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Bowditch & Dewey, LLP
15156 | Worcester, MA 01615
508-791-3511 | bowditch.com

Joshua Lee Smith
Direct telephone: 508-926-3464
Direct facsimile: 508-929-3064
Email: jsmith@bowditch.com

August 27, 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



**Re: *GM Properties LLC – Application for Grant of Special Permits and
Variances for Townhouse Development Project at
36 Butler Street, Worcester, Massachusetts***

Dear Ms. Smith

This firm represents Gm Properties LLC (the “Applicant”) in connection with its application to the City of Worcester Zoning Board of Appeals (the “Board”) for grant of special permits and variances from minimum lot area, off-street parking and frontage requirements in connection with its proposed construction and development of two townhouse-style buildings that will contain a total of 9 units, including one 6-unit building and one 3-unit building (the “New Buildings”), conversion of the existing funeral home building into a two-family building, and related site improvements at the property known and numbered as 36 Butler Street, Worcester Massachusetts (the “Property”).

The Applicant proposes to divide the existing lot into Lot A (to contain approximately 13,239 square feet) and Lot B (to contain approximately 25,152 square feet). Lot A will contain the Existing Building, which will be converted into a two-family building and served by 4 surface lot parking spaces on Lot B (the “Lot A Project”). Lot B will contain a new single-family attached townhouse-style development consisting of 9 units within two townhouse-style buildings, reconfigured drive aisles, 22 parking spaces, new landscaping and other site features (the “Lot B Project”).

Accordingly, we hereby submit the following items for filing with the Board:

1. Special Permit and Variance Application with Statement in Support;
2. Layout Plan;
3. Floor plans, Elevations, and Renderings;
4. Zoning determination form; and
5. 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 on **September 16th, 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

Enclosures

cc: Project Team



VARIANCE & 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

Fill in information for the Variances (s) you are applying for. Attach additional documentation as necessary.

Lot A

| Lot Area | | Front Yard Setback | | Rear Yard Setback | |
|----------------------------|---|---|--|------------------------------------|--|
| Square footage required: | | Setback required: | | Setback required: | |
| Square footage provided: | | Setback provided: | | Setback provided: | |
| Relief requested: | | Relief requested: | | Relief requested: | |
| Frontage | | Side Yard Setback | | Exterior Side Yard Setback | |
| Frontage required: | | Setback required: | | Setback required: | |
| Frontage provided: | | Setback provided: | | Setback provided: | |
| Relief requested: | | Relief requested: | | Relief requested: | |
| Off-street Parking/Loading | | Height | | Accessory Structure 5-foot Setback | |
| Parking required: | 4 | Height permitted: | | Type of structure: | |
| Parking provided: | 0 | Height provided: | | Square footage of structure: | |
| Relief requested: | 4 | Relief requested: | | Relief requested: | |
| Loading required: | | Other Variances | | | |
| Loading provided: | | Relief requested: | | | |
| Relief requested: | | Zoning Ordinance Article & Section: | | | |
| Signs | | Requirement: | | | |
| Area permitted: | | Provided: | | | |
| Area provided: | | Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for. | | | |
| Relief requested: | | | | | |
| Height permitted: | | | | | |
| Height provided: | | | | | |
| Relief requested: | | | | | |
| Setback permitted: | | | | | |
| Setback provided: | | | | | |
| Relief requested: | | | | | |

TYPE OF SPECIAL PERMIT (check the Special Permit you are requesting and describe what you are requesting)

- 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-Accessory Sign (Article IV, Section 6)
- 5. Residential Conversion (Article IV, Section 9)
- 6. Placement of Fill/Earth Excavation (Article IV, Section 5)
- 7. Modification of Parking/Loading Requirements (Article IV, Section 7)
- 8. Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7)
- 9. Other Special Permit (Describe Special Permit sought):

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 36 Butler Street
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

2. Is this property known by any other address: _____

3. **OWNER OF RECORD:** GM Properties LLC
(The owner of record is the person or entity who owns title to the property as of today's date)

4. Address (es) of owner of record is /are 234 Spring Street, Shrewsbury, MA 01545

5. Worcester District Registry of Deeds (WDRD) Book(s) 70087, Page(s) 335
(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map 10 Block 043 Lot 00012
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** GM Properties LLC

8. Address of Applicant: 234 Spring Street, Shrewsbury, MA 01545

9. Telephone: (508) 926-3464

10. Email: jsmith@bowditch.com

11. Check if you are an: owner (s) , lessee (s) , optionee (s) (If you are not the owner of the subject property and are a lessee or optionee, 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.)

12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):
RL-7

13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):

The property lot is approximately 38,387 square feet and is currently comprised of an historic building that was most recently used as a funeral home, accessory parking and other site features

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

The Applicant proposes to divide existing lot into Lot A (to contain approximately 13,623 square feet) and Lot B (to contain approximately 24,767 square feet). Lot A will contain the existing building, which will be converted into a two-family building. Lot B will contain a new single-family attached development consisting of 9 units within 2 townhouse-style buildings, reconfigured drive aisles and parking spaces, new landscaping and other site features. The Lot B Project proposes 22 parking spaces in compliance with minimum parking requirements. The Existing Building will contain a total of 2 units, and, therefore, requires a minimum of 4 parking spaces. Although no parking spaces will be located on Lot A, there will be 4 parking spaces located on Lot B that will serve, and be in close proximity to, the Existing Building.

15. 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):

Article IV, Section 2, Table 4.1(12) - Single-family attached dwelling (Use allowed by Special Permit in the RL-7) (Lot B)

Article IV, Section 2, Table 4.1(17) - Two-family detached dwelling (permitted by right) (Lot A)

16. 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

17. 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)? If so, explain:

No

18. List any additional information relevant to the Variance (s) and Special Permit (s):

Please see attached Statement in Support.

VARIANCE FINDINGS OF FACT

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

Please see attached Statement in Support.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located:

Please see attached Statement in Support.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Worcester Zoning Ordinance:

Please see attached Statement in Support.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship:

Please see attached Statement in Support.

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 attached Statement in Support.

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

Please see attached Statement in Support.

3. Adequacy of utilities and other public services:

Please see attached Statement in Support.

4. Neighborhood character and social structure:

Please see attached Statement in Support.

5. Impacts on the natural environment:

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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

DocuSigned by:
GM Properties LLC
By: [Signature], George Markopoulos, Its Manager
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.

DocuSigned by:
GM Properties LLC
By: [Signature], George Markopoulos, Its Manager
(Signature of Property Owner or Owner's Agent)
If more than one property owner, all owners must fill out information.

GM Properties LLC
(Name of Applicant)

GM Properties LLC
(Name of Property Owner)

234 Spring Street, Shrewsbury, MA 01545
(Address)

234 Spring Street, Shrewsbury, MA 01545
(Address)

(508) 926-3464
(Contact Phone Number)

(508) 926-3464
(Contact Phone Number)

jsmith@bowditch.com
(Email)

jsmith@bowditch.com
(Email)

7/10/2024
(Date)

7/10/2024
(Date)

SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS ONLY

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.

**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 and the total square footage of any physical expansion:

5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:

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 structure 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:

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

1. Describe what is currently nonconforming about this use:

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)

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

4. Describe the proposed extension, alteration or change of use and the total square footage to be utilized for the use:

5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:

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 use as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing use:

**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.

**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.

8. For a proposed Adult Entertainment use, provide additional documentation per Article IV, Section 10.

9. For a proposed Limited Residential Hospice House, provide additional documentation per Article IV, Section 2, Notes to Table 4.1, Note 10.

10. For a proposed non-accessory parking lot or a motor vehicle display lot, provide additional documentation showing compliance with Article IV, Section 7B.

**Non-Accessory Sign
(Article IV, Section 6)**

1. Square footage, length and width of proposed sign, and height of total structure:

2. Distance of proposed sign from other non-accessory signs along each side of a street.

3. Indicate on the submitted plan the type and style of sign, exact location, etc.

**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?

**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.

**Modification of Parking/Loading Requirements
(Article IV, Section 7)**

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

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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:

CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION

***Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

(1) If a Proprietorship or Single Owner of residential property:

Name of Owner _____

Business Address _____

Home Address _____

Business Phone _____ Home Phone _____

Signature of owner (certifying payment of all municipal charges):

_____ Date: _____

(2) If a Partnership or Multiple Owners of residential property:

Full names and address of all partners

Printed Names

Addresses

Business Address _____

Business Phone _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

(3) If a Corporation:

Full Legal Name GM Properties LLC

State of Incorporation MA

Principal Places of Business 234 Spring Street, Shrewsbury, MA 01545

Place of Business in Massachusetts 234 Spring Street, Shrewsbury, MA 01545

Printed Names of Officers of Corporation: _____ Title

George Markopoulos _____ Manager

Owners of Corporation:

Printed Names _____ Address _____ % of stock _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

GM Properties LLC Date: _____

By: , George Markopoulos, Its Manager Date: 7/10/2024

(4) If a Trust:

Name of Trust _____

Business Address _____

Printed Names of Trustees: _____ Address _____

Printed Names of Beneficiaries: _____ Address _____

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):

Printed Name of Applicant: _____

Signature of Applicant: _____ Date: _____



VARIANCE & 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

Fill in information for the Variances (s) you are applying for. Attach additional documentation as necessary.
 Lot B

| Lot Area | | Front Yard Setback | | Rear Yard Setback | |
|----------------------------|---------------|---|--|------------------------------------|-------------|
| Square footage required: | 27,000 SF | Setback required: | | Setback required: | 20 ft. |
| Square footage provided: | 24,767 SF | Setback provided: | | Setback provided: | 7.5+/- ft. |
| Relief requested: | 2,233 SF | Relief requested: | | Relief requested: | 12.5+/- ft. |
| Frontage | | Side Yard Setback | | Exterior Side Yard Setback | |
| Frontage required: | 225 ft | Setback required: | | Setback required: | |
| Frontage provided: | 89.57 +/- ft | Setback provided: | | Setback provided: | |
| Relief requested: | 135.43 +/- ft | Relief requested: | | Relief requested: | |
| Off-street Parking/Loading | | Height | | Accessory Structure 5-foot Setback | |
| Parking required: | | Height permitted: | | Type of structure: | |
| Parking provided: | | Height provided: | | Square footage of structure: | |
| Relief requested: | | Relief requested: | | Relief requested: | |
| Loading required: | | Other Variances | | | |
| Loading provided: | | Relief requested: | | | |
| Relief requested: | | Zoning Ordinance Article & Section: | | | |
| Signs | | Requirement: | | | |
| Area permitted: | | Provided: | | | |
| Area provided: | | Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for. | | | |
| Relief requested: | | | | | |
| Height permitted: | | | | | |
| Height provided: | | | | | |
| Relief requested: | | | | | |
| Setback permitted: | | | | | |
| Setback provided: | | | | | |
| Relief requested: | | | | | |

TYPE OF SPECIAL PERMIT (check the Special Permit you are requesting and describe what you are requesting)

- 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-Accessory Sign (Article IV, Section 6)
- 5. Residential Conversion (Article IV, Section 9)
- 6. Placement of Fill/Earth Excavation (Article IV, Section 5)
- 7. Modification of Parking/Loading Requirements (Article IV, Section 7)
- 8. Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7)
- 9. Other Special Permit (Describe Special Permit sought):

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 36 Butler Street
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

2. Is this property known by any other address: _____

3. **OWNER OF RECORD:** GM Properties LLC
(The owner of record is the person or entity who owns title to the property as of today's date)

4. Address (es) of owner of record is /are 234 Spring Street, Shrewsbury, MA 01545

5. Worcester District Registry of Deeds (WDRD) Book(s) 70087, Page(s) 335
(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map 10 Block 043 Lot 00012
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** GM Properties LLC

8. Address of Applicant: 234 Spring Street, Shrewsbury, MA 01545

9. Telephone: (508) 926-3464

10. Email: jsmith@bowditch.com

11. Check if you are an: owner (s) , lessee (s) , optionee (s) (If you are not the owner of the subject property and are a lessee or optionee, 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.)

12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):
RL-7

13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):

The property lot is approximately 38,387 square feet and is currently comprised of an historic building that was most recently used as a funeral home, accessory parking and other site features.

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

The Applicant proposes to divide existing lot into Lot A (to contain approximately 13,623 square feet) and Lot B (to contain approximately 24,767 square feet). Lot A will contain the existing building, which will be converted into a two-family building. Lot B will contain a new single-family attached development consisting of 9 units within 2 townhouse-style buildings, reconfigured drive aisles and parking spaces, new landscaping and other site features. The Lot B Project proposes 22 parking spaces in compliance with minimum parking requirements. The Existing Building will contain a total of 2 units, and, therefore, requires a minimum of 4 parking spaces. Although no parking spaces will be located on Lot A, there will be 4 parking spaces located on Lot B that will serve, and be in close proximity to, the Existing Building.

15. 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):

Article IV, Section 2, Table 4.1(12) - Single-family attached dwelling (Use allowed by Special Permit in the RL-7) (Lot B)
Article IV, Section 2, Table 4.1(17) - Two-family detached dwelling (permitted by right) (Lot A)

16. 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

17. 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)? If so, explain:

No

18. List any additional information relevant to the Variance (s) and Special Permit (s):

Please see attached Statement in Support.

VARIANCE FINDINGS OF FACT

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

Please see attached Statement in Support.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located:

Please see attached Statement in Support.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Worcester Zoning Ordinance:

Please see attached Statement in Support.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship:

Please see attached Statement in Support.

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 attached Statement in Support.

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

Please see attached Statement in Support.

3. Adequacy of utilities and other public services:

Please see attached Statement in Support.

4. Neighborhood character and social structure:

Please see attached Statement in Support.

5. Impacts on the natural environment:

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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

DocuSigned by:
GM Properties LLC
By: [Signature], George Markopoulos, Its Manager
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.

DocuSigned by:
GM Properties LLC
By: [Signature], George Markopoulos, Its Manager
(Signature of Property Owner or Owner's Agent)
If more than one property owner, all owners must fill out information.

GM Properties LLC
(Name of Applicant)

GM Properties LLC
(Name of Property Owner)

234 Spring Street, Shrewsbury, MA 01545
(Address)

234 Spring Street, Shrewsbury, MA 01545
(Address)

(508) 926-3464
(Contact Phone Number)

(508) 926-3464
(Contact Phone Number)

jsmith@bowditch.com
(Email)

jsmith@bowditch.com
(Email)

7/10/2024
(Date)

7/10/2024
(Date)

SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS ONLY

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.

