



August 13, 2024

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

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

RECEIVED
WORCESTER CITY CLERK
2024 SEP 19 PM 1:20

Re: M.P.G. Corporation – Application for Grant of Special Permits for Automobile Refueling Station, Retail and Food Service with Drive-Through Development Project at 205 Hope Avenue, Worcester, Massachusetts

Dear Ms. Smith

This firm represents M.P.G. Corporation (the “Applicant”) in connection with its application to the City of Worcester Zoning Board of Appeals (the “Board”) for grant of special permits in connection with its plan to raze and remove the existing buildings on the property known and numbered as 205 Hope Avenue, Worcester, Massachusetts (the “Property”) and to construct and develop a gasoline service station and an approximately 5,000+/- square foot building (the “New Building”) that will contain an approximately 3,500+/- square foot convenience store (including the sale of beer and wine) and an approximately 1,500+/- square foot food service establishment with a drive-through (the “Project”). The Project also includes the construction and/or installation of an overhead fuel canopy, 28 off-street parking spaces with EV-ready spaces (including level 3 fast chargers), EV- bike charging stations, solar-ready canopy, driveways, reconfigured curb cuts (i.e., removal of expansive, undefined curb cuts), accessible walkways, landscaping and other site features.

Special permits are required to be granted by the Board pursuant to Article II, Section 6A.2 of the Zoning Ordinance for the proposed automobile refueling station use, food service with drive-through use and, to the extent required, accessory storage of flammable liquids/gases in the BL-1.0 under Table 4.1. Special permits are also required pursuant to Article IV, Section 7.A.2¹ for noncompliance with curb cut widths (i.e., exceeding 30 feet), drive-through lane length requirements (less than 240 feet), and, to the extent applicable, modification of the parking area landscaping requirements.

¹ The Board is the special permit granting authority pursuant to Article IV, Section 7.A.2 for any special permits with respect to Notes 2(b) and 5 of Table 4.4.

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

1. Special Permit Application with Statement in Support;
2. Civil Plan Set;
3. Renderings and aerials;
4. Gasoline and Diesel Competitors;
5. Zoning determination form (to be provided); and
6. 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



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.

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.)

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

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:
By: William Kasper
12831F46E8A8455 William Kasper

6. Proposal (attach a separate narrative if necessary)

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 a. the sale of beer and wine) with an approximately 1,500+/- square foot food service establishment with a drive-through.

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. M.P.G. Corporation
By: ^{Signed 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

**Statement in Support of M.P.G. Corporation's Application to
City of Worcester Zoning Board of Appeals for Special Permits
for Automobile Refueling Station, Retail and Food Service with Drive-Through
Development Project at 205 Hope Avenue, Worcester, Massachusetts**

I. Background and Project Scope.

M.P.G. Corporation (the "Applicant") seeks to develop a parcel of land known and numbered as 205 Hope Avenue, Worcester, Massachusetts (the "Property"),¹ which land is approximately 2.08 acres in size and currently contains multiple buildings with various retail and food establishment uses, including a donut shop with a drive-through, bakery/deli, restaurant and package store.

The Property is located entirely within the Business, Limited 1.0 ("BL-1.0") zoning district, and is bounded by Hope Avenue (State Highway Route 12) to the north, Webster Street to the west, residential properties to the east and Leesville Pond to the south.

The Applicant seeks to raze and remove the existing buildings on the property, and to construct and develop a gasoline service station and an approximately 5,000+/- square foot building (the "New Building") that will contain an approximately 3,500+/- square foot convenience store (including the sale of beer and wine) and an approximately 1,500+/- square foot food service establishment with a drive-through (the "Project"). The Project also includes the construction and/or installation of an overhead fuel canopy, 28 off-street parking spaces with EV-ready spaces (including level 3 fast chargers), EV- bike charging stations, solar-ready canopy, driveways, reconfigured curb cuts (i.e., removal of expansive, undefined curb cuts), accessible walkways, landscaping and other site features.

II. Requirement for Special Permits.

Special permits are required to be granted by the Board pursuant to Article II, Section 6A.2 of the Zoning Ordinance for the proposed automobile refueling station use, food service with drive-through use and, to the extent required, accessory storage of flammable liquids/gases in the BL-1.0 under Table 4.1. Special permits are also required pursuant to Article IV, Section 7.A.2² for noncompliance with curb cut widths (i.e., exceeding 30 feet),

¹ The Property has a parcel identification of 27-004-0001 and is also known as 221 Webster Street. The Property is currently owned by William G. Kasper, Tammy M. Kelleher and David C. Kasper, as Trustees of the Kasper Family 2019 Irrevocable Trust, u/d/t March 28, 2019.

