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WORCESTER CITY CLERK



**SPECIAL PERMIT APPLICATION**

2024 JUL 15 PM 3:10



**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. **8 Nebraska Street & 14 Putnam Lane**  
Address(es) – please list all addresses the subject property is known by
- b. **16-029-008+9 & 16-029-00011**  
Parcel ID or Map-Block-Lot (MBL) Number
- c. **Worcester District Registry of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_**  
Current Owner(s) Recorded Deed/Title Reference(s)
- d. **MG-2.0 and CCOD**  
Zoning District and all Zoning Overlay Districts (if any)

See Attached Cover Letter.

- 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. Franchi Brothers Auto Body- Robert Franchi (Owner)

Name(s)

b. 258 Shrewsbury Street, Worcester, MA 01604

Mailing Address(es)

c. 508-752-1604

Email and Phone Number(s)

d. Owner of 8 Nebraska Street & Purchaser of 14 Putnam Lane

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

*Robert Franchi*  
(Signature)

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

a. 14 Putnam LLC- James M. Ricciardi (Manager)

Name(s)

b. 145 N.Quinsigamond Ave. Shrewsbury, MA 01545

Mailing Address(es)

d. jim@ricciardibros.com 508-400-3299

Email and Phone Number

**4. Representative Information**

a. Patrick McCarty, PE

Name(s)

*Patrick McCarty*  
b.

Signature(s)

42 Tucker Drive, Leominster, MA 01453

c. Mailing Address(es)

d. pmccarty@mccartydb.com 978-534-1318

Email and Phone Number

e. Engineer & Contractor

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

5. Owner Authorization

*[Handwritten signature]*

Authorization I, 14 Putnam LLC Manager, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 16 Block 29 Lot(s) 11, do hereby authorize McCarty Eng. to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 1st day of July, 2024.

6. Proposal (attach a separate narrative if necessary)

See Attached Cover Letter.

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

See Attached Cover Letter.

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.

See Attached Cover Letter

c. \_\_\_\_\_  
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)

No

d. \_\_\_\_\_  
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)?

See Attached Cover Letter.

e. \_\_\_\_\_  
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:

See Attached Cover Letter.

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

See Attached Cover Letter.

3. Adequacy of utilities and other public services:

See Attached Cover Letter.

4. Neighborhood character and social structure:

See Attached Cover Letter.

5. Impacts on the natural environment:

See Attached Cover Letter.

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

See Attached Cover Letter.

**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)

N/A

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

N/A

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)

N/A

4. Describe the proposed extension, alteration or change:

N/A

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

N/A

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.

N/A

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

N/A

**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:

See Attached Cover Letter.

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)

See Attached Cover Letter.

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

See Attached Cover Letter.

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

See Attached Cover Letter.

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

See Attached Cover Letter.

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.

See Attached Cover Letter.

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

See Attached Cover Letter.

**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:

N/A

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

N/A

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.

N/A

**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)

N/A

2. Total square footage of proposed use:

N/A

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.

N/A

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.

N/A

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

N/A

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

N/A

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

N/A

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?

N/A

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

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

N/A

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

N/A

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):

N/A

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

N/A

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

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

N/A

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

N/A

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

N/A



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.

N/A

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.

N/A

**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:

N/A

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:

N/A

**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. 14 Putnam LLC  
Names
- f. [Signature]  
Signatures certifying payment of all municipal charges
- g. 145 N. Quinsigamond Ave. Shrewsbury, MA 01545  
Mailing Address
- h. jim@ricciardibros.com 508-400-3299  
Email and Phone Number

**Applicant, if different from owner:**

- i. Robert Franchi [Signature]  
Printed Name & Signature of Applicant, certifying payment of all municipal charges

**If a Corporation or Trust:**

- j. 14 Putnam LLC  
Full Legal Name
- k. ma 200 Century Drive, West Bolyston MA  
State of Incorporation Principal Place of Business
- l. 145 N. Quinsigamond Ave. Shrewsbury, MA 01545  
Mailing Address or Place of Business in Massachusetts
- m. James M Ricciardi [Signature]  
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



July 1, 2024

City of Worcester Zoning Board of Appeals  
455 Main Street, Room 404  
Worcester, MA

**RE: Franchi Brothers Auto Body  
8 Nebraska Street & 14 Putnam Lane  
Worcester, Massachusetts**

Dear Chair and Members of the Board,

On behalf of Franchi Brothers Auto Body (Applicant), McCarty Engineering Inc. (MEI) has prepared the attached Special Permit Application with supporting documentation for the properties located at 8 Nebraska Street and 14 Putnam Lane.

All required submission materials for an application of Special Permit have been provided. To adequately address the questions within the attached application MEI has included the questions and prepared the associated responses below:

**1. Property Information:**

**e. Describe what is presently located on the property:**

8 Nebraska Street: The majority of the building situated at 8 Nebraska Street is utilized for Auto Repair Activities for Franchi Brothers Auto Body (Applicant). The remaining area is leased to "BAPS" an Automotive Paint Supplier.

14 Putnam Lane: The building located at 14 Putnam Lane is currently a contractor's office, shop and yard for Riccardi Brothers Inc. (RBI). The shop area, which predominately encompasses the existing building footprint of 14 Putnam Lane is used for the repair and maintenance of fleet vehicles and construction equipment for RBI.

MEI has included an "Existing Use Exhibit" to depict the description above.

**6. Proposal :**

**a. The Applicant Seeks to:**

Franchi Brothers Auto Body has operated on Shrewsbury Street in Worcester since 1936. Over the years the Headquarters of their operations have become insufficient in size and they have been forced to resort to having a number of "satellite" locations off of Shrewsbury Street.

The Applicant currently operates a portion of their Business at 8 Nebraska Street but wishes to relocate entirely to this location. At this time, Franchi Brothers Auto Body has an agreement to purchase 14 Putnam Lane, which is located directly behind 8 Nebraska Street. The subject Parcels are shown as 16-029-008+9 & 16-029-00011 on the City of Worcester's Assessors Map and are both located in the MG-2.0 Zoning District. The 14 Putnam Lane property is presently a contractor's yard for Ricciardi Bros Construction and contains a single building consisting of garage and office space.

In order to support this relocation, improvements to the property and the building are required. MEI is proposing to combine the two parcels in one, demolish a portion of the existing building on 14 Putnam Lane, connect the remaining to 8 Nebraska Street and construct an addition. The proposed addition is a pre-engineered steel structure approximately 130'x 90' totaling roughly 11,700 square feet. Parking, drainage, utility connections and other associated site improvements are being proposed. To reiterate the proposed project will result in one building on a singular parcel (8 Nebraska Street).

**b. Such a use is permitted only by the Cit of Worcester Zoning Ordinance Under Article:**

Article XVI, Section 4

**c. Are you aware if this property has been previously granted approvals from any City Board Or Commission?**

Yes, 8 Nebraska Street received a Special Permit from the Planning Board in 2017. A copy of the record decision has been attached for reference.

**d. List any additional information relevant to the Special Permit:**

Although the Commercial Corridor Overlay District was established to promote mixed commercial and residential development, 14 Putnam Lane has an Activity Use Limitation (AUL) which explicitly prohibits any type of residential development. A copy of the AUL has been included as part of this application.

**Special Permit Findings of Fact:**

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

The Applicant has been in business in the City of Worcester since 1936, providing Worcester residents and surrounding communities with a quality service. Currently the applicant operates out of 258 Shrewsbury Street. Since this is the original location of their operations the facility is not equipped to meet the current needs of their business. The 258 Shrewsbury Street building is located in close proximity to the Street and has limited parking and loading areas. The relocation of the Applicant's Business would significantly alleviate congestion in a portion of Shrewsbury Street and would allow the Franchi's to expand their growing business. The proposed

development is appropriately located adjacent to similar businesses. Additionally, the site is located on a dead-end road which abuts an existing 20-foot-high retaining wall which screens the entire southern portion of the site.