**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 and the total square footage of any physical expansion:

5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:

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 structure 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:

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

1. Describe what is currently nonconforming about this use:

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)

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

4. Describe the proposed extension, alteration or change of use and the total square footage to be utilized for the use:

5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:

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 use as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing use:

**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:

Lot A will contain the Existing Building, which will be converted into a two-family building and 4 surface lot parking spaces (the "Lot A Project"). Lot B will contain a new single-family attached townhouse-style development consisting of 9 units within two townhouse-style buildings, reconfigured drive aisles, parking spaces, new landscaping and other site features (the "Lot B Project").

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

11 Total dwelling units proposed (2 - Lot A; 9 - Lot B). The 2 units on Lot A are 2 BR 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.

9 driveway parking spaces proposed and 9 garage spaces proposed, for a total of 18 parking spaces for Lot B.

**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.

8. For a proposed Adult Entertainment use, provide additional documentation per Article IV, Section 10.

9. For a proposed Limited Residential Hospice House, provide additional documentation per Article IV, Section 2, Notes to Table 4.1, Note 10.

10. For a proposed non-accessory parking lot or a motor vehicle display lot, provide additional documentation showing compliance with Article IV, Section 7B.

**Non-Accessory Sign
(Article IV, Section 6)**

1. Square footage, length and width of proposed sign, and height of total structure:

2. Distance of proposed sign from other non-accessory signs along each side of a street.

3. Indicate on the submitted plan the type and style of sign, exact location, etc.

**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?

**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.

**Modification of Parking/Loading Requirements
(Article IV, Section 7)**

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

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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:

CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION

***Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

(1) If a Proprietorship or Single Owner of residential property:

Name of Owner _____

Business Address _____

Home Address _____

Business Phone _____ Home Phone _____

Signature of owner (certifying payment of all municipal charges):

_____ Date: _____

(2) If a Partnership or Multiple Owners of residential property:

Full names and address of all partners

Printed Names

Addresses

Business Address _____

Business Phone _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

(3) If a Corporation:

Full Legal Name GM Properties LLC

State of Incorporation MA

Principal Places of Business 234 Spring Street, Shrewsbury, MA 01545

Place of Business in Massachusetts 234 Spring Street, Shrewsbury, MA 01545

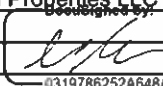
Printed Names of Officers of Corporation: _____ Title

| | |
|---------------------------|----------------|
| <u>George Markopoulos</u> | <u>Manager</u> |
| _____ | _____ |
| _____ | _____ |

Owners of Corporation:
 Printed Names _____ Address _____ % of stock _____

| | | |
|-------|-------|-------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

GM Properties LLC Date: _____
 By:  , George Markopoulos, Its Manager Date: 7/10/2024
 _____ Date: _____
 _____ Date: _____

(4) If a Trust:

Name of Trust _____

Business Address _____

Printed Names of Trustees: _____ Address _____

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Printed Names of Beneficiaries: _____ Address _____

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

| | |
|-------|-------------|
| _____ | Date: _____ |
| _____ | Date: _____ |
| _____ | Date: _____ |
| _____ | Date: _____ |

(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):

Printed Name of Applicant: _____

Signature of Applicant: _____ Date: _____

Statement in Support of GM Properties LLC
Application to City of Worcester Zoning Board of Appeals for Grant of Special Permits
and Variances for Townhouse Development Project at
36 Butler Street, Worcester, Massachusetts

I. Background and Project Scope.

GM Properties LLC (the “Applicant”) seeks the grant of special permits and variances from minimum lot area and frontage requirements in connection with its proposed construction and development of two townhouse-style buildings that will contain a total of 9 units, including one 6-unit building and one 3-unit building (the “New Buildings”), conversion of the existing funeral home building into a two-family building, and related site improvements at the property known and numbered as 36 Butler Street, Worcester Massachusetts (the “Property”).¹

The Property currently contains approximately 0.88 acres (38,391+/- square feet) of land, and is located entirely within the Residence, Limited (“RL-7”) zoning district and no overlay districts. The Property currently contains an historic building that was most recently used as a funeral home (the “Existing Building”) and a parking lot. The Property is bounded by Butler Street to the south, Gotland Street to the north and three-family residences to the east, west and south.

The Applicant proposes to divide the existing lot into Lot A (to contain approximately 13,623 square feet) and Lot B (to contain approximately 24,767 square feet). Lot A will contain the Existing Building, which will be converted into a two-family building and 4 surface lot parking spaces (the “Lot A Project”). Lot B will contain a new single-family attached townhouse-style development consisting of 9 units within two townhouse-style buildings, reconfigured drive aisles, parking spaces, new landscaping and other site features (the “Lot B Project”). There will be a total of 22 parking spaces, all of which will be located on Lot B. There will be 4 surface parking spaces to serve the two-family building and 18 parking spaces to serve the townhouse units, including one driveway parking space and one garage parking space for each townhouse unit. The Lot A Project and the Lot B Project are sometimes hereinafter together referred to as the “Project”).²

II. Requirement for Special Permits and Variances.

Special permits are required to be granted by the Board³ for the Lot A Project and the Lot B Project with respect to the following: (i) to allow for single-family attached use in the RL-7 (Lot B); (ii) noncompliance with parking aisle requirements pursuant to note 2.b of Table 4

¹ The Property has a parcel identification of 10-043-00012.

² The Applicant will file an ANR plan with the Worcester Planning Board in order to create Lots A and B.

³ The Board is the permit granting authority for special permits pursuant to Article II, Section 6.A.2.

(Lots A and B); and (iii) noncompliance with five foot buffer for parking layout requirement pursuant to note 5.a.ii of Table 4.4 (Lot A)⁴.

Variances are required to be granted by the Board⁵ for noncompliance with rear yard setback (Lot B, 7.5 feet where 20 feet is required), minimum lot area (Lot B) and frontage requirements (Lot B) as set forth in Article IV, Table 4.2, which requires a minimum of 3,000 square feet of lot area per single-family attached dwelling unit and 25 feet of frontage per single-family attached dwelling unit for properties in the RL-7 district. The division of the Property lot into Lots A and B results in Lot B containing 24,767 square feet (where 27,000 square feet is required) and 89.57 feet of frontage (where 225 feet is required). Accordingly, while Lot A is compliant with all dimensional controls⁶, Lot B requires 2,233+/- square feet of relief from the minimum lot area requirement and 135.43+/- feet of relief from the minimum frontage requirement.

An additional variance for Lot A is required to be granted by the Board for noncompliance with the off-street parking requirements as set forth in Article IV, Table 4.4, which requires 2 parking spaces per dwelling unit. The Lot A Project proposes 2 dwelling units and therefore requires 4 parking spaces where none are provided on Lot A. Accordingly, Lot A will require a variance of 4 parking spaces despite the location of the 4 parking spaces in close proximity to the Existing Building.

III. Reasons for Approval of Special Permits.

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

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

The Project will dramatically modernize, enhance and improve the Property, and will improve the safety, efficiency and aesthetic appeal of the site, landscaping and parking areas. The Project will provide much-needed and in demand housing and support the City's critical housing stock, which will promote the economic vitality of the neighborhood and the City. The Project will not be detrimental to adjoining premises, but, rather, will complement the existing

⁴ The new lot line results in portions of the parking spaces intended to serve Lot A being partially located on both lots. Note 2.a of Table 4.4 provides that required parking shall be provided on the same lot with the main use it is to serve. The Applicant is applying for a special permit to allow for the 4 parking spaces serving Lot A to be located as shown on the plan.

⁵ The Board is the permit granting authority for issuance of variances pursuant to Article II, Section 6.A.3 of the Zoning Ordinance.

⁶ Lot A will contain 13,623 square feet (where 8,000 square feet is required) and 70 feet of frontage (where 70 feet is required).

mix of single and multifamily properties in the area better than the former funeral home, and bring an historic property back into productive residential use.

The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will encourage the most appropriate use of the land in a manner that 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 parking area will serve the occupants of both the Existing Building and the New Buildings, and will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic both within the site and at all access points. The proposed parking spaces and setbacks, drive aisles, curb cuts and building entrances will not cause any nuisance or hazard to vehicles or pedestrians within or off the Property or line of sight hazards along streets. 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 continue to park on Butler Street. Safe, convenient and efficient pedestrian access to the New Buildings and the Existing Building will be provided along new and existing accessible walkways and sidewalks.

Based on the limited number of vehicles to be used by the occupants of the New Buildings and the Existing Building, the Applicant does not anticipate that the Project will result in a substantial increase in trip generation levels to and from the Property. According to the 11th edition of the ITE trip generation manual, the anticipated impact for 11 multifamily, low-rise units is 74 trips per day.⁷ These are minimal increases over existing background traffic and ignore the infrequent but significant traffic generation of the previous, funeral home use. Accordingly, the proposed use will not cause a serious hazard to vehicular or pedestrian traffic on or off the Property. Traffic generated, and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character.

The proposed parking areas will provide a safe and efficient means of access to and from the Existing Building and the New Buildings, and will be in close proximity of the entrances of such buildings. The proposed parking layout is compatible with the proposed use of the Existing Building and the New Buildings. Article IV, Section 7.A of the Zoning Ordinance provides minimum parking requirements based on use, including 2 parking spaces per dwelling unit. The

⁷11 x 0.40 = 4.4 trips in the morning peak hour or a car every 13 minutes. And 11 x 0.51 = 5.6 trips in the evening peak hour or a car every 11 minutes.

New Buildings will contain a total of 9 units, and, therefore, require a minimum of 18 parking spaces. The Lot B Project proposes 22 parking spaces in compliance with minimum parking requirements. The Existing Building will contain a total of 2 units, and, therefore, requires a minimum of 4 parking spaces. Although no parking spaces will be located on Lot A, there will be 4 parking spaces located on Lot B that will serve, and be in close proximity to, the Existing Building.

The proposed parking will adequately serve the Property and all occupants of both the Existing Building and the New Buildings. The Applicant is proposing to eliminate the existing commercial parking lot and accommodate a total of 22 new parking spaces at the Property to be used for residents of both the Existing Building and the New Buildings. In addition, and to the extent necessary, there is also ample on-street parking in the neighborhood. Residents may also utilize alternate means of transportation, including, but not limited to, buses, bicycles and ride sharing (e.g., Uber, Zipcar, Via van service). There is a main bus line that frequently runs along Blackstone River Road with stops in close proximity of the Property. The Project includes covered outdoor bike rack areas. Based on the compliant off-street parking, the availability of on-street parking and alternate means of transportation, the proposed parking will adequately serve the Property and all occupants of both the Existing Building and the New Buildings.

3. Adequacy of utilities and other public services.

The Applicant will be installing adequate utilities for the 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 Project is functionally and aesthetically compatible with the surrounding residential properties in the neighborhood, which include a mix of multifamily and single-family dwellings. The Property contains underutilized space where the Lot B Project is proposed. The footprint of the Existing Building will not be expanded or altered in any way (with the exception of the removal the porte-cochère), and the proposed Project 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 Project will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. Based on the foregoing, the Project 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 Lot B Project and the proposed site improvements for the Property are consistent with buildings in other neighborhoods within the City that have been developed for townhouse use. The Project will provide 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 Butler Street. The Existing Building is a prominent, historic building that will remain and be preserved in its current location. The Project will comply with yard setbacks, height and floor to area ratio requirements, and, except as otherwise provided herein, will comply with all other dimensional and parking requirements 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 will be adequate for safe and secure access to and from the New Buildings and the Existing Building and an enhancement over the previous 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. Any 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 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.

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. The Project will require new water and sewer connections and rubbish removal.

IV. Reasons for Approval of Variances.

The Board should grant the requested variances for the reasons set forth below.

1. Describe how a literal enforcement of the provision of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.

The Applicant would suffer substantial hardship if literal enforcement of the rear yard setback, minimum lot area, off-street parking and frontage requirements of the Zoning Ordinance were to be enforced. Compliance with the setbacks, minimum lot area, off-street parking and frontage would require the Applicant to either (1) acquire title to a portion of land from one or more neighbors, or (2) the Applicant would be forced to reduce the Lot B Project to only 3 dwelling units in order to comply with the minimum frontage requirement, either of which would render the Lot B Project, and the Project overall, financially infeasible.

Denial of the requested variances would result in the Applicant being unable to subdivide the Property lot, thereby depriving the Applicant of the beneficial use of the unused portion of the Property, which area is primarily impervious surface and provides a significant developable area.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

There exist circumstances relating to shape and size of the lot that especially affect the Property, but do not affect generally properties in the RL-7 zoning district. Unlike many other neighboring properties, the Property lot generally exceeds the minimum lot area requirement for most uses in the RL-7 district, yet is unusually narrow given its size. The site is constrained by the historic Existing Building, which the Applicant agreed to not demolish, and, instead, renovate the interior. Many of the nearby lots along Butler Street and the surrounding area are smaller and more rectangular in shape and/or have frontage lengths that are shorter than the Property lot and not in compliance with minimum lot and frontage requirements.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Worcester Zoning Ordinance.

The requested variances may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance. Granting this relief will promote the highest and best use of the Property, which was originally

residential use and more compatible with the residential neighborhood as compared to the former funeral home. The Project will provide much needed housing and will promote economic vitality by creating construction-related jobs and generating new tax revenues and fees for the City. The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will encourage the most appropriate use of the land in a manner that protects natural resources as well as the architectural, scenic and aesthetic qualities of the neighborhood 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.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

The variances from the rear yard setback, minimum lot area, off-street parking and frontage requirement as requested herein are no greater than the minimum necessary to provide relief from the statutory hardship.

**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:

36 Butler Street
MBL: 10-043-00012

Zoning District: RL-7

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 Plainⁱ _____
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** ANR endorsement

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) | 27,000 (Lot B) | 25,152+/- (Lot B) | 1,848+/- (Lot B) |
| Frontage (ft.) | 225 ft (Lot B) | 89.57+/- ft. (Lot B) | 135.43+/- ft. (Lot B) |
| Setback (ft.) | Front | | |
| | Side | | |
| | Exterior Side | | |
| | Rear | 20 ft (Lot B) | 7.5 ft (Lot B) |
| Height (ft.) | | | |
| Floor to Area Ratio | | | |

| | | | |
|------------------|-----------|---|-----------|
| Parking (spaces) | 4 (Lot A) | 0 | 4 (Lot A) |
| Landscaping | | | |
| Other | | | |

Applicable Section of Zoning Ordinance

Article: II; II IV; V
Section: 6; 6; 7; 5
Paragraph: A.3; A.2; Table 4.4; B

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming Structure _____ Use _____

Non-Residential/Residential Conversion _____

Other Special Permit _____

To Allow for Single-family Attached use in RL-7 (Lot B)
Parking Aisle Requirements (Lots A & B)
Parking Layout Requirement (5-foot buffer) (Lot B)

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.

CHECKED BY: RCS

DRAWN BY: RWS

SCALE: AS NOTED

DATE: 7 30 24

MF71524

36 BUTLER STREET
3-UNIT
WORCESTER, MA
ELEVATIONS

R.C. Searles Associates
Registered Professional Engineers
Phone No. 17 Glenwood St.
1(508) 466-3202 Holden, Ma.

NOTES:

1. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's consultants. The architect is not responsible for the accuracy of the information provided by the client's consultants. The architect is not responsible for the accuracy of the information provided by the client's consultants.

2. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's consultants. The architect is not responsible for the accuracy of the information provided by the client's consultants. The architect is not responsible for the accuracy of the information provided by the client's consultants.



36 BUTLER STREET
WORCESTER, MA
ELEVATIONS

MP 719524

DATE: 8/27/24

SCALE: AS NOTED

DRAWN BY: RWS

CHECKED BY: RCS

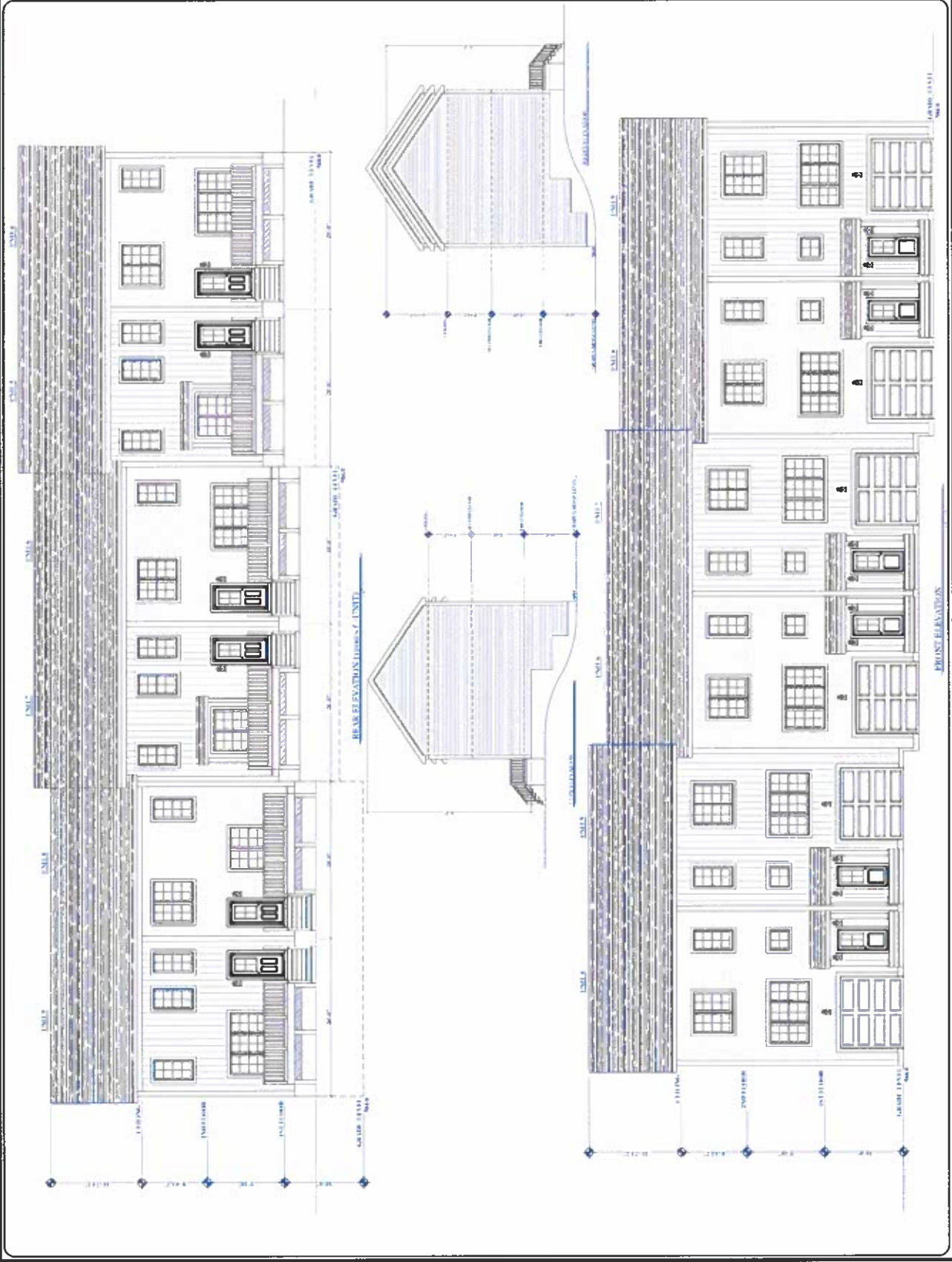
1 OF 1

1

R.C. Seattles
Architectural Designers
Phone No. 17 Glenwood St.
(508) 466-3202 Holden, Ma.

NOTES

1. These drawings were prepared by the undersigned architect and are intended to be used in connection with the construction of the building shown. It is the responsibility of the contractor to verify the accuracy of the dimensions and materials shown on these drawings. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any construction methods or materials not shown on these drawings. The architect is not responsible for any construction methods or materials not shown on these drawings. The architect is not responsible for any construction methods or materials not shown on these drawings.







DEFINITIVE SITE PLAN OF LAND AT 36 BUTLER STREET

IN

WORCESTER, MASSACHUSETTS

OWNER AND APPLICANT:

GM PROPERTIES, LLC

234 SPRING STREET

SHREWSBURY, MASSACHUSETTS 01545



CLIENT NUMBER: 501
JOB NUMBER: 224-501
DRAWING: RIDEROADCURRENT.DWG

PREPARED BY

EXPEDITED ENGINEERING, LLC

118 TURNPIKE ROAD, SUITE 300

SOUTHBOROUGH, MASSACHUSETTS 01772

TELEPHONE (508) 399-9993

EMAIL: james@expeditedengineers.com



LOCUST MAP

SHEET DIRECTORY

| TITLE SHEET | (THIS SHEET) |
|---------------------------------|--------------|
| EXISTING CONDITIONS PLAN | E1 |
| SITE LAYOUT PLAN | S2 |
| GRADING PLAN | G3 |
| UTILITY PLAN | U4 |
| EROSION & SEDIMENT CONTROL PLAN | ESC5 |
| LANDSCAPING & LIGHTING PLANS | LS6 LS7 |
| DETAIL SHEETS | DB D10 |

DATE:

JULY 15, 2024

REVISED AUGUST 14, 2024

REVISED AUGUST 23, 2024



KEY

- EXISTING 2" CONTOUR
- EXISTING 10' CONTOUR
- EXISTING 20' CONTOUR
- EXISTING 30' CONTOUR
- EXISTING 40' CONTOUR
- EXISTING 50' CONTOUR
- EXISTING 60' CONTOUR
- EXISTING 70' CONTOUR
- EXISTING 80' CONTOUR
- EXISTING 90' CONTOUR
- EXISTING 100' CONTOUR
- EXISTING 110' CONTOUR
- EXISTING 120' CONTOUR
- EXISTING 130' CONTOUR
- EXISTING 140' CONTOUR
- EXISTING 150' CONTOUR
- EXISTING 160' CONTOUR
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NOTES:
1. THE APPLICANT'S OWNERSHIP OF THE PROPERTY IS DERIVED FROM THE DEED RECORDED AT THE REGISTERED OFFICE AS THE WORCESTER DISTRICT REGISTRY OF DEEDS SHOWN.
2. THE SITE IS LOCATED IN THE RL-7 ZONING DISTRICT.
3. BOTH NEW LOTS WILL BE SUBJECT TO ACCESS AND UTILITY EASEMENTS.
4. EXISTING TOPOGRAPHY AND PROPERTY LINE INFORMATION ARE THE WORK PRODUCT OF HSBET GROUP, INC.

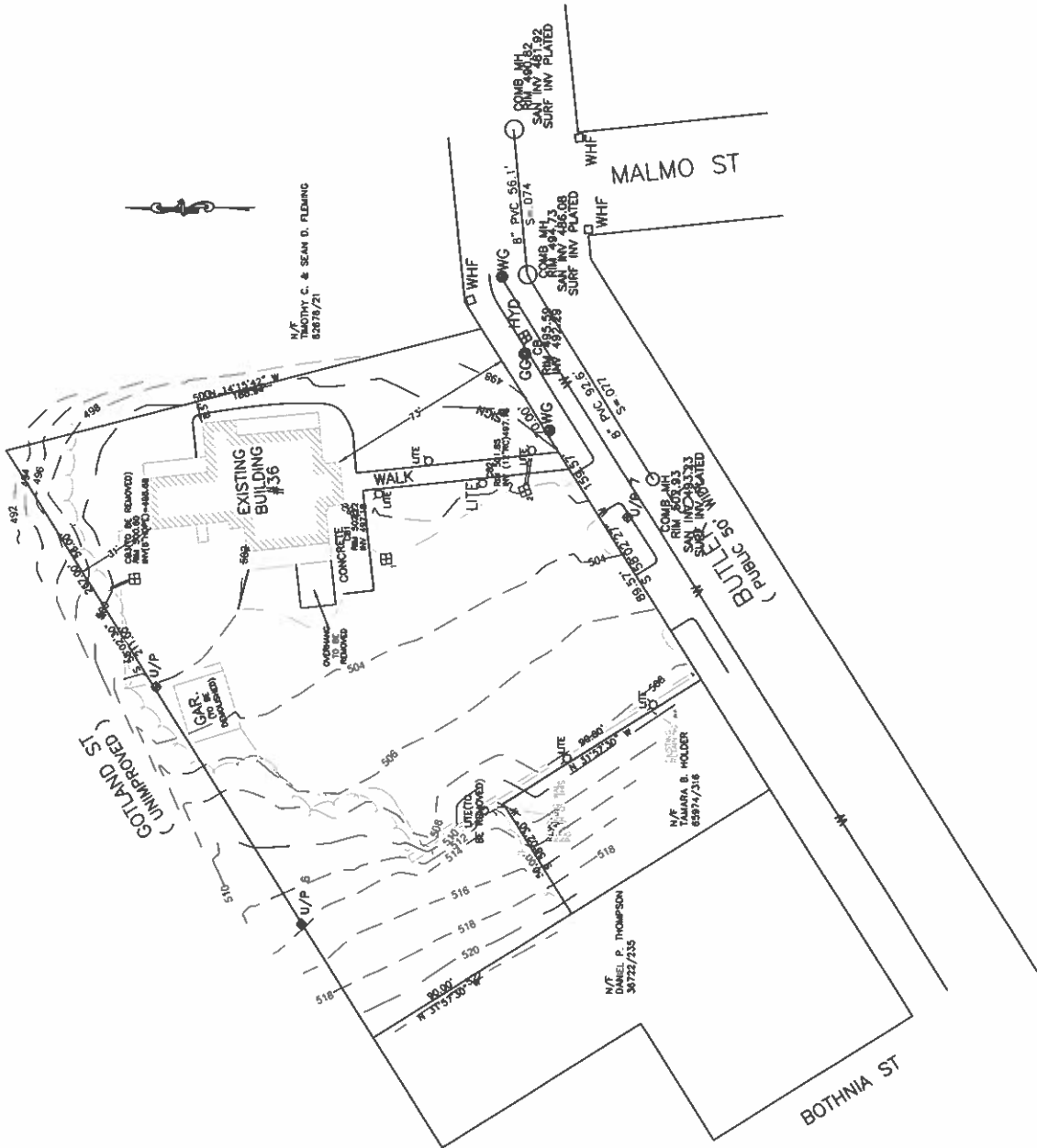


EXPEDITED ENGINEERING, LLC
Professional Engineers & Drafters Limited Liability
1100 State Street, Worcester, MA 01602
Tel: 508-853-3480 Fax: 508-853-3485

DATE: JULY 15, 2024
JOB NO: 348-625
PROJECT: 38 BUTLER STREET COURTYARD

SCALE: 1 INCH = 20 FEET
FEE: 0 10 20 40 60
METERS: 0 10 20

SITE PLAN OF LAND
AT 38 BUTLER STREET
WORCESTER, MASSACHUSETTS
PREPARED FOR APPLICANT/OWNER:
GM PROPERTIES, LLC
234 SPRING STREET
SHREWSBURY, MA 01545
EXISTING CONDITIONS PLAN E1



KEY

- EXISTING 2" CONTOUR
- EXISTING 10" CONTOUR
- PROPERTY LINE OF PARCELS
- UTILITY POLE
- OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING LIGHT
- EXISTING WALL
- EXISTING CATCH BASIN
- PROPOSED PARCELS
- PROPOSED LIGHT
- PROPOSED FENCE

NOTES:

1. THE APPLICANT'S OWNERSHIP OF THE PROPERTY IS DERIVED FROM THE DEED RECORDED AT BOOK 7089 PAGE 335 AT THE WORCESTER DISTRICT REGISTERY OF DEEDS.
2. THE SITE IS LOCATED IN THE RL-7 ZONING DISTRICT.
3. BOTH NEW LOTS WILL BE SUBJECT TO ACCESS AND UTILITY EASEMENTS.
4. THE EXISTING PAVED PARKING SURFACE THAT SERVED THE FUNERAL HOME WILL BE REMOVED.

