



SPECIAL PERMIT CHECKLIST

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

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WORCESTER CITY CLERK
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STEP 1: PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY IN PDF FORMAT VIA EMAIL TO PLANNING@WORCESTERMA.GOV AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 1 PHYSICAL COPY BY HAND DELIVERY OR MAIL:

- Application** with original signatures by all petitioners/owners; if you are not the owner of subject property, it is recommended that you provide supporting information such as a lease or a purchase and sale agreement that shows your interest in the property
- Zoning Determination Form** obtained from the Inspectional Services Division (email inspections@worcesterma.gov or call 508 – 799 – 1198 for more information)
- A **Certified Abutters List(s)** issued within 3 months of this application’s filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor’s Office and includes all abutters and abutters to abutters within 300’ of the edge of the land owner’s property.
Note: if the property(s) is within 300 ft. of another town an abutters list from that town may be required
- If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 4)
- Certification of Tax/Revenue Collection Compliance** - All current owners of subject property and applicants must certify that all local taxes, fees, assessments, betterments, or any other municipal charges of any kind are current with the City Treasurer’s Office (page 11)
- Site Plan** showing the full project scope and all elements listed on page 12 of this application, stamped and signed by all applicable professionals
- Architectural drawings or renderings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals
- Traffic Study**, if necessary based on expected traffic generation (*contact staff to confirm*)

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

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

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



SPECIAL PERMIT APPLICATION

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

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

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

1. Property Information

a. 34 Eskow Rd. & 224 Southwest Cutoff, Worcester MA 01604

Address(es) – please list all addresses the subject property is known by

b. 34-032-00015 / 34-034 -0001

Parcel ID or Map-Block-Lot (MBL) Number

c. Worcester District Registry of Deeds, Book 41472 Page 91

Current Owner(s) Recorded Deed/Title Reference(s)

d. AF Amorello and Sons Inc

Zoning District and all Zoning Overlay Districts (if any)

Property is zoned RS-7, ML-05, MG-02. No development is proposed in residential zoned areas. The property is currently vacant. Please see attached zoning map.

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.

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

2. Applicant Information

a. CarMax Auto Superstores Inc

Name(s)

b. 12800 Tuckahoe Parkway Creek Parkway Richmond, VA 23238

Mailing Address(es)

c.

Email and Phone Number(s)

d. Purchaser(under contract)

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

(Signature)

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

a. AF AMORELLO + SONS INC - Joe Amorello

Name(s)

b. 123 Southwest Cutoff Worcester, Ma

Mailing Address(es)

d. joeamorello@afamorello.com

Email and Phone Number

4. Representative Information

a. Colleen Nebel

Name(s)

b. Colleen Nebel

Signature(s)

 Digitally signed by Colleen Nebel
DN: C=US, E=Cnebel@centerpoint-is.com, OU=CPIS, CN=Colleen Nebel
Date: 2024.08.14 11:19:05-06'00'

c. 1626 Cole Blvd. Suite 125, Lakewood, CO 80401

Mailing Address(es)

d. Cnebel@centerpoint-is.com

Email and Phone Number

e. Development Manager

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

5. Owner Authorization

Authorization I, Joseph Amorello *Ja Amorello*, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 610 Block 109 Lot(s) _____, do hereby authorize Colleen Nebel - agent for CarMax Auto Superstores to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 22th day of August, 2024.

6. Proposal (attach a separate narrative if necessary)

Please see attached project narrative.

a. A special permit is also requested for a section of the driveway, which is less than 5 ft from the property line.

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

The proposed Auction House use requires a Special Use permit - Zoning Determination letter (10/25/23).

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

Definitive Site Plan (PB-2009-001)
Order of Conditions (MA Wetlands DEP 349-964) Book 44129, Page 342, Last extension 6/12/2017 Book 57568, Page 222
Order of Conditions (MA Wetlands DEP 349-366) - Certificate of Compliance dated 7/10/2017

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

No

d. Have you applied for or are you aware if other applicants have applied for a Building Permit for this site and been refused for non-compliance with the Zoning Ordinance (e.g. a cease and desist order has been issued)?

e. List any additional information relevant to the Special Permit (s)

SPECIAL PERMIT FINDINGS OF FACT

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

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

Please see attached narrative.

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

Traffic Study attached

125 public parking spaces provided

3. Adequacy of utilities and other public services:

CarMax has received "will serve" letters from Eversource Gas CO & National Grid. Sewer and water available within Eskow Rd.

4. Neighborhood character and social structure:

CarMax is seeking to develop a currently vacant property just off of Hwy 20 / Southwest Cutoff. The site is surrounded by auto repair shops, a retail boat dealership, and a self service storage facility to the south. Residential properties exist to the north. CarMax will maintain landscape buffers to limit any adverse effects. All auctions are conducted within the building. Auctions are generally held on a weekly or bi-weekly basis.

5. Impacts on the natural environment:

CarMax will work with the Conservation Commission to limit the impact to the existing wetlands.

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

The proposed development will include pulling utilities within Eskow Rd. CarMax anticipates employing 10-20 people at this facility.

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.

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

Auctions may take place virtually or in person and are conducted once to twice a week on average. Activity onsite will predominantly take place between 7 a.m. and 7 p.m. seven days a week, however, deliveries may occur 24 hours a day and an occasional need may arise where staffing occurs outside of normal hours.

2. Total square footage of proposed use:

7,125

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.

125 public parking spaces onsite

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:

CarMax is also proposing to pave the existing access road. The road is within 5 ft of the property line.

2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:
34 Eskow is connected to Eskow Rd via a private right of way (ROW) recorded in 1989. The Easement creating the ROW, gives all abutting property owners the right to pass and repass, and the right to install utilities. CarMax will maintain the current footprint of the access road as shown in the Definitive Site Plans approved in 2009.

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

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. _____
Colleen Nebel
Printed Name & Signature of Applicant, certifying payment of all municipal charges

Digitally signed by Colleen Nebel
DN: c=US, E=Colleen@centerpoint-ls.com, OU=CPIS, CN=Colleen Nebel
Date: 2024.08.22 16:51:28-08'00'

If a Corporation or Trust:

- j. A.F. Amorello & Sons, Inc.
Full Legal Name
- k. Massachusetts Worcester, MA
State of Incorporation Principal Place of Business
- l. 115 SW Cutoff, Worcester, MA 01604
Mailing Address or Place of Business in Massachusetts
- m. *Joseph Amorello* Joseph Amorello
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

SUGGESTIONS FOR THE PLAN OF LAND SHOWING THE PROPOSED DEVELOPMENT

A plan of land, at least 8 ½" x 11" or 11" x 17", and drawn to scale (at least 1 inch = 40 feet) should show the following:

- North point.
- Names of streets.
- Zoning districts (Include overlay zones – floodplain overlay, water resource protection overlay, flexible parking overlay, mixed-use overlay, arts district overlay, adaptive reuse overlay, etc.).
- Names of owners of properties up to abutters of abutters of the subject property within 300 feet.
- Property lines, locations of buildings or use of the property where a variance or special permit is requested.
- Existing & proposed porches, decks, garages, sheds, pools, stairs and any other accessory buildings, uses or ground-level projections.
- Distances from adjacent buildings and property lines. These should be verified in the field.
- The dimensions of the lot.
- All existing uses (i.e. types of businesses, types of residences) on the entire parcel and any future proposed uses. Indicate where each different use is located and how much square footage is dedicated to each use.
- Table of dimensional requirements (including exterior side yard setback for corner lots) and proposed setbacks as well as relief requested or relief previously granted and dates of such granting.
- Percentage of the lot covered by the principal and accessory uses (impervious surface) and percentage of open space.
- Required off-street parking spaces for each use on the lot. If there are multiple uses, applicants must label which parking spaces are dedicated to each use. Even if the applicant is leasing parking spaces, all other parking spaces that are leased to other uses must be shown. Required parking may not be taken away from required parking from any other uses. Parking spaces should measure 9' x 18' for a standard space, 25% of parking spaces may be compact 8' x 16' spaces (except for uses that do not have parking lots). For business or manufacturing districts, applicants may also provide proof of a five-year parking lease on-site or off-site (must be within 1,000 square feet of use). Parking cannot be located in required front yard and *exterior* side yard setbacks.
- Location and dimensions of required loading spaces for entire site, if applicable.
- Existing and proposed driveways, entrances, exits, circulation, alleys, paths, access aisles (access aisles must be 24' wide for two-way traffic or 12' wide for one-way traffic), and drive-through lanes.
- Include a parking table with a breakdown of existing parking spaces, proposed parking spaces, required number of parking spaces (by different use), required handicap accessible spaces, including one van space per every eight accessible parking spaces with a 8-foot access aisle (for parking lots over 15 spaces). Please note: proposed developments may not reduce the number of required off-street parking spaces for adjoining lots in such a way as to make lots once held in common ownership or currently held in common ownership nonconforming.
- Required five-foot landscaped buffer where parking, work or service areas of a proposed project abut a street, public park or residential property (except 1, 2, 3 families). Trees should be the main element in landscape screening and should be planted 20-25 feet on center.
- Location, height, dimensions, type and distance from lot lines of any existing or proposed signs.
- Proposed outdoor seating, proposed ATM machines, utility boxes, other design features, etc.
- Proposed multi-family dwellings should show proposed usable open / recreation space (at least 10% of lot).
- Location of dumpsters and snow storage (snow storage cannot be located in the 5-foot parking buffer).
- Height and location of existing and proposed signs.
- Location and type of existing and proposed lighting fixtures.
- Location and species of any trees over 9 inches in diameter that are proposed to be removed as part of the development.
- Provide any information regarding proposed low-impact or sustainable design (i.e. green roofs, permeable pavement, rainwater gardens, ecological landscaping, passive solar design, etc.)

****ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED****
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER POSSIBLE

VARIANCE AND/OR SPECIAL PERMIT: NEXT STEPS AFTER APPROVAL

The City of Worcester, by this document, does not provide legal advice. Questions about Variances and Special Permits should be directed to your legal counsel.

1) Obtain a CERTIFIED COPY of the approved DECISION from the Worcester CITY CLERK's office:

Notice of the decision is distributed to the applicant and abutters, and will contain the date of filing with the City Clerk. After the 20 day appeal period (beginning the date the decision was first filed with the City Clerk's office) has expired, the applicant may obtain a certified copy of the approved decision from the City Clerk. *Note: The certified decision will state if an appeal was filed against the project.*

City Clerk

City Hall (455 Main Street), Room 206 (2nd Floor), Worcester, MA 01608

Hours: Monday 8:45am - 5:00pm; Tuesday - Friday 8:45am - 4:15pm; Closed on State or Federal Holidays
508-799-1121 or clerk@worcesterma.gov

2) RECORD the CERTIFIED COPY of the approved DECISION at the REGISTRY OF DEEDS (prior to use):

Provided there has been no appeal, you must bring the certified copy of the decision to the Worcester District Registry of Deeds and have the decision recorded against the property's title/deed for the decision to be valid.

Worcester District Registry of Deeds

90 Front Street, Suite C201, Worcester, MA 01608

Recording Hours: Monday – Friday 9 am to 4 pm; Closed on State or Federal Holidays
508-368-7000 or <https://massrods.com/worcester/>

Note: Your Decision MUST BE RECORDED PRIOR TO USE of any approved Variance(s)/Special Permit(s)

3) Satisfy any CONDITIONS of approval, if applicable:

If your petition is approved with conditions requiring revised plans or supplemental information, all final revised plans and associated information must be received and approved by the Division of Planning and Regulatory Services prior to issuance of a building and/or occupancy permit. Conditions of Approval may additionally require submission of documentation during or after completion of construction. It is the applicant/owner's responsibility to be aware of the conditions of approval ensure they comply with the conditions to avoid delays in issuance of permits and/or enforcement actions for non-compliance.

If you are unsure of the conditions of your application's approval, please contact the Planning and Regulatory Services Division for clarification. These are included in the decision (generally toward the end of the document before the signature page).

4) Begin USE/CONSTRUCTION as permitted by the Decision ONLY AFTER Receipt of appropriate Permits from Other City Departments (Inspectional Services, Dept. of Public Works & Parks, etc.).

When Will My Permit EXPIRE?

Variance(s): Per Massachusetts General Law, Ch. 40A, §10 and the City of Worcester Zoning Ordinance, Article II, §9.D.7, if the rights authorized by a variance are valid for one (1) year from the date the decision was filed with the City Clerk. One year after filing of the decision with the City Clerk the Variance will expire unless it has been acted/relied upon (e.g. building permit submitted, construction commenced, etc.). Questions about permit validity and what constitutes "action" in a particular case should be directed to the Zoning Coordinator at the Department of Inspectional Services at inspections@worcesterma.gov or 508-799-1714.

Special Permit(s): Per Massachusetts General Law, Ch. 40A, § 11 and the City of Worcester Zoning Ordinance, Article II, §9.D.5., if the activity authorized by a special permit is not *initiated* within one (1) year from the date the decision was filed with the City Clerk and/or if the activity is not completed within two (2) years, then the special permit shall expire. Questions about permit validity and what constitutes "initiation" in a particular case should be directed to the Zoning Coordinator at the Department of Inspectional Services at inspections@worcesterma.gov or 508-799-1714.

HOW DO I EXTEND the Rights Granted by MY VARIANCE OR SPECIAL PERMIT?

Variance(s): One may apply for an **Extension of Time** for an approved Variance which has not been acted upon and will otherwise expire. An **Extension of Time application must be filed** with the Zoning Board of Appeals via the Division of Planning and Regulatory Services **within one year of the date of final action (date of filing with the City Clerk)**. The Zoning Board may extend the rights of the Variance for a maximum of six (6) months upon the filing of an extension request (new notice to abutters, public hearing, and decision by the Board). *Note: If an approval has expired it cannot later be extended, it must instead be newly considered.*

Applications for an Extension of Time for a Variance granted by the Zoning Board and is available here: <http://www.worcesterma.gov/uploads/a7/5f/a75fb84dee847240bf7cfc61eb36b136/variance-extension.pdf>

Special Permit(s): If the activity authorized by a special permit granted by the Zoning Board of Appeals or the Planning Board is not *initiated* within one (1) year from the date of final action (the date the decision was filed with the City Clerk), the Building Commissioner (**Inspectional Services Department**) may determine that the failure to complete was for "good cause," allowing administrative extension for a second year. If the **activity has not been initiated** within this time frame, then an **Application for an Extension of Time** for a Special Permit granted by the Zoning Board is required (new notice to abutters, public hearing, and decision by the Board).