**2. Traffic Flow and Safety including access, parking and loading areas:**

The proposed development will have minimal impact on the items listed above. The anticipated traffic increase is approximately 44 trips per day and is located at the end of a dead-end road. The number proposed parking spaces exceeds that required by zoning and drive isles are adequately sized to allow for maneuvering of Worcester's fire apparatus.

**3. Adequacy of Utilities:**

The proposed development will be serviced by municipal sewer, water and drainage. The facility's electrical needs will be provided by National Grid. All proposed connections will be installed in accordance with the City Worcester's Department of Public Works and Inspectional Services regulations.

**4. Neighborhood Character and Social Structure:**

Although the Commercial Overlay District has been established to promote Residential Development, 14 Putnam Lane has an Activity Use Limitation (AUL) which prohibits any type of residential construction.

There are similarly related businesses and operations located in close proximity to the site. In the southeasterly direction are CSX rail tracks and a salvage yard is located to the southwest. Additionally, there are two other Auto Body Shops located on Albany Street which is in the direct vicinity and runs perpendicular to the site.

**5. Impacts on the Natural Environment:**

Significant drainage and environmental improvements will be provided. The site has been designed to be in compliance with the Massachusetts Stormwater Management Standards and will be providing stormwater quality and quantity Best Management Practices. An oil water separator will also be installed to service the proposed trench drains located in the garage.

14 Putnam Lane does have an Activity and Use Limitation (AUL) documented on the property's deed. However, the proposed use of the property is consistent with allowed activities described within the AUL, recorded on Book 54487 Page 153 of the Worcester's Registry of Deeds. MEI is proposing a net import of material, so no contaminated material will leave 14 Putnam Lane. Additionally, the applicant has retained the Licensed Site Professional (LSP) of record for the AUL to prepare all necessary documentation prior to construction. The LSP of Record has reviewed the proposed design and has not identified any issues with the proposed improvements.

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

Once this Project is completed, the property's assessed value will increase along with the property tax. The relocation of the applicants business will allow them to grow, which will provide an increased opportunity for local employment.

**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:**

The Subject Parcels are located within the Commercial Corridor Overlay District, within this district Automobile related businesses are not an allowed by right use.

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

The property was originally a part of Heywood-Brunmark Ford, Inc. which was constructed in the 1930's.

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

Yes, previously the properties were apart of Heywood-Brunmark Ford, Inc. which, was constructed back in the 1930's. The Commercial Corridor Overlay District was not established until February 3, 2015.

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

The Applicant currently operates a portion of their Business at 8 Nebraska Street but wishes to relocate entirely to this location. At this time, Franchi Brothers Auto Body has an agreement to purchase 14 Putnam Lane, which is located directly behind 8 Nebraska Street.

In order to support this relocation, improvements to the property and the building are required. MEI is proposing to combine the two parcels in one, demolish a portion of the existing building on 14 Putnam Lane, connect the remaining to 8 Nebraska Street and construct an addition. The proposed addition is a pre-engineered steel structure approximately 130'x 90' totaling roughly 11,700 square feet. Parking, drainage, utility connections and other associated site improvements are being proposed. To reiterate the proposed project will result in one building on a singular parcel (8 Nebraska Street).

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

Approximately 25,000 square feet of the building will be utilized for automotive repair.

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

The current day parking provided is difficult to quantify due to the lack of stripping on site. The proposed development will provide a total of 55 off-street parking spaces.

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

The proposed addition is located on the back of 8 Nebraska Street and the façade of the existing building will have little to no change. There are similarly related businesses and operations located in close proximity to the site. In the southeasterly direction are CSX rail tracks and a salvage yard is located to the southwest. Additionally, there are two other Auto Body Shops located on Albany Street which is in the direct vicinity and runs perpendicular to the site.

We look forward to working with the Board on the review of the proposed project. Should you require additional information or additional copies of the information submitted please feel free to contact me.

Sincerely,



Patrick McCarty, PE  
President, Engineering



John Plifka  
Engineer II