EXPEDITED ENGINEERING, LLC
 Professional Engineers & Landscapers
 100 Worcester Street, Suite 200, Worcester, MA 01602
 Telephone: 508-853-1111

PROJECT NO. 24-030
 DATE: JULY 15, 2024
 DRAWING NO. 24-030-01
 DESCRIPTION: PARCELS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SCALE: 1 INCH = 20 FEET

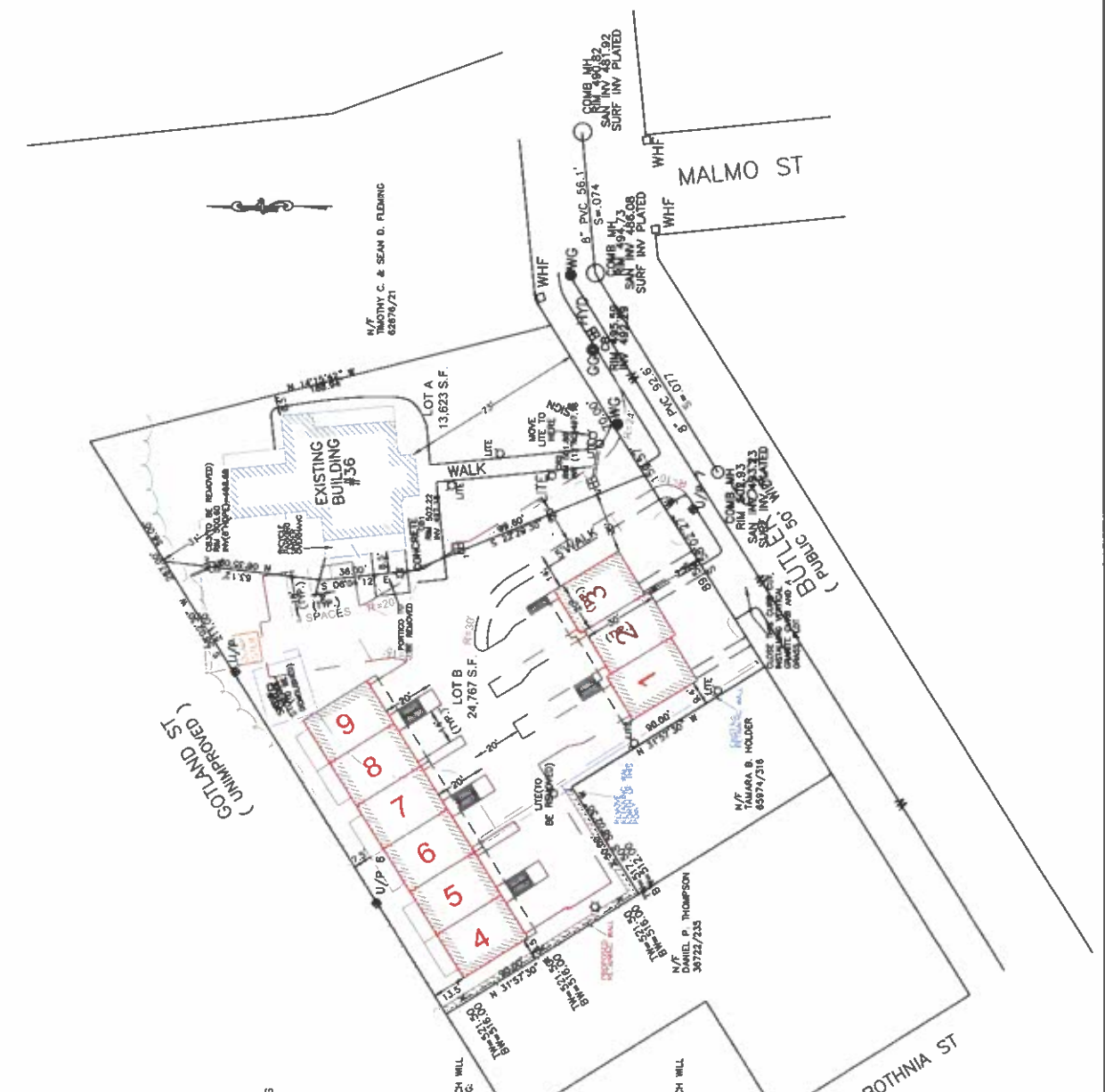
0 20 40 60 80
 FEET

0 10 20 30 40
 METERS

SITE PLAN OF LAND
AT 36 BUTLER STREET
 WORCESTER, MASSACHUSETTS

PREPARED FOR APPLICANT/OWNER:
 GM PROPERTIES, LLC
 234 SPRING STREET
 SHREWSBURY, MA 01545

SITE LAYOUT PLAN S2



THIS SITE IS LOCATED IN THE RL-7 ZONING DISTRICT. THE REQUIREMENTS OF THE RL-7 ZONING DISTRICT FOR SINGLE-FAMILY ATTACHED (TOWNHOUSE STYLE) HOUSING ARE AS FOLLOWS:

3,000 S.F. PER DWELLING UNIT AND ALSO 25 FEET OF FRONTAGE PER DWELLING UNIT

THIS PLAN PROPOSES 11 NEW HOUSING UNITS, 2 IN THE EXISTING BUILDING AND 9 IN SINGLE-FAMILY ATTACHED TOWNHOUSE STYLE UNITS.

ZONING COMPLIANCE TABLES

LOT A -- EXISTING BUILDING

THE SITE IS LOCATED IN THE RL-7 ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE RL-7 ZONING DISTRICT REQUIREMENTS AND THE DIMENSIONS PROPOSED AT LOT A, WHICH WILL CONTAIN THE EXISTING BUILDING, TO BE A TWO FAMILY DWELLING.

| DIMENSION | REQUIREMENT | PROPOSED |
|--------------------------------|-------------|-------------|
| MIN. LOT AREA(S.F.) | 70' | 13,823 S.F. |
| MIN. FRONTAGE (FT.) | 20' | 73' |
| MIN. SIDE YARD(FT.) | 6' | 8.5' |
| MIN. REAR YARD(FT.) | 6' | 24' |
| MAX. # OF STORES | 2+ | 2+ |
| MAX. BUILDING HEIGHT(FT.) | 35' | ~35' |
| FLOOR TO AREA RATIO | N/A | 0.24 |
| FLOOR TO AREA RATIO | 0.40 | 0.83 |
| PARKING (2 SPACES PER D.U.) | 0 | 0 |
| FRONT SETBACK (SPERMANS' CODE) | 27.08' | |

LOT B -- PROPOSED SINGLE-FAMILY ATTACHED HOUSING

THE SITE IS LOCATED IN THE RL-7 ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE RL-7 ZONING DISTRICT REQUIREMENTS AND THE DIMENSIONS PROPOSED AT LOT B, WHICH WILL CONTAIN 9 NEW SINGLE-FAMILY ATTACHED HOUSING UNITS.

| DIMENSION | REQUIREMENT | PROPOSED |
|--------------------------------|-----------------|--------------|
| MIN. LOT AREA(S.F.) | PER 0.1J/27.000 | 24,767 S.F. |
| MIN. FRONTAGE (FT.) | PER 0.1J/225 | 89.57' |
| MIN. SIDE YARD(FT.) | 8' | 8' |
| MIN. REAR YARD(FT.) | 8' | 6.5'(UNIT 4) |
| MAX. # OF STORES | 2+ | 2+ |
| MAX. BUILDING HEIGHT(FT.) | N/A | 0.40 |
| FLOOR TO AREA RATIO | N/A | 0.44 |
| REGULARITY FACTOR | 0.40 | 0.75 |
| PARKING (2 SPACES PER D.U.) | 18 | 22 |
| FRONT SETBACK (SPERMANS' CODE) | 50% | 30.1% |

KEY

| | |
|-----|---------------------------|
| --- | EXISTING 2' CONTOUR |
| --- | EXISTING 10' CONTOUR |
| --- | EXISTING EDGE OF PAVEMENT |
| --- | EXISTING DRIVE |
| --- | OVERSEAS WALK |
| ○ | EXISTING HYDRANT |
| □ | STONE WALL |
| ▭ | EXISTING CATCH BASIN |
| --- | PROPOSED PAVEMENT CURB |
| --- | PROPOSED CONTOUR |
| ○ | PROPOSED LIGHT |
| ○ | PROPOSED SANITARY SEWER |
| ○ | PROPOSED WATER MAIN |
| ○ | PROPOSED GAS |
| ○ | PROPOSED TELEPHONE |
| ○ | PROPOSED CABLE |
| ○ | PROPOSED FENCE |
| ○ | PROPOSED SIGN |
| ○ | PROPOSED WALK |
| ○ | PROPOSED DRIVE |
| ○ | PROPOSED SIDEWALK |
| ○ | PROPOSED BIKEWAY |
| ○ | PROPOSED BIKEWAY |

NOTES:
 1. SEE SHEET DB FOR DETAILS OF THE TWO PROPOSED INFILTRATION STRUCTURES.
 2. SEE SHEET DB FOR DETAILS OF THE PROPOSED CATCH BASIN AND WATER FILTRATION UNIT WITH A CATCH BASIN TOP.

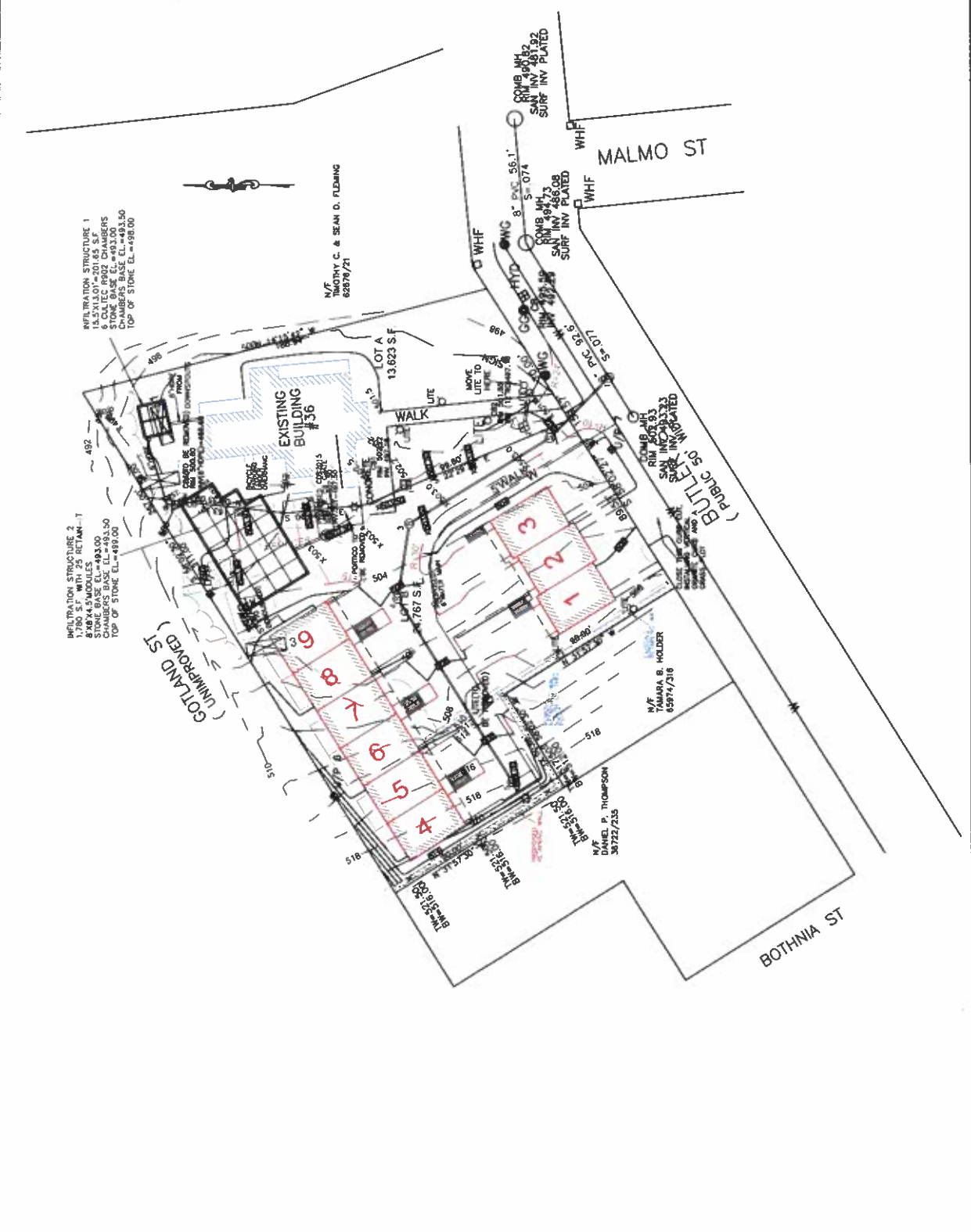
EXPEDITED ENGINEERING, LLC
 Professional Engineers & Licensed Landscapers
 110 Eastern Wood Street, Northborough, MA 01567
 Telephone: 508-875-1111 Fax: 508-875-1112
 www.expediteden.com

CLT. NO. 525 JOB NO. 348-303
 DATE: JULY 15, 2024 DWG. NO. 36BUTLERSTREET00RENT
 REVISIONS
 DATE: 7/17/24 BY: JLB DESCRIPTION: PUBLIC REVIEW
 DATE: 7/25/24 BY: JLB DESCRIPTION: PUBLIC REVIEW

SCALE: 1 INCH = 20 FEET
 FEET 0 10 20 30 40 50 60
 METERS 0 10 20

SITE PLAN OF LAND
 AT 36 BUTLER STREET
 WORCESTER, MASSACHUSETTS
 PREPARED FOR APPLICANT/OWNER:
 GM PROPERTIES, LLC
 234 SPRING STREET
 SHREWSBURY, MA 01545

GRADING PLAN G3



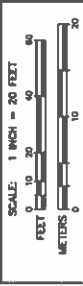
KEY

| | |
|--|---------------------------------|
| | EXISTING CURB OF PAVEMENT |
| | UTILITY POLE |
| | OVERHEAD WIRES |
| | EXISTING HYDRANT |
| | STONE WALL |
| | EXISTING CATCH BASIN |
| | PROPOSED PAVEMENT CURB |
| | PROPOSED LIGHT |
| | PROPOSED SANITARY STORM MANHOLE |
| | PROPOSED WATER MANHOLE |
| | PROPOSED BEDDING |

NOTES:
 1. SEE SHEET DB FOR DETAILS OF THE TWO PROPOSED INFILTRATION STRUCTURES.
 2. SEE SHEET DB FOR A DETAIL OF THE PROPOSED COS STORMWATER FILTRATION UNIT WITH A CATCH BASIN TOP.

EXPEDITED ENGINEERING, LLC
 Professional Engineers & Drafters Limited Liability Corporation
 1100 State Street, Worcester, MA 01512
 508-853-8700

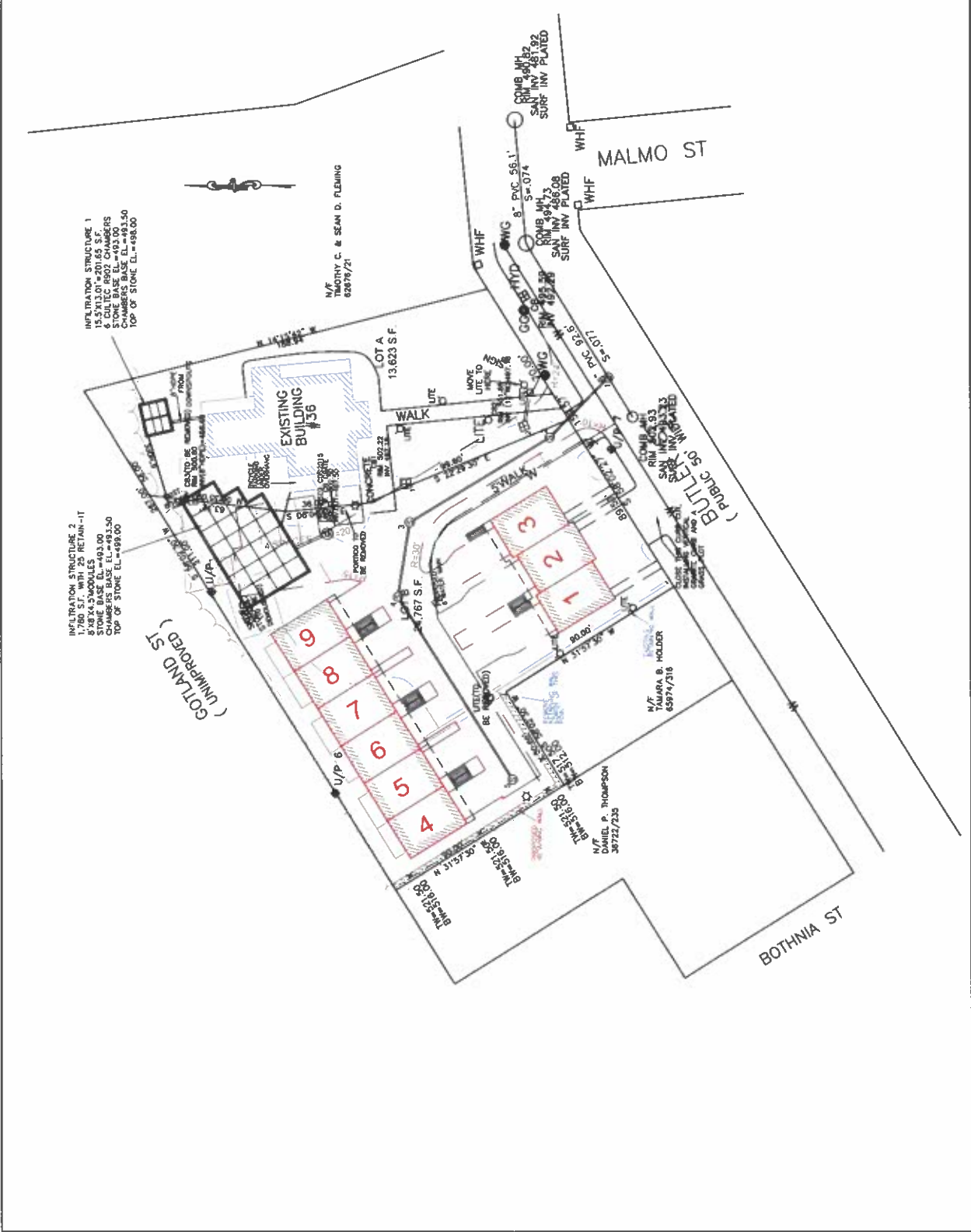
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|----------|---------------|-------------|------------------------|
| CLT. NO. | 825 | JOB NO. | 349-529 |
| DATE | JULY 15, 2024 | DWG. NO. | 308/UTL/ENR/ET/CURRENT |
| DATE | 7/22/24 | DESCRIPTION | |
| DATE | 7/22/24 | REVISION | |
| DATE | 7/22/24 | REVISION | |



SITE PLAN OF LAND
AT 36 BUTLER STREET
 WORCESTER, MASSACHUSETTS

PREPARED FOR APPLICANT/OWNER:
 GM PROPERTIES, LLC
 234 SPRING STREET
 SHREWSBURY, MA 01545

UTILITY PLAN U4



KEY

- EXISTING 2' CONTOUR
- EXISTING 1/4' CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD WIRE
- EXISTING HYDRANT
- STONE WALL
- EXISTING CATCH BASIN
- PROPOSED PAVEMENT CURB
- PROPOSED CONTOUR
- PROPOSED LIGHT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 6" WATER MAIN
- PROPOSED 12" WATER MAIN
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- PROPOSED 858" WATER MAIN
- PROPOSED 864" WATER MAIN
- PROPOSED 870" WATER MAIN
- PROPOSED 876" WATER MAIN
- PROPOSED 882" WATER MAIN
- PROPOSED 888" WATER MAIN
- PROPOSED 894" WATER MAIN
- PROPOSED 900" WATER MAIN
- PROPOSED 906" WATER MAIN
- PROPOSED 912" WATER MAIN
- PROPOSED 918" WATER MAIN
- PROPOSED 924" WATER MAIN
- PROPOSED 930" WATER MAIN
- PROPOSED 936" WATER MAIN
- PROPOSED 942" WATER MAIN
- PROPOSED 948" WATER MAIN
- PROPOSED 954" WATER MAIN
- PROPOSED 960" WATER MAIN
- PROPOSED 966" WATER MAIN
- PROPOSED 972" WATER MAIN
- PROPOSED 978" WATER MAIN
- PROPOSED 984" WATER MAIN
- PROPOSED 990" WATER MAIN
- PROPOSED 996" WATER MAIN
- PROPOSED 1002" WATER MAIN
- PROPOSED 1008" WATER MAIN
- PROPOSED 1014" WATER MAIN
- PROPOSED 1020" WATER MAIN
- PROPOSED 1026" WATER MAIN
- PROPOSED 1032" WATER MAIN
- PROPOSED 1038" WATER MAIN
- PROPOSED 1044" WATER MAIN
- PROPOSED 1050" WATER MAIN
- PROPOSED 1056" WATER MAIN
- PROPOSED 1062" WATER MAIN
- PROPOSED 1068" WATER MAIN
- PROPOSED 1074" WATER MAIN
- PROPOSED 1080" WATER MAIN
- PROPOSED 1086" WATER MAIN
- PROPOSED 1092" WATER MAIN
- PROPOSED 1098" WATER MAIN
- PROPOSED 1104" WATER MAIN
- PROPOSED 1110" WATER MAIN
- PROPOSED 1116" WATER MAIN
- PROPOSED 1122" WATER MAIN
- PROPOSED 1128" WATER MAIN
- PROPOSED 1134" WATER MAIN
- PROPOSED 1140" WATER MAIN
- PROPOSED 1146" WATER MAIN
- PROPOSED 1152" WATER MAIN
- PROPOSED 1158" WATER MAIN
- PROPOSED 1164" WATER MAIN
- PROPOSED 1170" WATER MAIN
- PROPOSED 1176" WATER MAIN
- PROPOSED 1182" WATER MAIN
- PROPOSED 1188" WATER MAIN
- PROPOSED 1194" WATER MAIN
- PROPOSED 1200" WATER MAIN

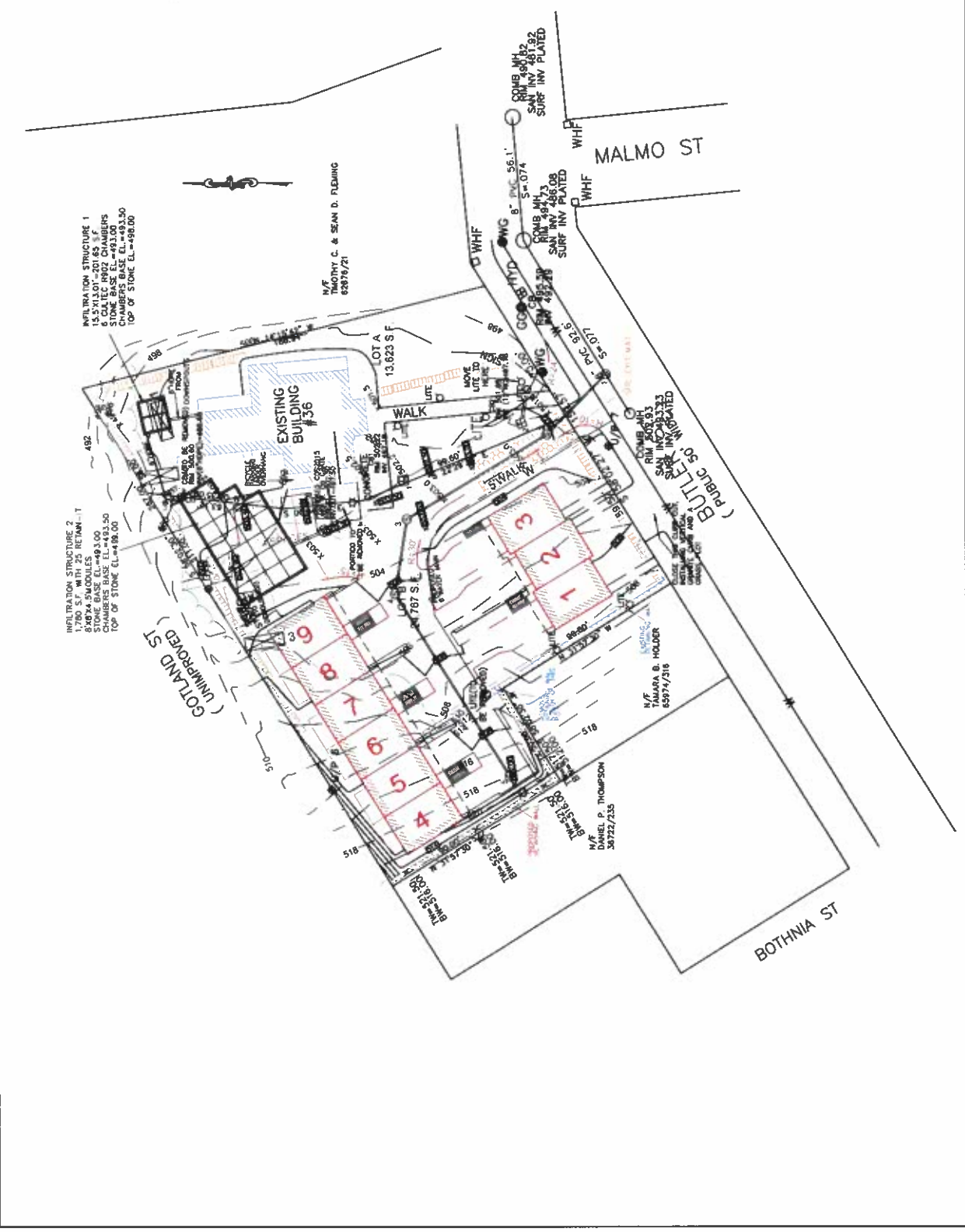


EXPEDITED ENGINEERING, LLC
 Professional Engineers & Environmental Scientists
 101 West Main Street, 4th Floor, Shrewsbury, MA 01545
 Telephone: 978-271-2222 Fax: 978-271-2223
 Website: www.expediteng.com

| | | | |
|----------|---------------|-------------|--------------------|
| CLT. NO. | 325 | JOB NO. | 348-525 |
| DATE | JULY 15, 2024 | DWG. NO. | 348BUTLERSTREET001 |
| DATE | 07/17/24 | DESCRIPTION | REVISIONS |
| DATE | 07/25/24 | DESCRIPTION | |



SITE PLAN OF LAND
AT 36 BUTLER STREET
 WORCESTER, MASSACHUSETTS
 PREPARED FOR APPLICANT/OWNER:
GM PROPERTIES, LLC
 234 SPRING STREET
 SHREWSBURY, MA 01545



EROSION & SEDIMENT CONTROL PLAN ES&S

KEY

- EXISTING 2" CONTOUR
- EXISTING 10" CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRING
- EXISTING HYDRANT
- EXISTING LIGHT
- STONE WALL
- EXISTING CATCH BASIN
- PROPOSED PAVEMENT CURB
- PROPOSED LIGHT

NOTES:

1. THE APPLICANT'S OWNERSHIP OF THE PROPERTY IS DERIVED FROM THE DEED RECORDED AT BOOK 4888 PAGE 335 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
2. THE SITE IS LOCATED IN THE RL-7 ZONING DISTRICT.
3. BOTH NEW LOTS WILL BE SUBJECT TO ACCESS AND UTILITY EASEMENTS.