Applications for an Extension of Time for a Special Permit granted by the Zoning Board and is available here: <http://www.worcesterma.gov/uploads/34/94/349466afe00ea0d3e33a7deb767a61f2/sp-extension-zba.pdf>

What Happens if My Permit EXPIRES?


Expired Permits: After expiration, a special permit(s) or variance(s) may only be re-established through submission of a new filing to Zoning Board of Appeals via the Division of Planning and Regulatory Services. *Note: a new filing consists of the same process as the original application filing (i.e. notification to abutters, a public hearing, and the Board reconsidering said relief, pursuant to the Ordinance).*

New Filings: Copies of the most current Special Permit and Variance Applications are available here: <http://www.worcesterma.gov/planning-regulatory/boards>

Other Resources:

- The City of Worcester Zoning Ordinance and Worcester Zoning Map are available online at <http://www.worcesterma.gov/city-clerk/ordinances-regulations/>
- For specific questions related to an approved application, please contact the **Division of Planning and Regulatory Services** (Monday through Friday 8:30 a.m. to 5:00 p.m.). Please have a copy of the approved Decision.



RECEIVED	
	Oct 04 2024
	Amy Beth Laythe
	Planning Analyst Planning & Regulatory Services

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 per list, 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 34 Eskow Rd & 224 Southwest Cutoff

MBL No. 34-032-00015 & 34-034-00001

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

Footage for radius 300 ft

CONTACT: NAME: Chris Foster

ADDRESS: 3015 Winward Parkway, Suite

TELEPHONE: 803-381-1492



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: 159

Parcel Address: 34 ESKOW RD & 224 SOUTHWEST CUTOFF

Assessor's Map-Block-Lot(s): 34-032-00015 & 34-034-00001

Owner: AF AMORELLO & SONS INC
123 SOUTHWEST CUTOFF
WORCESTER, MA 01613

Owner Mailing: _____

Petitioner (if other than owner): CHRIS FOSTER

Petitioner Mailing Address: 3015 WINWARD PARKWAY
803-381-1492

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

KENDALL,KYLE R	34-037-00243	44A MCCLINTOCK AVE	WORCESTER, MA 01604
GUERRA,FROILAN +	34-038-166-1	0015 EGAN AVE	WORCESTER, MA 01604
SOSSA,LUIS F +	34-038-00126	0191 CAMPBELL AVE	REVERE, MA 02151
ROBICHAUD,JOHN T(LIFE ESTATE)	34-038-00128	0047 MCCLINTOCK AVE	WORCESTER, MA 01604
LAMOUREUX,PAUL J JR	34-038-00130	0042 EAGAN AVE	WORCESTER, MA 01604
GALANTE,MICHAEL A	34-038-00169	0090 LEE ST	WEST BOYLSTON, MA 01583
STEBBINS,LEO T + JANICE A	34-030-00020	0034 TAMAR AVE	WORCESTER, MA 01604-3526
MCAVEY,MURDOCH G + MARITZA B	34-038-00134	0030 EGAN AVE	WORCESTER, MA 01604-2610
MCPHERSON,JOHN C + CHANDARA T	34-038-123+1	0011 BROOME AVE	WORCESTER, MA 01604
LAVOIE,JOHN + SUSAN M	34-037-051+3	0034 MCCLINTOCK AVE	WORCESTER, MA 01604
PUGLIESE,CHRISTINE A + WILLIAM E	34-030-00028	0028 TAMAR AVE	WORCESTER, MA 01604
SOARES,DANIEL D	34-039-00001	0046 MCCLINROCK AVE	WORCESTER, MA 01604
ZACK,ROBERT J + MARY SUSAN	34-038-00166	0024 BALIS AVE	WORCESTER, MA 01604-2604
REDROCK TRAIL LLC	34-030-00012	0419 REDEMPTION ROCK TRAIL	STERLING, MA 01564
SENA,GARY J + NICOLE L	34-038-00207	21 BALIS AVE	WORCESTER, MA 01604
SMITH,GAROLD R + LORI A	34-037-051+5	40 MCCLINTOCK AVE	WORCESTER, MA 01604
HUARD,ROBERT M	34-038-00212	0025 BALIS AVE	WORCESTER, MA 01604

NYAMINANI,FIDELE +	34-030-00013	0020 TAMAR AVE	WORCESTER, MA 01604
OLSON,KARA L	34-037-00245	0044 MCCLINTOCK AVE	WORCESTER, MA 01604
HALL,HAROLD J	34-030-00014	0033 PRINCETON RD	STERLING, MA 01564
SOARES,DANIEL D	34-039-00237	0046 MCCLINTOCK AVE	WORCESTER, MA 01604
ZALANSKY,ROBERT	34-039-00231	0050 MCCLINTOCK AVE	WORCESTER, MA 01604
SCHOFIELD,KERRIE	34-038-212-2	0027 BALIS AVE	WORCESTER, MA 01604
STAVOS,BENJAMIN J	34-030-00015	0010 TAMAR AVE	WORCESTER, MA 01604
VALENTE,PAUL	34-039-00226	0001 TEMPLE CT	SHREWSBURY, MA 01545
MAYNARD,SEAN E	34-030-00003	0427 MASSASOIT RD	WORCESTER, MA 01604
BUFFONE,BRIAN	34-030-00001	0435 MASSASOIT RD	WORCESTER, MA 01604
A F AMORELLO & SONS INC	34-034-00001	123 SOUTHWEST CUTOFF	WORCESTER, MA 01613
TERAN,VICTOR GOMEZ +	34-030-00038	0421 MASSASOIT RD	WORCESTER, MA 01604
BOTTALI,CARLO G + DONNA M	34-030-00002	0423 MASSASOIT RD	WORCESTER, MA 01604
GUERRIER,JEAN C + JEANINE	34-030-0001A	0431 MASSASOIT RD	WORCESTER, MA 01604
SABATINI REALTY TRUST	34-034-00012	0188 SOUTHWEST CUTOFF	WORCESTER, MA 01604
PIANKA,TERESA	34-032-0003B	11 SOUTH WARD ST	WORCESTER, MA 01610
NAVA,KENYA	34-032-00003	0437 MASSASOIT RD	WORCESTER, MA 01604
SABATINI,DARIO D TRUSTEE	34-034-00003	0182 SOUTHWEST CUTOFF	WORCESTER, MA 01604
PDT LLC	34-034-011-1	0200 SOUTHWEST CUTOFF	WORCESTER, MA 01604
WILLIAMS,DIXIE LEE TRUSTEE	34-033-0003C	0021 ESKOW RD	WORCESTER, MA 01604-2775
ZACK,ROBERT J +	34-039-218-1	0024 BALIS AVE	WORCESTER, MA 01604
HOPKINS,WILLIAM J + KRYSTAL M	34-039-00218	0035 BALIS AVE	WORCESTER, MA 01604
STINCHFIELD,NORMAN J + MARION(LIFE)	34-032-00016	0483 MASSASOIT RD	WORCESTER, MA 01604
HAIRE,CHERYL + WALSH BRIAN TRUSTEES	34-035-0003A	0033 SMITH RD	SHREWSBURY, MA 01545
MORELLO,LOUIS J + VALERIE A	34-032-0002A	0449 MASSASOIT RD	WORCESTER, MA 01604-3542
MORELLO,LOUIS J + VALERIE A	34-032-0002A	0449 MASSASOIT RD	WORCESTER, MA 01604-3542
QUINTON,NORMAN L SR TRUSTEE	34-033-012-1	20 ESKOW RD	WORCESTER,, MA 01604
TSOURIDES,PAUL TRUSTEE	34-034-0002A	0003 O'HARA CIR	WORCESTER, MA 01604
PJM FAMILY ENTERPRISES LLC	34-034-00010	0165 GREEN ST	SHREWSBURY, MA 01545
PJM FAMILY ENTERPRISES LLC	34-032-012-2	0165 GREEN ST	SHREWSBURY, MA 01545
GONZALEZ,SAMIRA	34-031-00011	0011 WEATHERSTONE DR	WORCESTER, MA 01604
LE,MICHELLE	34-031-00012	0012 WEATHERSTONE DR	WORCESTER, MA 01604
MALOY,WILLIAM T + LINDA G	34-031-00022	0022 WEATHERSTONE DR UNIT 22	WORCESTER, MA 01604
VUONG,HIEU T + LE,LOAN THI	34-031-00013	0013 WEATHERSTONE DR	WORCESTER, MA 01604
GRENIER,CAROLYN A	34-031-00021	0021 WEATHERSTONE DR	WORCESTER, MA 01604
MOREL,CRAIG J	34-031-00023	0350 PASCO RD	SPRINGFIELD, MA 01151
BROWN,JAMES E	34-031-00043	C/O CAROL A NABORS #43	UTICA, NY 13502
VINCELETTE-SAMPSON,KRISTY A +	34-031-00032	0032 WEATHERSTONE DR	WORCESTER, MA 01604
MORSE,DONALD K + DEBRA A TRUSTEES	34-031-00031	0031 WEATHERSTONE DR	WORCESTER, MA 01604
AMATO,ANTHONY + JANE TRUSTEES	34-031-00033	0033 WEATHERSTONE DR	WORCESTER, MA 01604-3551
BISCEGLIA,CHERYL A	34-031-00041	0041 WEATHERSTONE DR	WORCESTER, MA 01604
TAN,PUAY ENG TRUSTEE +	34-031-00042	0009 BROWNING CENTRE	NEWTON CENTRE, MA 02459-2401
TERRY,ELAINE P	34-031-00044	0044 WEATHERSTONE DR	WORCESTER, MA 01604
ZAVGORODNIY,YEKATERINA A + ANATOLIY	34-031-00054	0054 WEATHERSTONE DR	WORCESTER, MA 01604
LEAR,GEORGE B TRUSTEE +	34-031-00051	0051 WEATHERSTONE DR	WORCESTER, MA 01604
BYRNE,DENNIS M +	34-031-00052	0052 WEATHERSTONE DR	WORCESTER, MA 01604
ABOU-JAOUDE,AYA LELA	34-031-00053	0053 WEATHERSTONE DR	WORCESTER, MA 01604
HAGLUND,CAROLYN L	34-031-00055	0055 WEATHERSTONE DR UNIT 55	WORCESTER, MA 01604
MCCABE,CHARLES TRUSTEE	34-031-00056	0056 WEATHERSTONE DR	WORCESTER, MA 01604

VILLATORO,ERNESTO R SOTO	34-031-00057	0057 WEATHERSTONE DR UNIT 57	WORCESTER, MA 01604
PENNY,SANDRA M TRUSTEE	34-031-00058	0058 WEATHERSTONE DR	WORCESTER, MA 01604
BUSS,MARCIA W TRUSTEE	34-031-00061	0258 LOWER COUNTY RD	HARWICHPORT, MA 02646
HENDRICKEN,DIANE M TRUSTEE	34-031-00062	0062 WEATHERSTONE DR	WORCESTER, MA 01604
MURIU,STANLEY M +	34-031-00063	0063 WEATHERSTONE DR	WORCESTER, MA 01604
MORNEAU,MICHELLE TRUSTEE	34-031-00064	0064 WEATHERSTONE DR	WORCESTER, MA 01604
MCCARTHY,PATRICK J + JESSICA	34-031-00066	0066 WAETHERSTONE DR UNIT 66	WORCESTER, MA 01604
ALHAIDAR,RAFI	34-031-00065	0065 WEATHERSTONE DR UNIT 65	WORCESTER, MA 01604
STURBRIDGE MONTESSORI INC	34-031-00067	0164 LAKE RD	FISKDALE, MA 01518
JAMES,FATHIMA S	34-031-00071	0071 WEATHERSTONE DR UNIT 71	WORCESTER, MA 01604
BABST,GARY S	34-031-00072	0072 WEATHERSTONE DR	WORCESTER, MA 01604
AMES,JIMMIE L JR	34-031-00073	0073 WEATHERSTONE DR	WORCESTER, MA 01604
CORIO,JAMES M	34-031-00075	75 WEATHERSTONE DR	WORCESTER, MA 01604
WINARSKI,REBECCA	34-031-00074	0074 WEATHERSTONE DR	WORCESTER, MA 01604
MERZ,JAMES R II + RACHEL E	34-031-00076	0076 WEATHERSTONE DR	WORCESTER, MA 01604
MASIELLO,ELIZABETH A	34-031-00077	0077 WEATHERSTONE DR	WORCESTER, MA 01604
TRUMBORE,MELANIE S	34-031-00078	0078 WEATHERSTONE DR	WORCESTER, MA 01604
NIANG,MAMADOU A	34-031-00079	0079 WEATHERSTONE DR UNIT #79	WORCESTER, MA 01604
PARKER,JOANNE D + ALBERT E	34-031-00080	0080 WEATHERSTONE DR	WORCESTER, MA 01604
ERREDE,ALISSA MARIE	34-031-00085	0085 WEATHERSTONE DR UNIT 85	WORCESTER, MA 01604
SUAREZ,MELANIA J	34-031-00086	0086 WEATHERSTONE DR	WORCESTER, MA 01604
CHEN,QIANG +	34-031-00082	0023 ROLLING LN	WAYLAND,, MA 01778
JEFFERSON,DAVID C	34-031-00081	0081 WEATHERSTONE DR	WORCESTER, MA 01604
SIDDARAMANNA,NAVEEN	34-031-00083	0006 MAY RD	WESTFORD, MA 01886
WONG,KIN C + MUN L CHAN	34-031-00084	0102 MILLBURY ST	GRAFTON,, MA 01519
SOULE,ROBERT W	34-031-00088	0088 WEATHERSTONE DR	WORCESTER, MA 01605
MASIELLO,TINA M	34-031-00089	10 PELICAN AVE	WORCESTER, MA 01605
MARRERO,YOSEMIT	34-031-00087	0087 WEATHERSTONE DR UNIT 87	WORCESTER, MA 01604
PROMINSKI,GABRIELLA	34-031-00091	0091 WEATHERSTONE DR	WORCESTER, MA 01604
LAPLACE-MAURER,DIANA	34-031-00090	0090 WEATHERSTONE DR	WORCESTER, MA 01604
DEGON,SALVATORE B + CAROL A +	34-031-00092	989 WINDMERE AVE EAST	VENICE, FL 34285
BERRY,TAMARA S	34-031-00093	0093 WEATHERSTONE DR	WORCESTER, MA 01604
PROMINSKI,JACEK + URSZULA	34-031-00094	0094 WEATHERSTONE DR	WORCESTER, MA 01604
LAURENCE,SUZANNE M	34-031-00111	0111 WEATHERSTONE DR	WORCESTER, MA 01604
HARANAS,JAMES	34-031-00112	86 VIOLETWOOD CIR	MARLBOROUGH, MA 01752-6492
JONIELUNAS,SUSAN TRUSTEE	34-031-00113	0113 WEATHERSTONE DR	WORCESTER, MA 01604
LAMOTTE,LYNNE E	34-031-00114	0114 WEATHERSTONE DR	WORCESTER, MA 01604
BARBOUR,SCHYULER L	34-031-00116	0140 BEDFORD LANE	LANSDALE, PA 19446
RAZA,SYED + FATIMA,TAMHEED	34-031-00115	0115 WEATHERSTONE DR UNIT 115	WORCESTER, MA 01604
ALDRICH,ROBERT C + KIMBERLEE A	34-031-00125	0125 WEATHERSTONE DR	WORCESTER, MA 01604
FAIRBANKS,CHRISTINE M	34-031-00121	0021 WEATHERSTONE DR UNIT 121	WORCESTER, MA 01609
SHORTMAN,DONALD R JR	34-031-00122	0122 WEATHERSTONE DR UNIT 122	WORCESTER, MA 01604
PACZKOWSKI,LYNETTE	34-031-00123	0123 WEATHERSTONE DR	WORCESTER, MA 01604
GOUR,MATTHEW M	34-031-00124	0124 WEATHERSTONE DR	WORCESTER, MA 01604
LUCIANI,AMALIA M	34-031-00126	0126 WEATHERSTONE DR	WORCESTER, MA 01604
DAHROOGE,SANDRA L	34-031-00151	0151 WEATHERSTONE DR UNIT 151	WORCESTER, MA 01604
ASSAD,LAURIE VIOLET	34-031-00152	0152 WEATHERSTONE DR	WORCESTER, MA 01604
MERCHANT,TRACY A	34-031-00153	0153 WEATHERSTONE DR UNIT 153	WORCESTER, MA 01604
KORANTENG,JEFFREY	34-031-00154	0020 STANTON ST	WORCESTER, MA 01605