² The Board is the special permit granting authority pursuant to Article IV, Section 7.A.2 for any special permits with respect to Notes 2(b) and 5 of Table 4.4.

drive-through lane length requirements (less than 240 feet), and, to the extent applicable, modification of the parking area landscaping requirements.

In addition, the Project will also require submissions of applications to the Worcester Planning Board for site plan review approval, to the Worcester Historical Commission for a demolition delay waiver and to the Worcester Conservation Commission for an order of conditions.

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 promote the economic vitality of the neighborhood and the City. The Project will create new jobs and generate additional tax revenues for the City and provide a safe and convenient location for consumers to refuel automobiles and fast-charge electric vehicles, both an essential service for the public good, while patronizing other businesses at the site. With respect to the number and proximity of other gasoline stations in the area, the closest gasoline stations to the Property are a significant distance away from the Property, over 1 mile away (about 4 driving minutes), and there are no level 3 DCFC EV stations within 3 miles of the site (about 10 driving minutes). See enclosed aerial.

With implementation of the proposed redevelopment to install 12 new vehicle fueling positions, and 4 new DCFC EV vehicle chargers, the existing deficit of no gasoline stations or EV charging centers along Hope Avenue, Webster Street and nearby will support demand of the area's population and high existing traffic volume of vehicles passing by the Property on a daily basis. The proposed gasoline station under the Project will accommodate the clear public need and demand for such a use at this location. Based on the foregoing, the Project will not be detrimental to adjoining premises, but, rather, serve and complement the existing mix of residential properties and businesses in the area.

The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will encourage an 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 areas will serve the occupants of the Property, 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 Project will utilize curb cuts along Hope Avenue and Webster Street that will be a vast improvement over the existing access which currently have undefined driveway aprons. 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 New Building or canopy can easily park within the drive aisles of the site.

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 Traffic Impact Study prepared by Vanasse & Associates Inc. (the "Traffic Study"), the Project will result in minimal new trips during weekday peak hour and weekend peak hours. According to the Traffic Study, the Project will result in a modest increase in trips, and therefore, will have a minimal impact on traffic within the area.

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 New Building, and will be in close proximity of the front and rear entrance of the New Building. Based on the high traffic volume of vehicles passing by the Property on a daily basis and the sparse number of existing gasoline stations in the area, the proposed gasoline station and new level-3 EV charging stations will accommodate the clear public need and demand for such a use at this location.

The proposed parking will adequately serve the Property and all occupants of the New Building. Article IV, Section 7, Table 4.4 of the Zoning Ordinance provides that the minimum off-street parking requirements for (1) retail sales is 1 parking space per 300 square feet of gross floor area; (2) food service is one-half of the person rated occupancy; and (3) drive-through use 1 parking space per 60 square feet of gross floor area dedicated to the drive-through operations within the building. The Project will include 3,500+/- square feet of retail sales space (requiring 12 parking spaces), a 1,500+/- square foot food establishment with a rated capacity of 30 people (requiring 15 parking spaces), and approximately 60+/- square feet of space within the food establishment that will be dedicated to the drive-through use (requiring 1 parking space). Based on the foregoing, the overall Project requires a minimum of 28 parking spaces. The Project proposes a total of 28 parking spaces which meets the overall minimum parking requirement for the site.

No loading spaces are required for the Project based on the limited size of the New Building. The shipping/receiving area for the New Building will occur along the south side of the building. Tanker trucks will park near the refueling dispensing ports.

3. Adequacy of utilities and other public services.

Adequate, existing utilities and connection points are available for the New Building, canopy and other Project improvements within the Property or within the adjoining streets with respect to sewerage, water, gas, electricity and other utilities.

4. Neighborhood character and social structure; buildings, noise, glare, lighting and signs.

The Property currently contains a number of retail and food service establishments within multiple outdated, dilapidated buildings that are laid out in an inefficient manner throughout the site. The Project proposes to provide an efficient layout that consolidates the proposed uses into a single building and canopy, and which layout is functionally and aesthetically compatible with the surrounding properties in the neighborhood, which include a mix of multifamily and single family properties. The Project will revive the site, and improve the aesthetic appeal, design quality and economic vitality of the neighborhood. The New Building and improvements to the site will not have a negative impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. Based on the foregoing, the New Building and improvements to the Property in connection therewith will fit into the present character of the neighborhood, and granting this relief will promote an appropriate use of the site.