EXPEDITED ENGINEERING, LLC
 1111 South Main Street, Worcester, MA 01602
 Telephone: 508-799-3925 • Fax: 508-799-3926

DATE: JULY 15, 2024
JOB NO.: 340-025

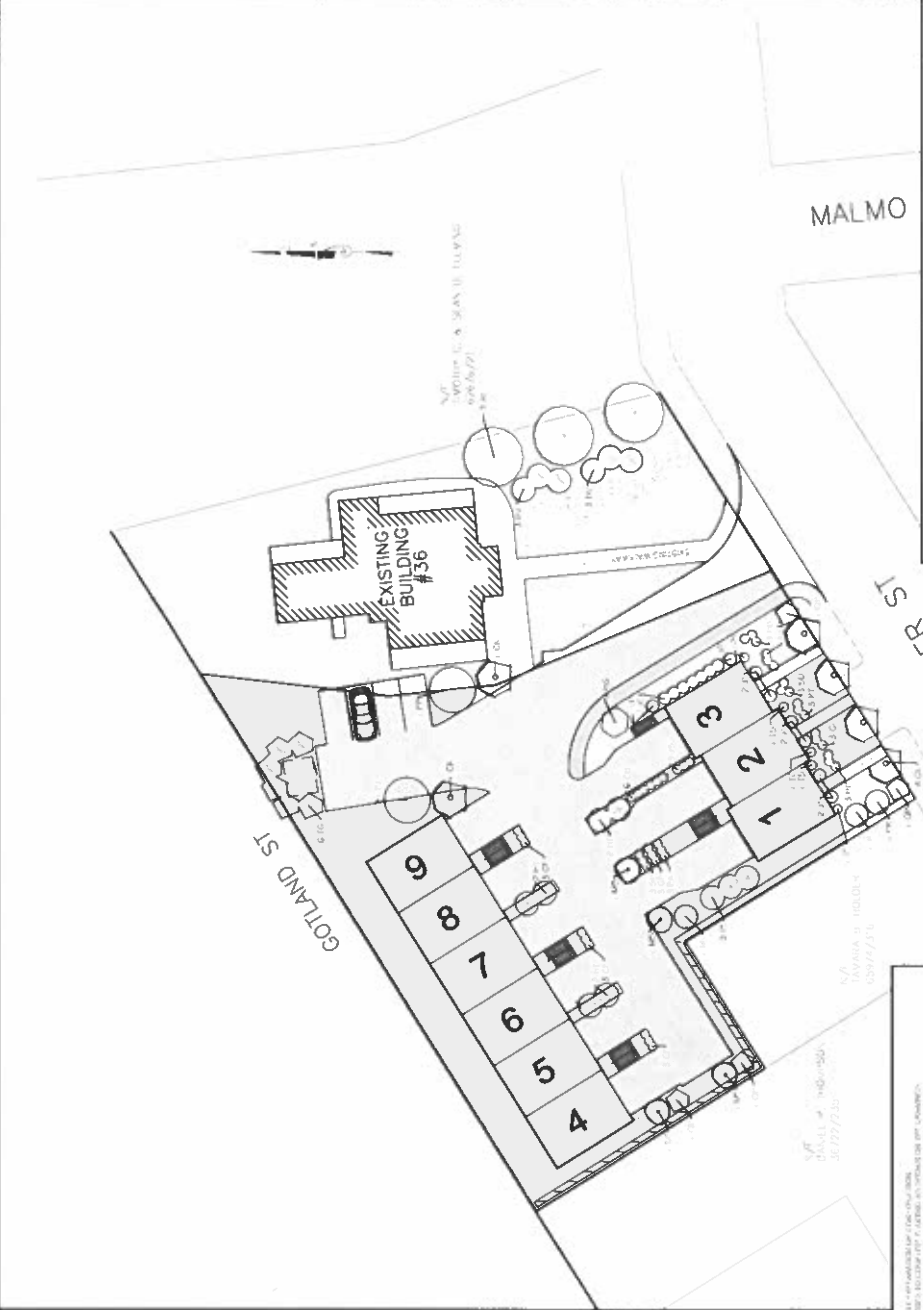
DATE: JULY 15, 2024
JOB NO.: 340-025

SCALE: 1 INCH = 20 FEET

FEET: 0 10 20 40 60 80
METERS: 0 10 20

SITE PLAN OF LAND
AT 36 BUTLER STREET
WORCESTER, MASSACHUSETTS
PREPARED FOR APPLICANT/OWNER:
GM PROPERTIES, LLC
234 SPRING STREET
SHREWSBURY, MA 01545

LANDSCAPE PLAN LSS



| City/Tree | Common Name | Botanical Name | Plant Code |
|-----------|-------------|----------------------|------------|
| AV | Yucca | Yucca filamentosa | AV |
| CA | Camellia | Camellia japonica | CA |
| CE | Camellia | Camellia sasanqua | CE |
| CH | Cherry | Prunus serrulata | CH |
| CR | Crabapple | Malus domestica | CR |
| DA | Daphne | Daphne genkwa | DA |
| DE | Deerhorn | Forbesya bicolor | DE |
| DI | Diervilla | Diervilla lonicera | DI |
| DR | Drumstick | Paederotus furbushii | DR |
| DU | Dwarf | Various | DU |
| EA | Eastern | Various | EA |
| EL | Elm | Ulmus americana | EL |
| EM | Emory | Emorya nana | EM |
| ER | Erigeron | Erigeron annuus | ER |
| ES | Eschschol | Eschscholzia affinis | ES |
| ET | Euonymus | Euonymus alatus | ET |
| EV | Evonymus | Evonymus alatum | EV |
| FA | Fern | Various | FA |
| FE | Fern | Various | FE |
| FI | Fern | Various | FI |
| FL | Flowering | Various | FL |
| FR | Fern | Various | FR |
| GA | Garden | Various | GA |
| GB | Garden | Various | GB |
| GC | Garden | Various | GC |
| GD | Garden | Various | GD |
| GE | Garden | Various | GE |
| GF | Garden | Various | GF |
| GG | Garden | Various | GG |
| GH | Garden | Various | GH |
| GI | Garden | Various | GI |
| GJ | Garden | Various | GJ |
| GK | Garden | Various | GK |
| GL | Garden | Various | GL |
| GM | Garden | Various | GM |
| GN | Garden | Various | GN |
| GO | Garden | Various | GO |
| GP | Garden | Various | GP |
| GQ | Garden | Various | GQ |
| GR | Garden | Various | GR |
| GS | Garden | Various | GS |
| GT | Garden | Various | GT |
| GU | Garden | Various | GU |
| GV | Garden | Various | GV |
| GW | Garden | Various | GW |
| GX | Garden | Various | GX |
| GY | Garden | Various | GY |
| GZ | Garden | Various | GZ |
| HA | Holly | Ilex aquifolium | HA |
| HB | Holly | Ilex opaca | HB |
| HC | Holly | Ilex verticillata | HC |
| HD | Holly | Ilex glabra | HD |
| HE | Holly | Ilex cornuta | HE |
| HF | Holly | Ilex pedunculata | HF |
| HG | Holly | Ilex verticillata | HG |
| HH | Holly | Ilex verticillata | HH |
| HI | Holly | Ilex verticillata | HI |
| HJ | Holly | Ilex verticillata | HJ |
| HK | Holly | Ilex verticillata | HK |
| HL | Holly | Ilex verticillata | HL |
| HM | Holly | Ilex verticillata | HM |
| HN | Holly | Ilex verticillata | HN |
| HO | Holly | Ilex verticillata | HO |
| HP | Holly | Ilex verticillata | HP |
| HQ | Holly | Ilex verticillata | HQ |
| HR | Holly | Ilex verticillata | HR |
| HS | Holly | Ilex verticillata | HS |
| HT | Holly | Ilex verticillata | HT |
| HU | Holly | Ilex verticillata | HU |
| HV | Holly | Ilex verticillata | HV |
| HW | Holly | Ilex verticillata | HW |
| HX | Holly | Ilex verticillata | HX |
| HY | Holly | Ilex verticillata | HY |
| HZ | Holly | Ilex verticillata | HZ |
| IA | Ironwood | Parrotia persica | IA |
| IB | Ironwood | Parrotia persica | IB |
| IC | Ironwood | Parrotia persica | IC |
| ID | Ironwood | Parrotia persica | ID |
| IE | Ironwood | Parrotia persica | IE |
| IF | Ironwood | Parrotia persica | IF |
| IG | Ironwood | Parrotia persica | IG |
| IH | Ironwood | Parrotia persica | IH |
| II | Ironwood | Parrotia persica | II |
| IJ | Ironwood | Parrotia persica | IJ |
| IK | Ironwood | Parrotia persica | IK |
| IL | Ironwood | Parrotia persica | IL |
| IM | Ironwood | Parrotia persica | IM |
| IN | Ironwood | Parrotia persica | IN |
| IO | Ironwood | Parrotia persica | IO |
| IP | Ironwood | Parrotia persica | IP |
| IQ | Ironwood | Parrotia persica | IQ |
| IR | Ironwood | Parrotia persica | IR |
| IS | Ironwood | Parrotia persica | IS |
| IT | Ironwood | Parrotia persica | IT |
| IU | Ironwood | Parrotia persica | IU |
| IV | Ironwood | Parrotia persica | IV |
| IW | Ironwood | Parrotia persica | IW |
| IX | Ironwood | Parrotia persica | IX |
| IY | Ironwood | Parrotia persica | IY |
| IZ | Ironwood | Parrotia persica | IZ |
| JA | Jacobs | Samolus repens | JA |
| JB | Jacobs | Samolus repens | JB |
| JC | Jacobs | Samolus repens | JC |
| JD | Jacobs | Samolus repens | JD |
| JE | Jacobs | Samolus repens | JE |
| JF | Jacobs | Samolus repens | JF |
| JG | Jacobs | Samolus repens | JG |
| JH | Jacobs | Samolus repens | JH |
| JI | Jacobs | Samolus repens | JI |
| JJ | Jacobs | Samolus repens | JJ |
| JK | Jacobs | Samolus repens | JK |
| JL | Jacobs | Samolus repens | JL |
| JM | Jacobs | Samolus repens | JM |
| JN | Jacobs | Samolus repens | JN |
| JO | Jacobs | Samolus repens | JO |
| JP | Jacobs | Samolus repens | JP |
| JQ | Jacobs | Samolus repens | JQ |
| JR | Jacobs | Samolus repens | JR |
| JS | Jacobs | Samolus repens | JS |
| JT | Jacobs | Samolus repens | JT |
| JU | Jacobs | Samolus repens | JU |
| JV | Jacobs | Samolus repens | JV |
| JW | Jacobs | Samolus repens | JW |
| JX | Jacobs | Samolus repens | JX |
| JY | Jacobs | Samolus repens | JY |
| JZ | Jacobs | Samolus repens | JZ |
| KA | Kalmia | Kalmia latifolia | KA |
| KB | Kalmia | Kalmia latifolia | KB |
| KC | Kalmia | Kalmia latifolia | KC |
| KD | Kalmia | Kalmia latifolia | KD |
| KE | Kalmia | Kalmia latifolia | KE |
| KF | Kalmia | Kalmia latifolia | KF |
| KG | Kalmia | Kalmia latifolia | KG |
| KH | Kalmia | Kalmia latifolia | KH |
| KI | Kalmia | Kalmia latifolia | KI |
| KJ | Kalmia | Kalmia latifolia | KJ |
| KK | Kalmia | Kalmia latifolia | KK |
| KL | Kalmia | Kalmia latifolia | KL |
| KM | Kalmia | Kalmia latifolia | KM |
| KN | Kalmia | Kalmia latifolia | KN |
| KO | Kalmia | Kalmia latifolia | KO |
| KP | Kalmia | Kalmia latifolia | KP |
| KQ | Kalmia | Kalmia latifolia | KQ |
| KR | Kalmia | Kalmia latifolia | KR |
| KS | Kalmia | Kalmia latifolia | KS |
| KT | Kalmia | Kalmia latifolia | KT |
| KU | Kalmia | Kalmia latifolia | KU |
| KV | Kalmia | Kalmia latifolia | KV |
| KW | Kalmia | Kalmia latifolia | KW |
| KX | Kalmia | Kalmia latifolia | KX |
| KY | Kalmia | Kalmia latifolia | KY |
| KZ | Kalmia | Kalmia latifolia | KZ |
| LA | Lamb | Stachys recta | LA |
| LB | Lamb | Stachys recta | LB |
| LC | Lamb | Stachys recta | LC |
| LD | Lamb | Stachys recta | LD |
| LE | Lamb | Stachys recta | LE |
| LF | Lamb | Stachys recta | LF |
| LG | Lamb | Stachys recta | LG |
| LH | Lamb | Stachys recta | LH |
| LI | Lamb | Stachys recta | LI |
| LJ | Lamb | Stachys recta | LJ |
| LK | Lamb | Stachys recta | LK |
| LL | Lamb | Stachys recta | LL |
| LM | Lamb | Stachys recta | LM |
| LN | Lamb | Stachys recta | LN |
| LO | Lamb | Stachys recta | LO |
| LP | Lamb | Stachys recta | LP |
| LQ | Lamb | Stachys recta | LQ |
| LR | Lamb | Stachys recta | LR |
| LS | Lamb | Stachys recta | LS |
| LT | Lamb | Stachys recta | LT |
| LU | Lamb | Stachys recta | LU |
| LV | Lamb | Stachys recta | LV |
| LW | Lamb | Stachys recta | LW |
| LX | Lamb | Stachys recta | LX |
| LY | Lamb | Stachys recta | LY |
| LZ | Lamb | Stachys recta | LZ |
| MA | Man | Manisuris | MA |
| MB | Man | Manisuris | MB |
| MC | Man | Manisuris | MC |
| MD | Man | Manisuris | MD |
| ME | Man | Manisuris | ME |
| MF | Man | Manisuris | MF |
| MG | Man | Manisuris | MG |
| MH | Man | Manisuris | MH |
| MI | Man | Manisuris | MI |
| MJ | Man | Manisuris | MJ |
| MK | Man | Manisuris | MK |
| ML | Man | Manisuris | ML |
| MM | Man | Manisuris | MM |
| MN | Man | Manisuris | MN |
| MO | Man | Manisuris | MO |
| MP | Man | Manisuris | MP |
| MQ | Man | Manisuris | MQ |
| MR | Man | Manisuris | MR |
| MS | Man | Manisuris | MS |
| MT | Man | Manisuris | MT |
| MU | Man | Manisuris | MU |
| MV | Man | Manisuris | MV |
| MW | Man | Manisuris | MW |
| MX | Man | Manisuris | MX |
| MY | Man | Manisuris | MY |
| MZ | Man | Manisuris | MZ |
| NA | Nand | Nandina domestica | NA |
| NB | Nand | Nandina domestica | NB |
| NC | Nand | Nandina domestica | NC |
| ND | Nand | Nandina domestica | ND |
| NE | Nand | Nandina domestica | NE |
| NF | Nand | Nandina domestica | NF |
| NG | Nand | Nandina domestica | NG |
| NH | Nand | Nandina domestica | NH |
| NI | Nand | Nandina domestica | NI |
| NJ | Nand | Nandina domestica | NJ |
| NK | Nand | Nandina domestica | NK |
| NL | Nand | Nandina domestica | NL |
| NM | Nand | Nandina domestica | NM |
| NN | Nand | Nandina domestica | NN |
| NO | Nand | Nandina domestica | NO |
| NP | Nand | Nandina domestica | NP |
| NQ | Nand | Nandina domestica | NQ |
| NR | Nand | Nandina domestica | NR |
| NS | Nand | Nandina domestica | NS |
| NT | Nand | Nandina domestica | NT |
| NU | Nand | Nandina domestica | NU |
| NV | Nand | Nandina domestica | NV |
| NW | Nand | Nandina domestica | NW |
| NX | Nand | Nandina domestica | NX |
| NY | Nand | Nandina domestica | NY |
| NZ | Nand | Nandina domestica | NZ |
| OA | Olea | Olea europaea | OA |
| OB | Olea | Olea europaea | OB |
| OC | Olea | Olea europaea | OC |
| OD | Olea | Olea europaea | OD |
| OE | Olea | Olea europaea | OE |
| OF | Olea | Olea europaea | OF |
| OG | Olea | Olea europaea | OG |
| OH | Olea | Olea europaea | OH |
| OI | Olea | Olea europaea | OI |
| OJ | Olea | Olea europaea | OJ |
| OK | Olea | Olea europaea | OK |
| OL | Olea | Olea europaea | OL |
| OM | Olea | Olea europaea | OM |
| ON | Olea | Olea europaea | ON |
| OO | Olea | Olea europaea | OO |
| OP | Olea | Olea europaea | OP |
| OQ | Olea | Olea europaea | OQ |
| OR | Olea | Olea europaea | OR |
| OS | Olea | Olea europaea | OS |
| OT | Olea | Olea europaea | OT |
| OU | Olea | Olea europaea | OU |
| OV | Olea | Olea europaea | OV |
| OW | Olea | Olea europaea | OW |
| OX | Olea | Olea europaea | OX |
| OY | Olea | Olea europaea | OY |
| OZ | Olea | Olea europaea | OZ |
| PA | Pala | Palafoxia | PA |
| PB | Pala | Palafoxia | PB |
| PC | Pala | Palafoxia | PC |
| PD | Pala | Palafoxia | PD |
| PE | Pala | Palafoxia | PE |
| PF | Pala | Palafoxia | PF |
| PG | Pala | Palafoxia | PG |
| PH | Pala | Palafoxia | PH |
| PI | Pala | Palafoxia | PI |
| PJ | Pala | Palafoxia | PJ |
| PK | Pala | Palafoxia | PK |
| PL | Pala | Palafoxia | PL |
| PM | Pala | Palafoxia | PM |
| PN | Pala | Palafoxia | PN |
| PO | Pala | Palafoxia | PO |
| PP | Pala | Palafoxia | PP |
| PQ | Pala | Palafoxia | PQ |
| PR | Pala | Palafoxia | PR |
| PS | Pala | Palafoxia | PS |
| PT | Pala | Palafoxia | PT |
| PU | Pala | Palafoxia | PU |
| PV | Pala | Palafoxia | PV |
| PW | Pala | Palafoxia | PW |
| PX | Pala | Palafoxia | PX |
| PY | Pala | Palafoxia | PY |
| PZ | Pala | Palafoxia | PZ |
| QA | Qu | Quercus | QA |
| QB | Qu | Quercus | QB |
| QC | Qu | Quercus | QC |
| QD | Qu | Quercus | QD |
| QE | Qu | Quercus | QE |
| QF | Qu | Quercus | QF |
| QG | Qu | Quercus | QG |
| QH | Qu | Quercus | QH |
| QI | Qu | Quercus | QI |
| QJ | Qu | Quercus | QJ |
| QK | Qu | Quercus | QK |
| QL | Qu | Quercus | QL |
| QM | Qu | Quercus | QM |
| QN | Qu | Quercus | |

KEY

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY AND SERVICES
- EXISTING HYDRANT
- EXISTING LIGHT
- STONE WALL
- EXISTING CATCH BASIN
- PROPOSED PAYMENT CURB
- PROPOSED LIGHT

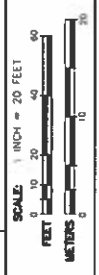
NOTES:

1. THE APPLICANT'S OWNERSHIP OF THE PROPERTY IS DERIVED FROM THE DEED RECORDED AT BOOK 70067 PAGE 335 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
2. THE SITE IS LOCATED IN THE R-7 ZONING DISTRICT.
3. BOTH NEW LOTS WILL BE SUBJECT TO ACCESS AND UTILITY EASEMENTS.

EXPEDITED ENGINEERING, LLC

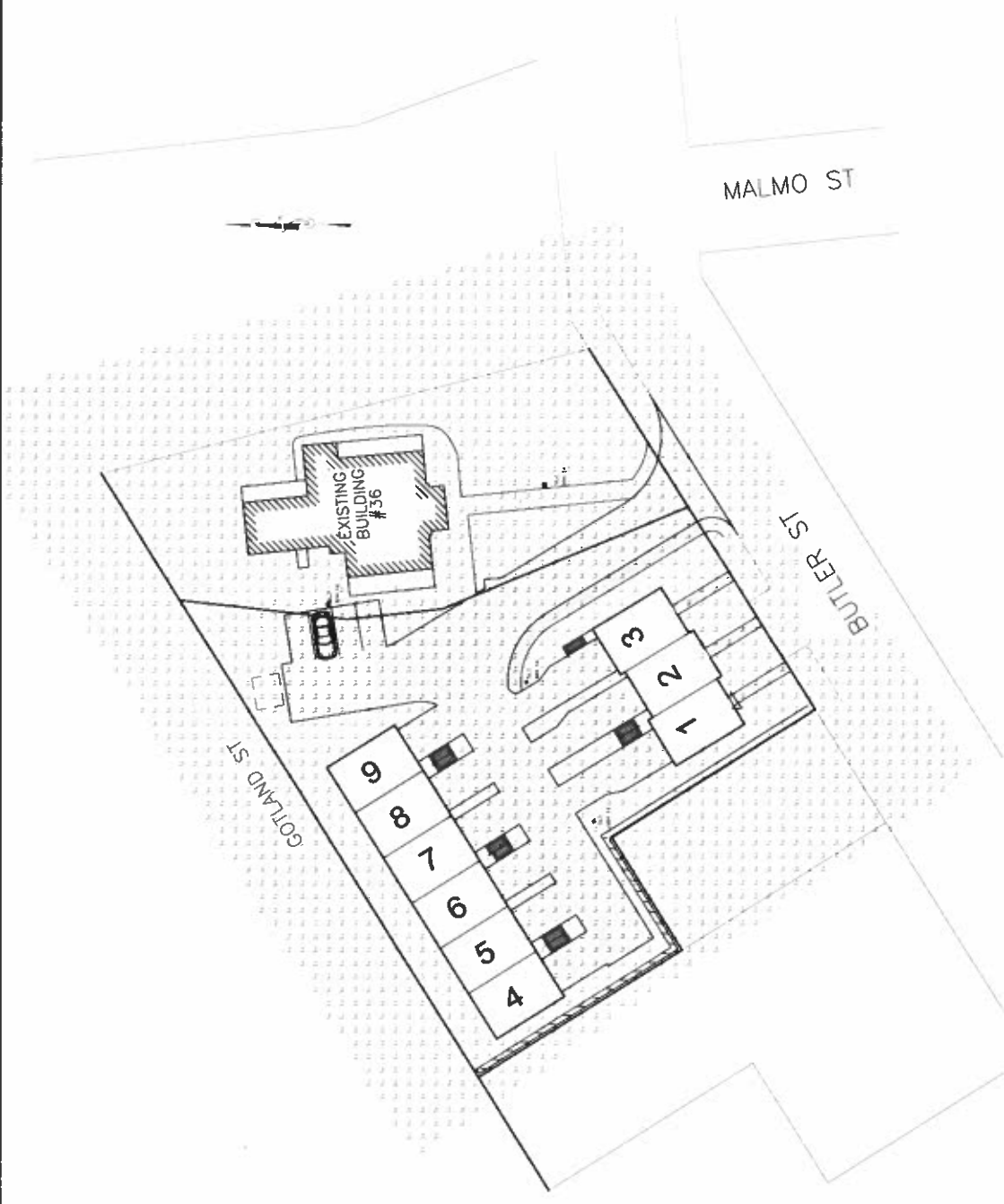
Professional Engineers & Architects License No. 0000000000
 100 State St., 2nd Fl., Worcester, MA 01609

| | | | |
|-----------|---------------|----------|----------------------|
| PL. NO. | 525 | JOB NO. | 348-825 |
| DATE | JULY 18, 2024 | DWG. NO. | SUBUTLERSTREET040001 |
| REVISIONS | | | |
| DATE | DESCRIPTION | BY | NO. REVISION |
| 8/27/24 | NO. REVISION | | |



SITE PLAN OF LAND
AT 36 BUTLER STREET
WORCESTER, MASSACHUSETTS
 PREPARED FOR APPLICANT/OWNER:
GM PROPERTIES, LLC
 234 SPRING STREET
 SHREWSBURY, MA 01545

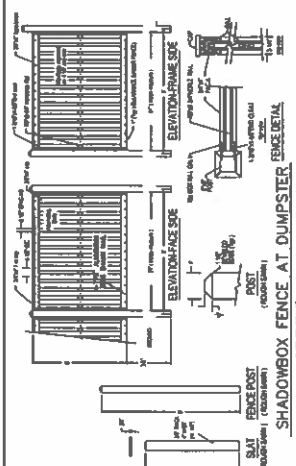
LIGHTING PLAN L57



PROPOSED LIGHT FIXTURE

| | | | | | | | | | |
|------------------|------|----|----|----|----|----|----|----|----|
| EXISTING SCOPING | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| TOTAL POINTS | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

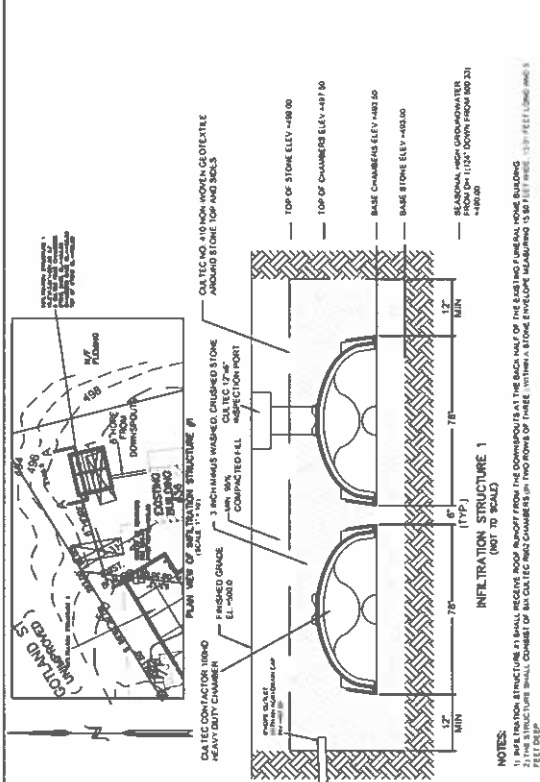
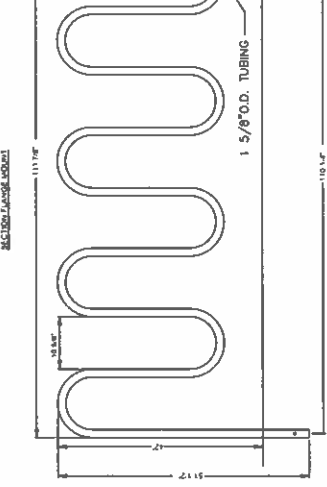
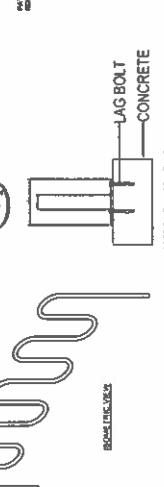
| | | | |
|------|---------|----|--------------|
| DATE | 8/27/24 | BY | NO. REVISION |
| DATE | 8/27/24 | BY | NO. REVISION |



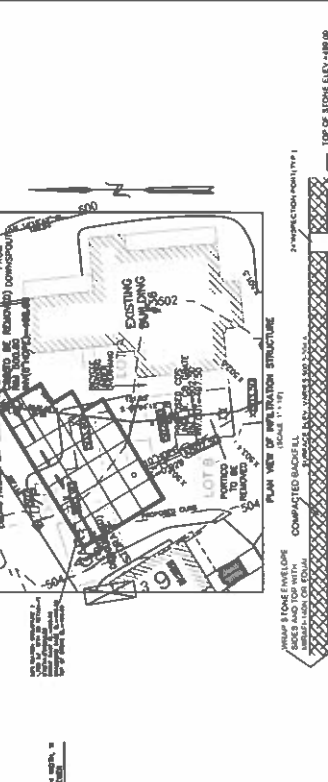
SHADOWBOX FENCE AT DUMPSTER FENCE DETAIL
 NOTES:
 1. FENCE SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. SHADOWBOX FENCE TO BE 6" WALPOLE SHADOWBOX SCREEN FENCE, WALPOLE WOODWORKS, C.O. BOX 151 WALPOLE, MA 01981, PHONE 1-800-343-6848, OR
 3. WOOD MATERIAL TO BE NORTHERN WHITE CEDAR
 4. THE FENCING SHALL BE GATED ON THE PARKING LOT SIDE FOR ACCESS.