ROOD,CECILE M	34-031-00161	0161 WEATHERSTONE DR	WORCESTER, MA 01604
CORBIN,CHRISTINE L	34-031-00162	0162 WEATHERSTONE DR	WORCESTER, MA 01604
HOPKINS,DEREK A	34-031-00163	0163 WEATHERSTONE DR	WORCESTER, MA 01604
ALHAIDAR,RAFI N	34-031-00171	0171 WEATHERSTONE DR	WORCESTER, MA 01604
CODY,JAMES M	34-031-00164	0164 WEATHERSTONE DR	WORCESTER, MA 01604
ALI,RANIA + AHMED,KEDIJA+ ADU,NUR A	34-031-00172	0172 WEATHERSTONE DR	WORCESTER, MA 01604
QUAGRAINE,ELIZABETH	34-031-00173	0173 WEATHERSTONE DR #173	WORCESTER, MA 01604
DUBOIS,C BETH	34-031-00174	0174 WEATHERSTONE DR UNIT 174	WORCESTER, MA 01604
BARKER,JAMES E	34-031-00181	0181 WEATHERSTONE DR	WORCESTER, MA 01604
CEDRONE,KARA A	34-031-00183	0055 COMMONS DR	SHREWSBURY, MA 01545
GUTMANN,ADRIANE A	34-031-00182	0182 WEATHERSTONE DR	WORCESTER, MA 01604
CRISTINI,LAWRENCE + LINDA A	34-031-00191	191 WEATHERSTONE DRIVE	WORCESTER, MA 01604
JOHNSON,YASUKO TANAKA	34-031-00184	90 BARRY ROAD	WORCESTER, MA 01609
SPENCER,KEVIN + ALMA-JEAN	34-031-00192	0192 WEATHERSTONE DR	WORCESTER, MA 01604
WYLIE,ANNETTE M	34-031-00193	0193 WEATHERSTONE DR	WORCESTER, MA 01604
PATEL,DILIPKUMAR M +	34-031-00194	0194 WEATHERSTONE DR	WORCESTER, MA 01604
JOLLY CHIMP LLC	34-031-00201	0314 OAKRIDGE RD UNIT 201	DEERFIELD BEACH, FL 33442
LITTLEFIELD,JIN S	34-031-00202	0202 WEATHERSTONE DR UNIT 202	WORCESTER, MA 01604
LAVERTY,DEBRA B	34-031-00204	0204 WEATHERSTONE DR	WORCESTER, MA 01604
ST GEORGE,DEBORAH	34-031-00203	0203 WEATHERSTONE DR UNIT 203	WORCESTER, MA 01604
KALISZ,WALTER J + ANNE M	34-031-00211	0211 WEATHERSTONE DR	WORCESTER, MA 01604
WYMAN,MERRILL J JR + JULIE M	34-031-00205	35 ALPINE ST	MILLBURY, MA 01527
MESSIER,DONNA	34-031-00206	0206 WEATHERSTONE DR	WORCESTER, MA 01604
FEELEY,PAUL V JR	34-031-00212	0212 WEATHERSTONE DR	WORCESTER, MA 01604
LEBLANC,JOSEPH P + BARBARA	34-031-00223	0223 WEATHERSTONE DR	WORCESTER, MA 01604-3551
AGYEI,DOUGLAS KOFI +	34-031-00231	0231 WEATHERSTONE DR	WORCESTER, MA 01604
FORTI,CHARLES M + COLLEEN E	34-031-00214	0214 WEATHERSTONE DR	WORCESTER, MA 01604
ODGREN,RUTH	34-031-00213	0213 WEATHERSTONE DR	WORCESTER, MA 01604
RUSSELL,JOHN F JR + LUANN	34-031-00221	0221 WEATHERSTONE DR UNIT 221	WORCESTER, MA 01604
CURTIN,PAULA M	34-031-00222	0222 WEATHERSTONE DR UNIT 222	WORCESTER, MA 01604
ROCHE,BRENDAN	34-031-00233	0233 WEATHERSTONE DR	WORCESTER, MA 01604
CARPENTER,ANN M	34-031-00232	0232 WEATHERSTONE DR	WORCESTER, MA 01604
PARIKH,VARANG	34-031-00244	0110 BRISTOL WAY	MADISON, MS 39110
GEMMELL,CONGETTA A	34-031-00241	0241 WEATHERSTONE DR	WORCESTER, MA 01604
WEINER,SEAN N	34-031-00234	0234 WEATHERSTONE DR	WORCESTER, MA 01604
MARA,KAROLYN L + KAUFMAN,MELVIN	34-031-00242	0242 WEATHERSTONE DR	WORCESTER, MA 01604
DENNIS,CARA	34-031-00243	0243 WEATHERSTONE DR	WORCESTER, MA 01604
COLLESEI,ARMANDO	34-031-10014	0014 WEATHERSTONE DR	WORCESTER, MA 01604
IYOHA,GLORY + ESEOSA E	34-037-86-93	0026 BROOME AVE	WORCESTER, MA 01604
BACELAR,GLAUCIO SANTO +	34-037-8693A	0024 BROOME AVE	WORCESTER, MA 01604
SODERLUND,STEVEN K	34-037-82-85	0033 MCCLINTOCK AVE	WORCESTER, MA 01604
AF AMORELLO + SONS INC	34-032-00015	0123 SOUTHWEST CUTOFF	WORCESTER, MA 01613
FREIGHT TERMINAL I OF MASSACHUSETTS	34-032-0004A	0025 ESKOW RD	WORCESTER, MA 01604
DE ANGELIS,CHARLES + MARY J	34-037-051+6	0040 MCCLINTOCK AVE	WORCESTER, MA 01604-2625

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 34-032-00015 & 34-034-00001 as cited above.

Certified by:



 Signature

09/19/2024
 Date

Edward M. Augustus, Jr.
CITY MANAGER



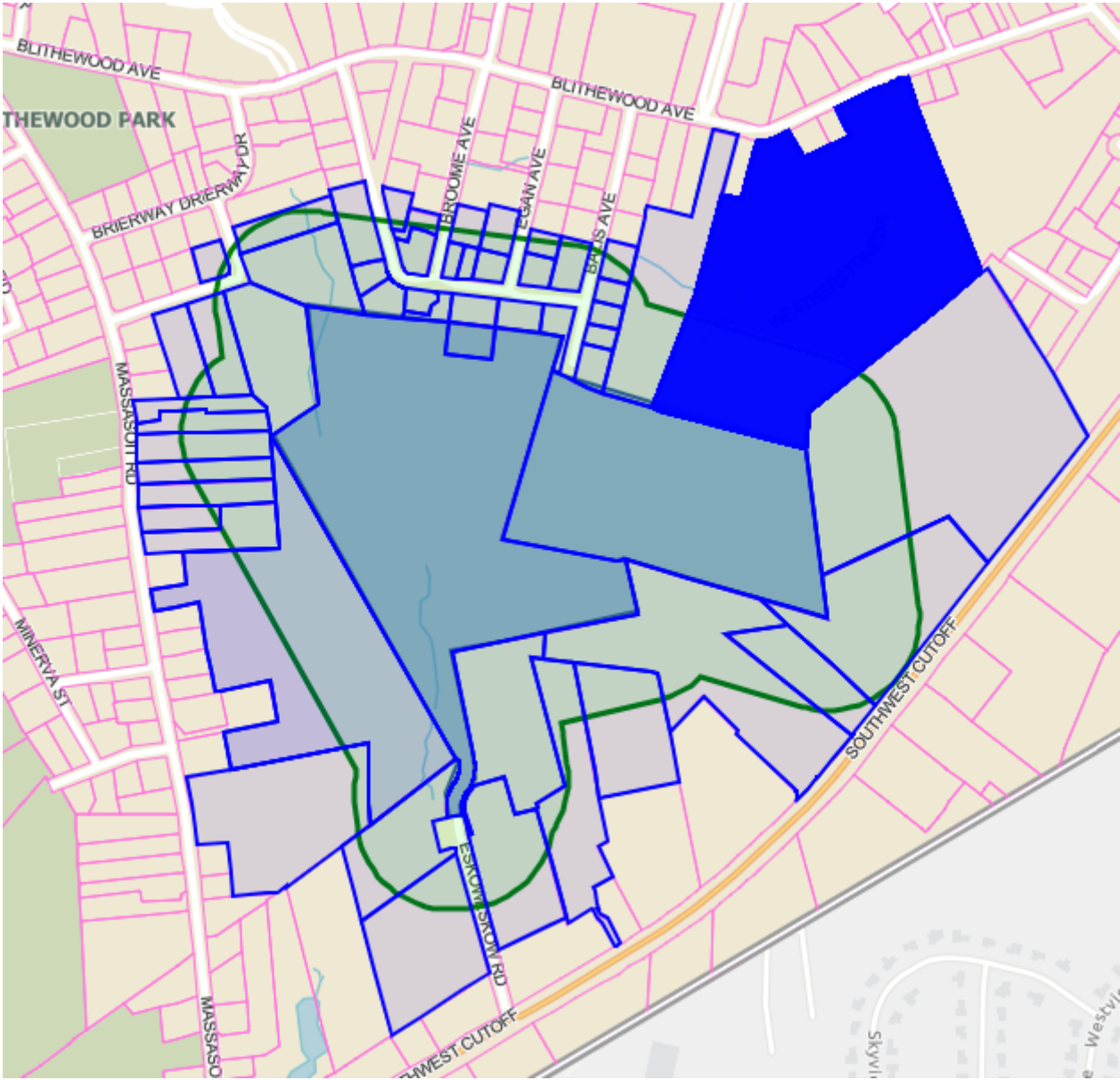
Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

Abutters Map



KENDALL,KYLE R
34-037-00243
44A MCCLINTOCK AVE
WORCESTER, MA 01604

PUGLIESE,CHRISTINE A + WILL...
34-030-00028
0028 TAMAR AVE
WORCESTER, MA 01604

SOARES,DANIEL D
34-039-00237
0046 MCCLINTOCK AVE
WORCESTER, MA 01604

GUERRA,FROILAN +
34-038-166-1
0015 EGAN AVE
WORCESTER, MA 01604

SOARES,DANIEL D
34-039-00001
0046 MCCLINROCK AVE
WORCESTER, MA 01604

ZALANSKY,ROBERT
34-039-00231
0050 MCCLINTOCK AVE
WORCESTER, MA 01604

SOSSA,LUIS F +
34-038-00126
0191 CAMPBELL AVE
REVERE, MA 02151

ZACK,ROBERT J + MARY SUSAN...
34-038-00166
0024 BALIS AVE
WORCESTER, MA 01604-2604

SCHOFIELD,KERRIE
34-038-212-2
0027 BALIS AVE
WORCESTER, MA 01604

ROBICHAUD,JOHN T(LIFE ESTA...
34-038-00128
0047 MCCLINTOCK AVE
WORCESTER, MA 01604

REDROCK TRAIL LLC
34-030-00012
0419 REDEMPTION ROCK TRAI...
STERLING, MA 01564

STAVOS,BENJAMIN J
34-030-00015
0010 TAMAR AVE
WORCESTER, MA 01604

LAMOUREUX,PAUL J JR
34-038-00130
0042 EAGAN AVE
WORCESTER, MA 01604

SENA,GARY J + NICOLE L
34-038-00207
21 BALIS AVE
WORCESTER, MA 01604

VALENTE,PAUL
34-039-00226
0001 TEMPLE CT
SHREWSBURY, MA 01545

GALANTE,MICHAEL A
34-038-00169
0090 LEE ST
WEST BOYLSTON, MA 01583

SMITH,GAROLD R + LORI A
34-037-051+5
40 MCCLINTOCK AVE
WORCESTER, MA 01604

MAYNARD,SEAN E
34-030-00003
0427 MASSASOIT RD
WORCESTER, MA 01604

STEBBINS,LEO T + JANICE A
34-030-00020
0034 TAMAR AVE
WORCESTER, MA 01604-3526

HUARD,ROBERT M
34-038-00212
0025 BALIS AVE
WORCESTER, MA 01604

BUFFONE,BRIAN
34-030-00001
0435 MASSASOIT RD
WORCESTER, MA 01604

MCAVEY,MURDOCH G + MARIT...
34-038-00134
0030 EGAN AVE
WORCESTER, MA 01604-2610

NYAMINANI,FIDELE +
34-030-00013
0020 TAMAR AVE
WORCESTER, MA 01604

A F AMORELLO & SONS INC
34-034-00001
123 SOUTHWEST CUTOFF
WORCESTER, MA 01613

MCPHERSON,JOHN C + CHAND...
34-038-123+1
0011 BROOME AVE
WORCESTER, MA 01604

OLSON,KARA L
34-037-00245
0044 MCCLINTOCK AVE
WORCESTER, MA 01604

TERAN,VICTOR GOMEZ +
34-030-00038
0421 MASSASOIT RD
WORCESTER, MA 01604

LAVOIE,JOHN + SUSAN M
34-037-051+3
0034 MCCLINTOCK AVE
WORCESTER, MA 01604

HALL,HAROLD J
34-030-00014
0033 PRINCETON RD
STERLING, MA 01564

BOTTALI,CARLO G + DONNA M
34-030-00002
0423 MASSASOIT RD
WORCESTER, MA 01604

GUERRIER,JEAN C + JEANINE
34-030-0001A
0431 MASSASOIT RD
WORCESTER, MA 01604

STINCHFIELD,NORMAN J + MA...
34-032-00016
0483 MASSASOIT RD
WORCESTER, MA 01604

MALOY,WILLIAM T + LINDA G
34-031-00022
0022 WEATHERSTONE DR
UNIT 22
WORCESTER, MA 01604

SABATINI REALTY TRUST
34-034-00012
0188 SOUTHWEST CUTOFF
WORCESTER, MA 01604

HAIRE,CHERYL + WALSH BRIA...
34-035-0003A
0033 SMITH RD
SHREWSBURY, MA 01545

VUONG,HIEU T + LE,LOAN THI
34-031-00013
0013 WEATHERSTONE DR
WORCESTER, MA 01604

PIANKA,TERESA
34-032-0003B
11 SOUTH WARD ST
WORCESTER, MA 01610

MORELLO,LOUIS J + VALERIE A
34-032-0002A
0449 MASSASOIT RD
WORCESTER, MA 01604-3542

GRENIER,CAROLYN A
34-031-00021
0021 WEATHERSTONE DR
WORCESTER, MA 01604

NAVA,KENYA
34-032-00003
0437 MASSASOIT RD
WORCESTER, MA 01604

MORELLO,LOUIS J + VALERIE A
34-032-0002A
0449 MASSASOIT RD
WORCESTER, MA 01604-3542

MOREL,CRAIG J
34-031-00023
0350 PASCO RD
SPRINGFIELD, MA 01151

SABATINI,DARIO D TRUSTEE
34-034-00003
0182 SOUTHWEST CUTOFF
WORCESTER, MA 01604

QUINTON,NORMAN L SR TRUS...
34-033-012-1
NORMAN L QUINTON JR, PRESI...
20 ESKOW RD
WORCESTER,, MA 01604

BROWN,JAMES E
34-031-00043
C/O CAROL A NABORS
#43
UTICA, NY 13502

PDT LLC
34-034-011-1
0200 SOUTHWEST CUTOFF
WORCESTER, MA 01604

TSOURIDES,PAUL TRUSTEE
34-034-0002A
0003 O'HARA CIR
WORCESTER, MA 01604

VINCELETTE-SAMPSON,KRIST...
34-031-00032
0032 WEATHERSTONE DR
WORCESTER, MA 01604

WILLIAMS,DIXIE LEE TRUSTEE
34-033-0003C
0021 ESKOW RD
WORCESTER, MA 01604-2775

PJM FAMILY ENTERPRISES LLC
34-034-00010
0165 GREEN ST
SHREWSBURY, MA 01545

MORSE,DONALD K + DEBRA A ...
34-031-00031
0031 WEATHERSTONE DR
WORCESTER, MA 01604

ZACK,ROBERT J +
34-039-218-1
0024 BALIS AVE
WORCESTER, MA 01604

PJM FAMILY ENTERPRISES LLC
34-032-012-2
0165 GREEN ST
SHREWSNURY, MA 01545

AMATO,ANTHONY + JANE TRU...
34-031-00033
0033 WEATHERSTONE DR
WORCESTER, MA 01604-3551

GONZALEZ,SAMIRA
34-031-00011
0011 WEATHERSTONE DR
WORCESTER, MA 01604

BISCEGLIA,CHERYL A
34-031-00041
0041 WEATHERSTONE DR
WORCESTER, MA 01604

HOPKINS,WILLIAM J + KRYSTAL...
34-039-00218
0035 BALIS AVE
WORCESTER, MA 01604

LE,MICHELLE
34-031-00012
0012 WEATHERSTONE DR
WORCESTER, MA 01604

TAN,PUAY ENG TRUSTEE +
34-031-00042
0009 BROWNING CENTRE
NEWTON CENTRE, MA 02459-2...

