



**SPECIAL PERMIT APPLICATION**

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

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

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

**1. Property Information**

- a. 205 Hope Avenue a/k/a 221 Webster Street  
Address(es) – please list all addresses the subject property is known by
- b. 27-004-00001  
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 60377 Page 67  
Current Owner(s) Recorded Deed/Title Reference(s)
- d. BL-1.0  
Zoning District and all Zoning Overlay Districts (if any)

The property is approximately 2.08 acres in size and currently contains a donut shop, bakery and deli, restaurant and package store in multiple buildings as shown on the plans submitted herewith. Please see Statement in Support.

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

f. N/A

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

**2. Applicant Information**

a. M.P.G. Corporation

Name(s)

b. One Roberts Road, Plymouth, MA 02360

Mailing Address(es)

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

Email and Phone Number(s)

d. Developer/Lessee

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

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

M.P.G. Corporation

By: Peter Garrett, Peter J. Garrett, Its President

(Signature)

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

a. Kasper Family 2019 Irrevocable Trust

Name(s)

b. 221 Webster Street, Worcester, MA 01603

Mailing Address(es)

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

Email and Phone Number

**4. Representative Information**

a. Joshua Lee Smith, Esq.

Name(s)

b. Joshua Lee Smith

Signature(s)

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

Mailing Address(es)

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

Email and Phone Number

e. Attorney for Applicant

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

**5. Owner Authorization**

Authorization I, Kasper Family 2019 Irrevocable Trust, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 27 Block 004 Lot(s) 00001, do hereby authorize M.P.G. Corporation to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the \_\_\_\_\_ day of 8/12/2024, 2024.

Kasper Family 2019 Irrevocable Trust  
DocuSigned by:

**6. Proposal (attach a separate narrative if necessary)**

By: William Kasper  
12B31F46E8AB455... William Kasper

The Applicant seeks to raze and remove the existing buildings on the property and to construct and develop a gasoline service station with level 3 electric vehicle (EV) charging stations (and EV ready spaces) and an approximately 5,000+/- square foot convenience store (including the sale of beer and wine) with an approximately 1,500+/- square foot food service establishment with a drive-through.

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

Article IV, Section 2, Table 4.1 business uses(17) - Automobile Refueling Station - Special Permit by ZBA  
Article IV, Section 2, Table 4.1 business uses(6) - Food Service w/ drive-through - Special Permit by ZBA

b. Article IV, Section 2, Table 4.1 business uses(21) - Package Store - Permitted by right  
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.

c. No.  
Are you aware if this property has been previously granted approvals from any City Board or Commission? If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions)

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

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

### **SPECIAL PERMIT FINDINGS OF FACT**

**In the spaces below explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)**

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

Please see Statement in Support.

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

Please see Statement in Support.

3. Adequacy of utilities and other public services:

Please see Statement in Support.

4. Neighborhood character and social structure:

Please see Statement in Support.

5. Impacts on the natural environment:

Please see Statement in Support.

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

Please see Statement in Support.

### **SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS**

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

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

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities)
  
2. Indicate how long the nonconforming aspects of the structure have been in existence:
  
3. At the time of construction, did the structure meet applicable zoning requirements? (Check with the zoning ordinance, as amended, that would have been in effect at the time of construction. Past zoning ordinances are available for research at the City Clerk’s office. Past zoning maps are available at the Division of Planning and Regulatory Services)
  
4. Describe the proposed extension, alteration or change:
  
5. Indicate the total square footage of any physical expansion:
  
6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed: Note: In residential districts, the use as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.
  
7. Explain how the structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

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

1. Describe what is currently nonconforming about this use:
  
  
  
  
  
  
  
  
  
  
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:
  
  
  
  
  
  
  
  
  
  
5. Indicate the total square footage to be utilized for the proposed use:
  
  
  
  
  
  
  
  
  
  
6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed use: Note: In residential districts, the use as extended, altered or changed shall meet the off-street parking requirements of the zoning ordinance.
  
  
  
  
  
  
  
  
  
  
7. Explain how the use as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

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

1. Describe the proposed residential use:
  
  
  
  
  
  
  
  
  
  
2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:
  
  
  
  
  
  
  
  
  
  
3. Number and dimensions of off-street parking spaces to be provided and location (garage, driveway). Off-street parking spaces must be located outside of the front yard and exterior side yard setbacks.

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

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

The Applicant seeks to raze and remove the existing buildings on the property and to construct and develop a gasoline service station with level 3 EV charging stations (and EV-ready spaces) and an approximately 5,000+/- square foot convenience store (including the sale of beer and wine) with an approximately 1,500+/- square foot food service establishment with a drive-through. Please see Statement in Support.

2. Total square footage of proposed use:

5,000+/- square foot convenience store building + service station area and an approximately 1,500+/- square foot food service establishment with a drive-through.

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.

28 total parking spaces are proposed for the Project, with 9 located in front of the convenience store, 9 parking spaces in the rear and 10 spaces located on the northwest portion of the lot on the other side of the refueling station.

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

5. For a proposed Bed and Breakfast use, provide additional documentation per Article IV, Section 11.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



4. Attach documentation from the Director of Public Health and the Conservation Commission as outlined in the City of Worcester Zoning Ordinance Article IV, Section 5.
5. Attach a site plan with all required information in support of the application per the City of Worcester Zoning Ordinance Article IV, Section 5.

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

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

Special permits are also required pursuant to Article IV, Section 7.A.2 for noncompliance with curb cut widths, the drive-through requirements, and, to the extent applicable, modification of the parking area landscaping requirements.

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

All other driveways, except common driveways, shall have a minimum width of twelve (12) feet for one-way driveways, or twenty (20) feet for two-way driveways, and a maximum width of thirty (30) feet (24 feet preferred), not including curb returns. The driveway width on the Northeast corner of the Property off of Hope Avenue is 37' in width for vehicular circulation and to allow for multiple egress lanes from the Property.

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

N/A.

**8. Other Special Permits**

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

**TAX CERTIFICATION**

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

**If a Single Owner or Proprietorship:**

- a. \_\_\_\_\_  
Name
- b. \_\_\_\_\_  
Signature certifying payment of all municipal charges
- c. \_\_\_\_\_  
Mailing Address
- d. \_\_\_\_\_  
Email and Phone Number

**If a Partnership or Multiple Owners:**

- e. \_\_\_\_\_  
Names
- f. \_\_\_\_\_  
Signatures certifying payment of all municipal charges
- g. \_\_\_\_\_  
Mailing Address
- h. \_\_\_\_\_  
Email and Phone Number

**Applicant, if different from owner:**

- i. <sup>Signed by:</sup> M.P.G. Corporation  
By: Peter Garrett, Peter J. Garrett, Its President  
Printed Name & Signature of Applicant, certifying payment of all municipal charges

**If a Corporation or Trust:**

- j. Kasper Family 2019 Irrevocable Trust  
Full Legal Name
- k. \_\_\_\_\_ 221 Webster Street, Worcester, MA 01603  
State of Incorporation Principal Place of Business
- l. 221 Webster Street, Worcester, MA 01603  
Mailing Address or Place of Business in Massachusetts
- m. William Kasper william Kasper  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. \_\_\_\_\_  
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges