INVERNESS AVE
UNIT 3
WORCESTER, MA 01605

DOHERTY,JUDITH M TRUSTEE
18-033-27-04
0006 INVERNESS AVE
#4
WORCESTER, MA 01604

LILLER,JOHN A + KASTLER,KIM...
18-033-27-05
0090 MERRIAM RD
GRAFTON, MA 01590

CONLON,CHRISTOPHER J
18-033-27-06
0079 WHEELOCK AVE
MILLBURY, MA 01527

BUITRAGO,CAROL + RODRIGU...
18-033-27-07
0006 INVERNESS ST
WORCESTER, MA 01604

JAG MANAGEMENT LLC
18-033-0001A
PO BOX 41
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC
18-033-0001B
PO BOX 41
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC
18-033-0001C
PO BOX 41
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC
18-033-0001D
PO BOX 41
SHREWSBURY, MA 01545

JAG MANAGEMENT LLC
18-033-0002A
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MORISSETTE,GREGORY B
18-033-0002B
0022 INVERNESS AVE
UNIT 2-B
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