The kind, size, height and nature of the New Building and the proposed site improvements for the Property are consistent with buildings in other neighborhoods within the City that have been developed for automobile refueling station with associated retail and food service uses. The New Building will provide architecturally appealing features and changes in tones and textures of exterior walls that will be visible from surrounding streets. Except as otherwise provided herein, the New Building will comply with yard setbacks, height and floor to area ratio requirements and all other dimensional requirements set forth in the Zoning Ordinance.

The Project uses 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 Building. 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. All signage, if any, will comply with the Zoning Ordinance.

5. Impacts on the natural environment.

There are minimal natural terrain features at the Property, and the Project will minimize, to the extent practicable, changes to the natural terrain as a result of the Project. The proposed automobile refueling station use will feature a clean, modern and safe design that will provide state-of-the-art features and procedures to maximize safety and minimize any potential environmental impact, in compliance with all applicable laws, regulations and safety and industry standards. Some of these features include:

- Double wall corrosion proof fiberglass underground petroleum storage tanks.
- Electronic monitoring of gasoline levels in each tank (able to detect a 0.1-gallon per hour loss of product) and all fuel piping sumps, dispenser sumps and the double wall (annular) space of each tank.
- Overfill shut-off valves located inside of each underground tank designed to prevent delivery trucks from transferring product into the tanks once the product level reaches 95% tank capacity.
- Observation wells for groundwater testing (previous environmental testing was conducted at the site, further testing will be conducted prior to construction and continuous monitoring will be performed once the site is operational).
- Fill and vapor spill prevention.
- Fire suppression system and emergency shutoffs.
- Emergency preparedness and training of operators and employees, as required by EPA regulations.

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 to groundwater.

The proposed stormwater management system will result in a significant improvement to stormwater runoff quality and quantity discharged to the City's drainage system. The existing drainage system provides no treatment or attenuation of stormwater runoff and allows any captured sediment and other pollutants to flow into the City's drainage system. For the western portion of the site around the existing restaurant and deli/bakery, stormwater sheet flows off the pavement towards Hope Avenue to the north, the residential neighbors to the west and towards Leesville Pond to the south. Stormwater for the remainder of the developed site drains into two

catch basins which convey the untreated stormwater to the municipal drainage system within Webster Street.

The proposed development will include pretreatment and treatment methods such as deep-
sump catch basins with hooded outlets, First Defense hydrodynamic oil/water separators units
and oil/water separator tank(s) for pretreatment. Stormwater treatment will depend on the soil
horizons within the site and will consist of a mixture of a bioretention areas and underground
detention and/or infiltration systems with outlet control structures to reduce peak flow rates of
stormwater runoff leaving the site.

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.







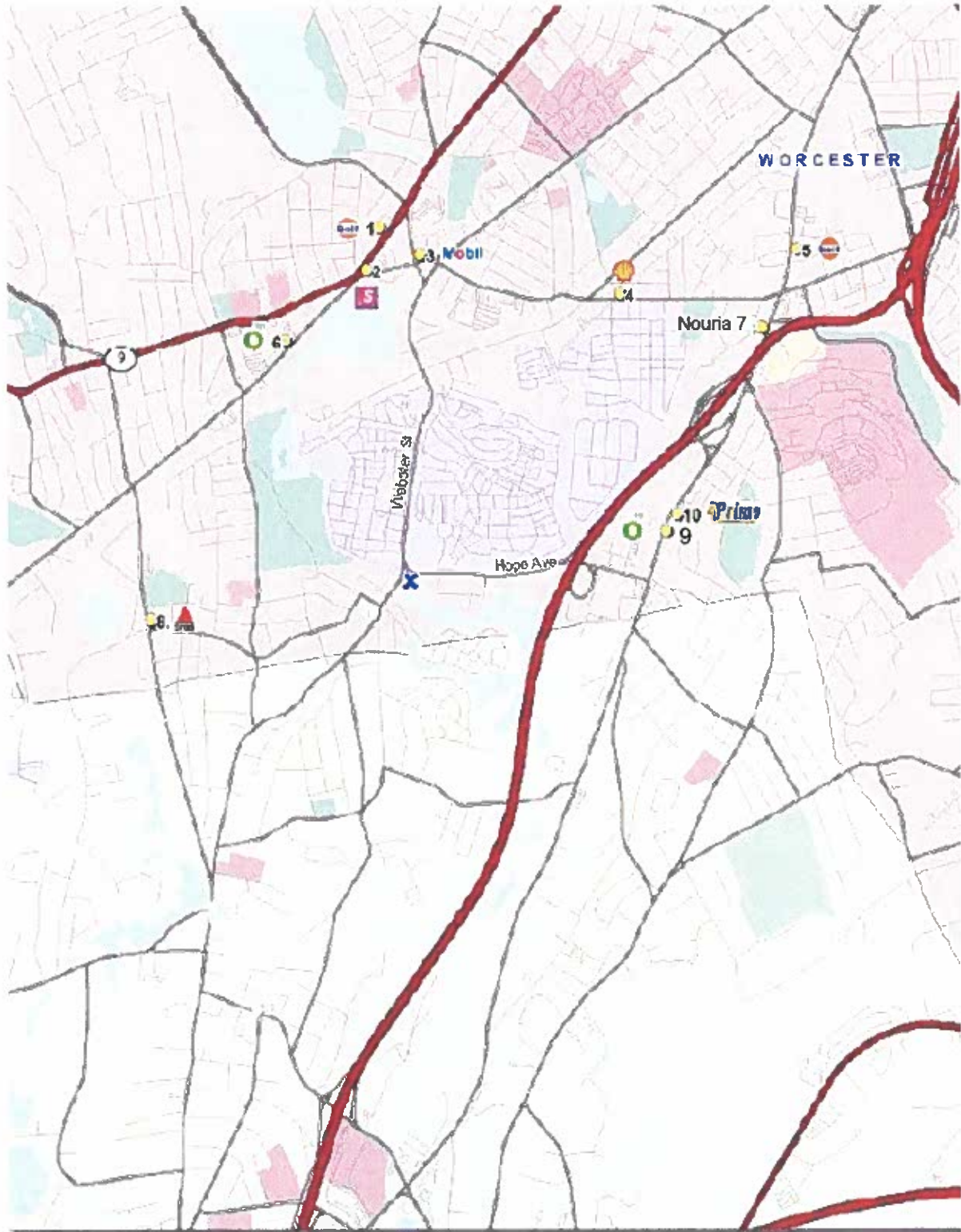
Forecourt Design – Option A



Concept Sketch



Gasoline and Diesel Competitors



Yellow Dots represent competitors
Blue X represents proposed new location

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



Samuel Konieczny, MAA
City Assessor

Administration and Finance
Division of Assessing



REQUEST FOR MAPS AND/OR ABUTTERS' LISTS:

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

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

Please contact our office with any questions.

ABUTTER'S LIST LABELS Yes No 1 SET 2 SETS
 MAP(S)

PROPERTY ADDRESS 205 Hope Avenue

Worcester, MA

MBL No. 27-004-0007

REASON: PLANNING
ZONING
LIQUOR LICENSE
CONSERVATION COMMISSION
HISTORICAL COMMISSION
OTHER-

Footage for radius 300

CONTACT: NAME: Stephanie Fleming
ADDRESS: 311 Main Street, Worcester
TELEPHONE: MA, 01608, 508-926-3346



June 27, 2024

VIA EMAIL - Assessing@worcesterma.gov

Assessor's Office
Worcester City Hall
455 Main Street
Worcester, MA 01608

Re: *Abutter's List Request for 205 Hope Avenue*
MBL: 27/004/00001

To Whom it May Concern:

Enclosed, please find a Request for an Abutter's List for the above-referenced property. I will have a check hand delivered to your office in the amount of \$20.00.

Please note we are requesting a 300-foot radius search for this list.

Kindly email the abutter's list and label sheets to sfleming@bowditch.com. Would you also please let me know once the originals are ready for pickup?

Thank you in advance for your assistance.

Sincerely,



Stephanie Fleming
Paralegal

Enclosures

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

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: 32

205 HOPE AVENUE

Parcel Address: _____
 Assessor's Map-Block-Lot(s): 27-004-00001

Owner: DAVID C & TAMMY M KELLEHER
TRUSTEES. KASPER FAMILY 2019
IRREVOCABLE TRUST

Owner Mailing: 221 WEBSTER ST
WORCESTER, MA 01608

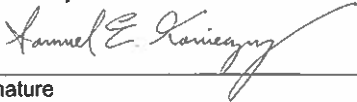
Petitioner (if other than owner): STEPHANIE FLEMING
 Petitioner Mailing Address: 311 MAIN ST
WORCESTER, MA 01608
508/926-3346

Planning: X Zoning: X Liquor License: _____ ConComm: _____
 Historical: _____ Cannabis: _____ Other: _____

CITY OF WORCESTER HADWEN PARK	15-029-00004	455 MAIN ST, PARKS DEPT	WORCESTER, MA 01608
NGUYEN,PHU J + HUONG M	27-003-08+09	0074 TROWBRIDGE CIR	WORCESTER, MA 01603
ROMAN CATHOLIC BISHOP OF WORCESTER	27-INX-00001	0005 WHITMAN ST	WORCESTER, MA 01609
NAPIER,KATHLEEN	27-009-00002	0220 WEBSTER ST	WORCESTER, MA 01603-2228
VUONG,VINH Q +	27-009-0014A	0012 MEENA DR	WORCESTER, MA 01603
LY,NGOC M	27-009-0014B	0010 MEENA DR	WORCESTER, MA 01603
KASPER,TAMMY M + DAVID C TRUSTEES	27-004-00001	0221 WEBSTER ST	WORCESTER, MA 01608
SAWICKI,ALEX + WANDA TRUSTEES	27-003-00001	0199 HOPE AVE	WORCESTER, MA 01603
SAWICKI,ALEX P + KAZIMIERZ A	27-003-00002	0197HOPE AVE	WORCESTER, MA 01603-2229
INFINITE EDGE LLC	27-003-00003	0314 GAFFNEY RD	OAKHAM, MA 01068
DAO,KIMBERLY + TRUONG,TRUNG HAI	27-003-00004	0185 HOPE AVE	WORCESTER, MA 01603
TOWN OF AUBURN CONSERVATION COMMISS	27-004-00008	104 CENTRAL ST	AUBURN, MA 01501
MUTORA,PAULINE	27-009-0015A	0008 MEENA DR	WORCESTER, MA 01603
DARKO,OPHELIA	27-009-0015B	0006 MEENA DR	WORCESTER, MA 01603
CITY OF WORCESTER SEWER DEPT	27-009-09+10	20 EAST WORCESTER ST	WORCESTER, MA 01604
NSTAR GAS CO	27-009-0000A	PO BOX 270	HARTFORD, CT 06141
LAPIERRE,LILLIAN D	27-003-0003A	0075 TROWBRIDGE CIR	WORCESTER, MA 01603

ANSAH,MARTHA	27-009-0016A	0004 MEENA DR	WORCESTER, MA 01603
MBURU,SUSAN	27-009-0016B	0002 MEENA DR	WORCESTER, MA 01603
MELVILLE,DAVID I +	27-009-0002A	0003 MEENA DR	WORCESTER, MA 01603
SWEDISH CEMETERY CORPORATION	27-004-00002	0009 ISLAND DR	WORCESTER, MA 01603
MCGUIRE,MARY A + ANNARITA	27-003-00010	0066 TROWBRIDGE CIR	WORCESTER, MA 01603
SOARES,FRANCIMAR +	27-009-00005	238 WEBSTER STREET	WORCESTER, MA 01603
HOWARTH,KELLY	27-009-00006	0242 WEBSTER ST	WORCESTER, MA 01603
GROKATIS,JOHN + UNA M	27-003-00013	0065 TROWBRIDGE CIR	WORCESTER, MA 01603
SILVA,ADELSON	27-003-00014	0061 TROWBRIDGE CIR	WORCESTER, MA 01603
PUPECKI,JASON R	27-003-00015	0059 TROWBRIDGE CIR	WORCESTER, MA 01609
SWEDISH CEMETERY CORPORATION	27-004-00004	0009 ISLAND RD	WORCESTER, MA 01603
DAGOSTINO,JOHN F + PATRICIA M	27-004-00007	0003 ISLAND RD	WORCESTER, MA 01603-2215
NICKERSON,ANNE C + NIDEUR,KAREN L	27-004-0005B	0008 ISLAND RD	WORCESTER, MA 01603
CITY OF WORCESTER HOPE CEMETERY	27-019-00001	119 WEBSTER ST	WORCESTER, MA 01603
SWEDISH CEMETERY CORPORATION	27-018-00001	0009 ISLAND RD	WORCESTER, MA 01603

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 27-004-00001 as cited above.
Certified by:



Signature

06/27/2024
Date

Edward M. Augustus, Jr.
CITY MANAGER

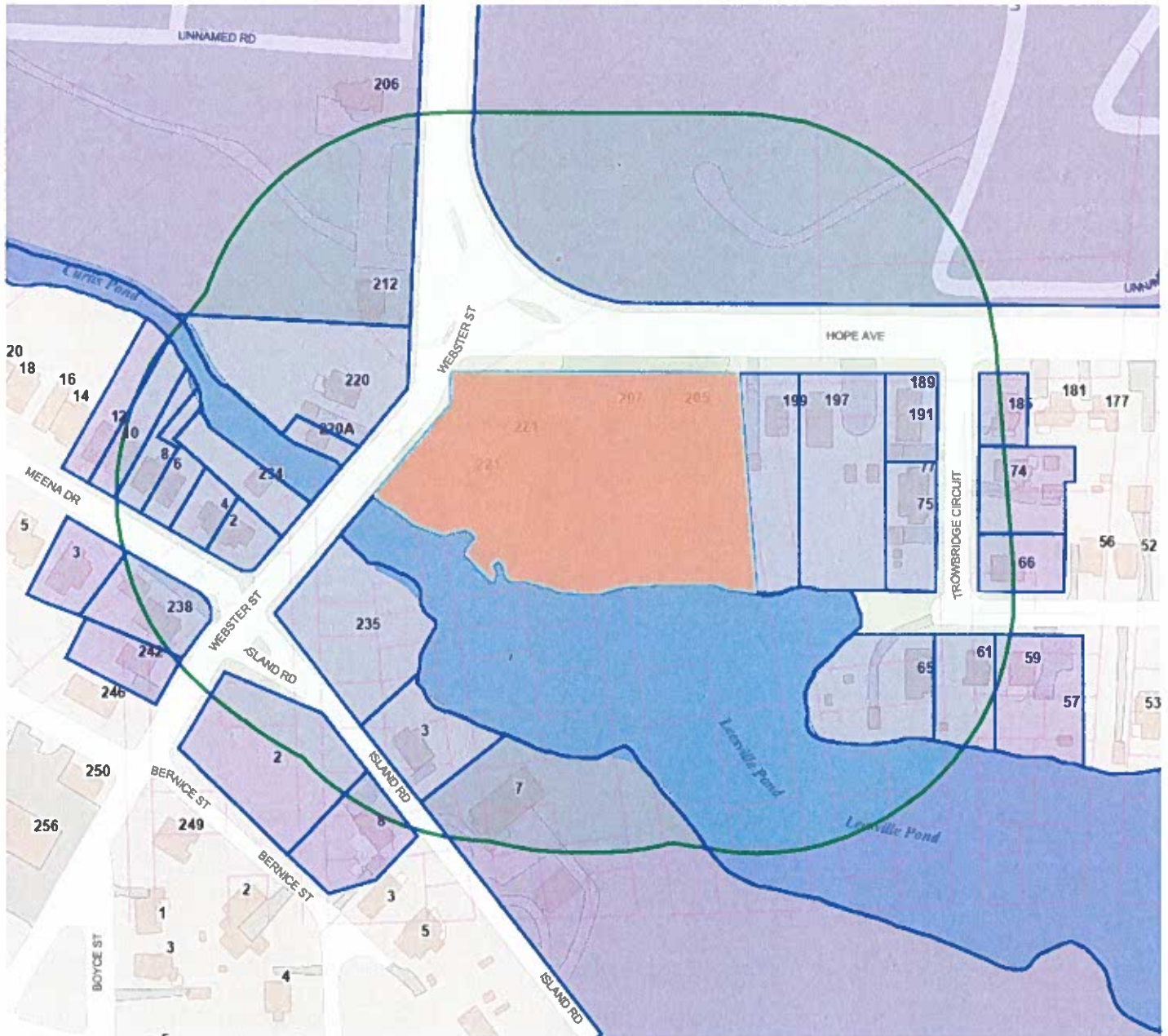


Timothy J. McGourthy
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Samuel E. Konieczny
CITY ASSESSOR

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ADMINISTRATION & FINANCE

Abutters Map



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C/O REV RICHARD ROGER PAS...
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WORCESTER, MA 01603

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SWEDISH CEMETERY CORPOR...
27-018-00001
0009 ISLAND RD
WORCESTER, MA 01603