SANITARY SEWER PIPE AND INVERT TABLE

| FROM | TO | PIPE | INVERT | INVERT |
|-----------|---------|--------|--------|-----------|
| STRUCTURE | MANHOLE | LENGTH | SIZE | STRUCTURE |
| 100 | 101 | 10.00 | 18" | 100 |
| 101 | 102 | 10.00 | 18" | 101 |
| 102 | 103 | 10.00 | 18" | 102 |
| 103 | 104 | 10.00 | 18" | 103 |
| 104 | 105 | 10.00 | 18" | 104 |
| 105 | 106 | 10.00 | 18" | 105 |
| 106 | 107 | 10.00 | 18" | 106 |
| 107 | 108 | 10.00 | 18" | 107 |
| 108 | 109 | 10.00 | 18" | 108 |
| 109 | 110 | 10.00 | 18" | 109 |
| 110 | 111 | 10.00 | 18" | 110 |
| 111 | 112 | 10.00 | 18" | 111 |
| 112 | 113 | 10.00 | 18" | 112 |
| 113 | 114 | 10.00 | 18" | 113 |
| 114 | 115 | 10.00 | 18" | 114 |
| 115 | 116 | 10.00 | 18" | 115 |
| 116 | 117 | 10.00 | 18" | 116 |
| 117 | 118 | 10.00 | 18" | 117 |
| 118 | 119 | 10.00 | 18" | 118 |
| 119 | 120 | 10.00 | 18" | 119 |
| 120 | 121 | 10.00 | 18" | 120 |
| 121 | 122 | 10.00 | 18" | 121 |
| 122 | 123 | 10.00 | 18" | 122 |
| 123 | 124 | 10.00 | 18" | 123 |
| 124 | 125 | 10.00 | 18" | 124 |
| 125 | 126 | 10.00 | 18" | 125 |
| 126 | 127 | 10.00 | 18" | 126 |
| 127 | 128 | 10.00 | 18" | 127 |
| 128 | 129 | 10.00 | 18" | 128 |
| 129 | 130 | 10.00 | 18" | 129 |
| 130 | 131 | 10.00 | 18" | 130 |
| 131 | 132 | 10.00 | 18" | 131 |
| 132 | 133 | 10.00 | 18" | 132 |
| 133 | 134 | 10.00 | 18" | 133 |
| 134 | 135 | 10.00 | 18" | 134 |
| 135 | 136 | 10.00 | 18" | 135 |
| 136 | 137 | 10.00 | 18" | 136 |
| 137 | 138 | 10.00 | 18" | 137 |
| 138 | 139 | 10.00 | 18" | 138 |
| 139 | 140 | 10.00 | 18" | 139 |
| 140 | 141 | 10.00 | 18" | 140 |
| 141 | 142 | 10.00 | 18" | 141 |
| 142 | 143 | 10.00 | 18" | 142 |
| 143 | 144 | 10.00 | 18" | 143 |
| 144 | 145 | 10.00 | 18" | 144 |
| 145 | 146 | 10.00 | 18" | 145 |
| 146 | 147 | 10.00 | 18" | 146 |
| 147 | 148 | 10.00 | 18" | 147 |
| 148 | 149 | 10.00 | 18" | 148 |
| 149 | 150 | 10.00 | 18" | 149 |
| 150 | 151 | 10.00 | 18" | 150 |
| 151 | 152 | 10.00 | 18" | 151 |
| 152 | 153 | 10.00 | 18" | 152 |
| 153 | 154 | 10.00 | 18" | 153 |
| 154 | 155 | 10.00 | 18" | 154 |
| 155 | 156 | 10.00 | 18" | 155 |
| 156 | 157 | 10.00 | 18" | 156 |
| 157 | 158 | 10.00 | 18" | 157 |
| 158 | 159 | 10.00 | 18" | 158 |
| 159 | 160 | 10.00 | 18" | 159 |
| 160 | 161 | 10.00 | 18" | 160 |
| 161 | 162 | 10.00 | 18" | 161 |
| 162 | 163 | 10.00 | 18" | 162 |
| 163 | 164 | 10.00 | 18" | 163 |
| 164 | 165 | 10.00 | 18" | 164 |
| 165 | 166 | 10.00 | 18" | 165 |
| 166 | 167 | 10.00 | 18" | 166 |
| 167 | 168 | 10.00 | 18" | 167 |
| 168 | 169 | 10.00 | 18" | 168 |
| 169 | 170 | 10.00 | 18" | 169 |
| 170 | 171 | 10.00 | 18" | 170 |
| 171 | 172 | 10.00 | 18" | 171 |
| 172 | 173 | 10.00 | 18" | 172 |
| 173 | 174 | 10.00 | 18" | 173 |
| 174 | 175 | 10.00 | 18" | 174 |
| 175 | 176 | 10.00 | 18" | 175 |
| 176 | 177 | 10.00 | 18" | 176 |
| 177 | 178 | 10.00 | 18" | 177 |
| 178 | 179 | 10.00 | 18" | 178 |
| 179 | 180 | 10.00 | 18" | 179 |
| 180 | 181 | 10.00 | 18" | 180 |
| 181 | 182 | 10.00 | 18" | 181 |
| 182 | 183 | 10.00 | 18" | 182 |
| 183 | 184 | 10.00 | 18" | 183 |
| 184 | 185 | 10.00 | 18" | 184 |
| 185 | 186 | 10.00 | 18" | 185 |
| 186 | 187 | 10.00 | 18" | 186 |
| 187 | 188 | 10.00 | 18" | 187 |
| 188 | 189 | 10.00 | 18" | 188 |
| 189 | 190 | 10.00 | 18" | 189 |
| 190 | 191 | 10.00 | 18" | 190 |
| 191 | 192 | 10.00 | 18" | 191 |
| 192 | 193 | 10.00 | 18" | 192 |
| 193 | 194 | 10.00 | 18" | 193 |
| 194 | 195 | 10.00 | 18" | 194 |
| 195 | 196 | 10.00 | 18" | 195 |
| 196 | 197 | 10.00 | 18" | 196 |
| 197 | 198 | 10.00 | 18" | 197 |
| 198 | 199 | 10.00 | 18" | 198 |
| 199 | 200 | 10.00 | 18" | 199 |



NOTES:
 1. INFILTRATION STRUCTURE TO BE SMALL RECEIVE ROOF RUNOFF FROM THE DOWNSPOUTS AT THE BACK HALF OF THE EXISTING FIREARMS HOME BUILDING. THE STRUCTURE SHALL BE CONSTRUCTED IN TWO TOWNS OF THREE (3) FEET EACH. THE TOTAL LENGTH SHALL BE 6 FEET.
 2. THE STRUCTURE SHALL BE CONSTRUCTED WITH 12\"/>



NOTES:
 1. INFILTRATION STRUCTURE TO BE SMALL RECEIVE ROOF RUNOFF FROM THE DOWNSPOUTS AT THE BACK HALF OF THE EXISTING FIREARMS HOME BUILDING. THE STRUCTURE SHALL BE CONSTRUCTED IN TWO TOWNS OF THREE (3) FEET EACH. THE TOTAL LENGTH SHALL BE 6 FEET.
 2. THE STRUCTURE SHALL BE CONSTRUCTED WITH 12\"/>

EXPEDITED ENGINEERING, LLC
 Professional Engineers & Licensed Land Surveyors
 117 Lakeside Road, Suite 8, Worcester, MA 01511
 Telephone: 508-853-1111

PROJECT NO: 248-523
 DATE: JULY 15, 2024
 DRAWING NO: 36B/STREETS/CURRENT

SCALE: AS NOTED

SITE PLAN OF LAND AT 36 BUTLER STREET WORCESTER, MASSACHUSETTS
 PREPARED FOR APPLICANT/OWNER:
GM PROPERTIES, LLC
 234 SPRING STREET
 SHREWSBURY, MA 01545

| DATE | DESCRIPTION |
|---------|----------------|
| 7/15/24 | INITIAL REVIEW |
| 7/15/24 | FINAL REVIEW |



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: 53

Parcel Address: 36 BUTLER ST
Assessor's Map-Block-Lot(s): 10-043-00012

Owner: GM PROPERTIES LLC

Owner Mailing: 24 SPRING ST
SHREWSBURY, MA 01545

Petitioner (if other than owner): STEPHANIE FLEMING
Petitioner Mailing Address: 311 MAIN ST
WORCESTER, MA 01608
Petitioner Phone: 508-926-3346

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

| | | | |
|------------------------------|--------------|-------------------------|--------------------------|
| CITY OF WORCESTER PARKS DEPT | 31-025-00001 | 455 MAIN ST, PARKS DEPT | WORCESTER, MA 01608 |
| SAKSA,BRIAN D | 10-043-00015 | 94 MCKEON RD | WORCESTER, MA 01607-1030 |
| CITY OF WORCESTER | 31-025-00003 | 0455 MAIN ST | WORCESTER, MA 01608 |

| | | | |
|-----------------------------------|--------------|-----------------------|---------------------------|
| LUSIGNAN,WILLIAM F JR | 10-042-00010 | 1 RICE CORNER RD | BROOKFIELD, MA 01506-1804 |
| ROSADO,JOSE I + MARISOL | 10-043-00008 | 0021 GOTLAND ST | WORCESTER, MA 01607-1315 |
| HOLDER,TAMARA B | 10-043-00003 | 0046 BUTLER ST | WORCESTER, MA 01607 |
| VILLAMAINO,MATTHEW JR | 10-041-00007 | 0007 MCGILL ST | WORCESTER, MA 01607 |
| TYBOROWSKI,JOSEPH J + DEBORAH | 10-041-06+7A | 11 MC GILL ST | WORCESTER, MA 01607 |
| SPENCER,JULIE E | 10-045-00007 | 0042 STEBBINS ST | WORCESTER, MA 01607 |
| DILLON,STEVEN M + KRISTEN A | 10-044-0018A | 0046 STEBBINS ST | WORCESTER, MA 01607-1343 |
| ASTFORD RENSFIELD ROMEO | 10-041-00009 | P.O. BOX 3424 | WORCESTER, MA 01613 |
| PARENT,WAYNE A + CHERYL A | 10-043-27+28 | 0002 MCGILL ST | WORCESTER, MA 01607-1321 |
| PARENT,WAYNE A + CHERYL A | 10-043-27+28 | 0002 MCGILL ST | WORCESTER, MA 01607-1321 |
| ALZOGHBY,RANIA + TAREK | 10-043-00021 | 0090 MCKEON RD | WORCESTER, MA 01607 |
| WILSON,DEVAN | 10-043-00025 | 0004 MCGILL ST | WORCESTER, MA 01607 |
| DESMARAIS,WALLACE J JR | 10-043-00013 | 0012 BUTLER ST | WORCESTER, MA 01607-1312 |
| CAMPBELL,ROBERT J + | 10-042-05+06 | 0035 GOTLAND ST | WORCESTER, MA 01607 |
| DELEON,WILKINS | 10-045-00003 | 0045 BUTLER ST | WORCESTER, MA 01607 |
| DONAHUE,JOHN M JR + SUSAN P | 10-045-00026 | 0011 BUTLER ST | WORCESTER, MA 01607 |
| PHAN,JANETTE MATIC | 10-044-00010 | 0058 BUTLER ST | WORCESTER, MA 01607 |
| BOATENG,KWAKU | 10-045-00015 | 0028 STEBBINS ST | WORCESTER, MA 01607 |
| NISHAN,PATRICIA F | 10-045-00023 | 0015 MALMO ST | WORCESTER, MA 01607 |
| KENADEK,CLARA M | 10-043-00014 | 175 NO MAIN ST | UXBRIDGE, MA 01569 |
| GORDEN,KEITH B | 10-042-00016 | 0015 MCGILL ST | WORCESTER, MA 01607 |
| PLOSKI,BRONISLAWA + | 10-043-00024 | 00007 BOTHNIA ST | WORCESTER, MA 01607 |
| FLEMING,TIMOTHY C + SEAN D | 10-043-00017 | 0014 KNOWLES STREET | AUBURN, MA 01501 |
| SOLORZANO,CARLOS | 10-043-00005 | 0018 BUTLER ST | WORCESTER, MA 01607 |
| SREEDHARA,BANADAKOPPA T + JAYA | 10-043-00022 | 0010 MCGILL ST | WORCESTER, MA 01607-1321 |
| LEMON,ANN MARIE + TOOHIL,JAMES V | 10-043-00018 | 0007 BOTHNIA ST | WORCESTER, MA 01607 |
| LAPRADE,GARY W + EILEEN A | 10-045-0006C | 19 BUTLER ST | WORCESTER, MA 01607 |
| DEMATOS,THIAGO + VANESSA | 10-045-00013 | 0039 BUTLER ST UNIT 2 | WORCESTER, MA 01607 |
| CORDERO,GLORIA Y | 10-044-00021 | 0062 BUTLER ST | WORCESTER, MA 01607 |
| BARRERA,OSCAR R | 10-045-00009 | 0026 MONUMET AVE | MARLBOROUGH, MA 01752 |
| HOOGASIAN,DAVID | 10-045-02+12 | 0049 BUTLER ST | WORCESTER, MA 01607 |
| KIRK,RICHARD C + PAMELA J | 10-045-00011 | 0053 BUTLER ST | WORCESTER, MA 01607 |
| NGUYEN,MAI + VU,CECE | 10-045-00008 | 0012 LAKESIDE DR | SHREWSBURY, MA 01545 |
| LUNDSTEN,WARREN K + JANET L | 10-044-00020 | 0068 BUTLER ST | WORCESTER, MA 01607 |
| OLSON,CRAIG | 10-044-00007 | 0061 BUTLER ST | WORCESTER,, MA 01607 |
| BARAKE,HUSSEIN + MAALIN,MARYANN | 10-045-7B+21 | 0038 STEBBINS ST | WORCESTER, MA 01607 |
| GAUDETTE,MICHAEL A | 10-044-00006 | 0128 OLD WEBSTER RD | OXFORD, MA 01540 |
| CENTENO,YVETTE J + RAMOS,NORBERTO | 10-045-0007A | 27 BOTHNIA ST | WORCESTER, MA 01607 |
| ADEYINKA,ADEOYE | 10-044-00019 | 0026 BOTHNIA ST | WORCESTER, MA 01607 |
| DE FIGUEREDO,GILSON RODRIGUES | 10-043-00002 | 0050 BUTLER ST | WORCESTER, MA 01604 |
| KOWALSKI,LISA M | 10-042-000A2 | 9 NORCROSS STREET | WORCESTER, MA 01602 |
| COLLEGE OF THE HOLY CROSS | 10-040-00001 | ONE COLLEGE STREET | WORCESTER, MA 01610-2395 |
| RHAOUAT,ABDELAZIZ | 10-043-0004A | 0016 BUTLER ST | WORCESTER, MA 01607 |

| | | | |
|-------------------------------|--------------|------------------------|---------------------------|
| LIPO,ERION + | 10-043-00004 | 0017 ADDISON AVE | LYNN, MA 01902 |
| DONAHUE,JOHN M JR + SUSAN P | 10-045-00028 | 0011 BUTLER ST | WORCESTER, MA 01607 |
| DONAHUE,DANIEL M | 10-045-00016 | 0009 MALMO ST | WORCESTER, MA 01607 |
| SILVERIO,RENATA C | 10-042-00012 | 30 YORKSHIRE TER APT 9 | SHREWSBURY, MA 01545-4129 |
| GABRIELLA,MICHAEL P + MARIA D | 10-042-000B2 | 0018 BOTHNIA ST | WORCESTER, MA 01607 |
| ALTIF,RALPH + PAMELA | 10-041-00005 | 3 MCGILL ST | WORCESTER, MA 01607-1320 |
| FAY,WILLIAM J TRUSTEE + | 10-043-00012 | 0036 BUTLER ST | WORCESTER, MA 01607 |

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 10-043-00012 as cited above.

Certified by:

Samuel E. Konecny

Signature

07/26/2024

Date



Abutters Map