TERRY,ELAINE P
34-031-00044
0044 WEATHERSTONE DR
WORCESTER, MA 01604

HENDRICKEN,DIANE M TRUST...
34-031-00062
0062 WEATHERSTONE DR
WORCESTER, MA 01604

WINARSKI,REBECCA
34-031-00074
0074 WEATHERSTONE DR
WORCESTER, MA 01604

ZAVGORODNIY,YEKATERINA A ...
34-031-00054
0054 WEATHERSTONE DR
WORCESTER, MA 01604

MURIU,STANLEY M +
34-031-00063
0063 WEATHERSTONE DR
WORCESTER, MA 01604

MERZ,JAMES R II + RACHEL E
34-031-00076
0076 WEATHERSTONE DR
WORCESTER, MA 01604

LEAR,GEORGE B TRUSTEE +
34-031-00051
0051 WEATHERSTONE DR
WORCESTER, MA 01604

MORNEAU,MICHELLE TRUSTE...
34-031-00064
0064 WEATHERSTONE DR
WORCESTER, MA 01604

MASIELLO,ELIZABETH A
34-031-00077
0077 WEATHERSTONE DR
WORCESTER, MA 01604

BYRNE,DENNIS M +
34-031-00052
0052 WEATHERSTONE DR
WORCESTER, MA 01604

MCCARTHY,PATRICK J + JESSI...
34-031-00066
0066 WAETHERSTONE DR
UNIT 66
WORCESTER, MA 01604

TRUMBORE,MELANIE S
34-031-00078
0078 WEATHERSTONE DR
WORCESTER, MA 01604

ABOU-JAOUDE,AYA LELA
34-031-00053
0053 WEATHERSTONE DR
WORCESTER, MA 01604

ALHAIDAR,RAFI
34-031-00065
0065 WEATHERSTONE DR
UNIT 65
WORCESTER, MA 01604

NIANG,MAMADOU A
34-031-00079
0079 WEATHERSTONE DR
UNIT #79
WORCESTER, MA 01604

HAGLUND,CAROLYN L
34-031-00055
0055 WEATHERSTONE DR
UNIT 55
WORCESTER, MA 01604

STURBRIDGE MONTESSORI IN...
34-031-00067
0164 LAKE RD
FISKDALE, MA 01518

PARKER,JOANNE D + ALBERT ...
34-031-00080
0080 WEATHERSTONE DR
WORCESTER, MA 01604

MCCABE,CHARLES TRUSTEE
34-031-00056
0056 WEATHERSTONE DR
WORCESTER, MA 01604

JAMES,FATHIMA S
34-031-00071
0071 WEATHERSTONE DR
UNIT 71
WORCESTER, MA 01604

ERREDE,ALISSA MARIE
34-031-00085
0085 WEATHERSTONE DR
UNIT 85
WORCESTER, MA 01604

VILLATORO,ERNESTO R SOTO
34-031-00057
0057 WEATHERSTONE DR
UNIT 57
WORCESTER, MA 01604

BABST,GARY S
34-031-00072
0072 WEATHERSTONE DR
WORCESTER, MA 01604

SUAREZ,MELANIA J
34-031-00086
0086 WEATHERSTONE DR
WORCESTER, MA 01604

PENNY,SANDRA M TRUSTEE
34-031-00058
0058 WEATHERSTONE DR
WORCESTER, MA 01604

AMES,JIMMIE L JR
34-031-00073
0073 WEATHERSTONE DR
WORCESTER, MA 01604

CHEN,QIANG +
34-031-00082
0023 ROLLING LN
WAYLAND,, MA 01778

BUSS,MARCIA W TRUSTEE
34-031-00061
0258 LOWER COUNTY RD
HARWICHPORT, MA 02646

CORIO,JAMES M
34-031-00075
75 WEATHERSTONE DR
WORCESTER, MA 01604

JEFFERSON,DAVID C
34-031-00081
0081 WEATHERSTONE DR
WORCESTER, MA 01604

SIDDARAMANNA,NAVEEN
34-031-00083
0006 MAY RD
WESTFORD, MA 01886

LAURENCE,SUZANNE M
34-031-00111
0111 WEATHERSTONE DR
WORCESTER, MA 01604

GOUR,MATTHEW M
34-031-00124
0124 WEATHERSTONE DR
WORCESTER, MA 01604

WONG,KIN C + MUN L CHAN
34-031-00084
0102 MILLBURY ST
GRAFTON,, MA 01519

HARANAS,JAMES
34-031-00112
86 VIOLETWOOD CIR
MARLBOROUGH, MA 01752-649...

LUCIANI,AMALIA M
34-031-00126
0126 WEATHERSTONE DR
WORCESTER, MA 01604

SOULE,ROBERT W
34-031-00088
0088 WEATHERSTONE DR
WORCESTER, MA 01605

JONIELUNAS,SUSAN TRUSTEE
34-031-00113
0113 WEATHERSTONE DR
WORCESTER, MA 01604

DAHROOGE,SANDRA L
34-031-00151
0151 WEATHERSTONE DR
UNIT 151
WORCESTER, MA 01604

MASIELLO,TINA M
34-031-00089
10 PELICAN AVE
WORCESTER, MA 01605

LAMOTTE,LYNNE E
34-031-00114
0114 WEATHERSTONE DR
WORCESTER, MA 01604

ASSAD,LAURIE VIOLET
34-031-00152
0152 WEATHERSTONE DR
WORCESTER, MA 01604

MARRERO,YOSEMIT
34-031-00087
0087 WEATHERSTONE DR
UNIT 87
WORCESTER, MA 01604

BARBOUR,SCHYULER L
34-031-00116
0140 BEDFORD LANE
LANSDALE, PA 19446

MERCHANT,TRACY A
34-031-00153
0153 WEATHERSTONE DR
UNIT 153
WORCESTER, MA 01604

PROMINSKI,GABRIELLA
34-031-00091
0091 WEATHERSTONE DR
WORCESTER, MA 01604

RAZA,SYED + FATIMA,TAMHEE...
34-031-00115
0115 WEATHERSTONE DR
UNIT 115
WORCESTER, MA 01604

KORANTENG,JEFFREY
34-031-00154
0020 STANTON ST
WORCESTER, MA 01605

LAPLACE-MAURER,DIANA
34-031-00090
0090 WEATHERSTONE DR
WORCESTER, MA 01604

ALDRICH,ROBERT C + KIMBER...
34-031-00125
0125 WEATHERSTONE DR
WORCESTER, MA 01604

ROOD,CECILE M
34-031-00161
0161 WEATHERSTONE DR
WORCESTER, MA 01604

DEGON,SALVATORE B + CAROL...
34-031-00092
989 WINDMERE AVE EAST
VENICE, FL 34285

FAIRBANKS,CHRISTINE M
34-031-00121
0021 WEATHERSTONE DR
UNIT 121
WORCESTER, MA 01609

CORBIN,CHRISTINE L
34-031-00162
0162 WEATHERSTONE DR
WORCESTER, MA 01604

BERRY,TAMARA S
34-031-00093
0093 WEATHERSTONE DR
WORCESTER, MA 01604

SHORTMAN,DONALD R JR
34-031-00122
0122 WEATHERSTONE DR
UNIT 122
WORCESTER, MA 01604

HOPKINS,DEREK A
34-031-00163
0163 WEATHERSTONE DR
WORCESTER, MA 01604

PROMINSKI,JACEK + URSZULA
34-031-00094
0094 WEATHERSTONE DR
WORCESTER, MA 01604

PACZKOWSKI,LYNETTE
34-031-00123
0123 WEATHERSTONE DR
WORCESTER, MA 01604

ALHAIDAR,RAFI N
34-031-00171
0171 WEATHERSTONE DR
WORCESTER, MA 01604

CODY,JAMES M
34-031-00164
0164 WEATHERSTONE DR
WORCESTER, MA 01604

WYLIE,ANNETTE M
34-031-00193
0193 WEATHERSTONE DR
WORCESTER, MA 01604

LEBLANC,JOSEPH P + BARBAR...
34-031-00223
0223 WEATHERSTONE DR
WORCESTER, MA 01604-3551

ALI,RANIA + AHMED,KEDIJA+ A...
34-031-00172
0172 WEATHERSTONE DR
WORCESTER, MA 01604

PATEL,DILIPKUMAR M +
34-031-00194
0194 WEATHERSTONE DR
WORCESTER, MA 01604

AGYEI,DOUGLAS KOFI +
34-031-00231
0231 WEATHERSTONE DR
WORCESTER, MA 01604

QUAGRAINE,ELIZABETH
34-031-00173
0173 WEATHERSTONE DR
#173
WORCESTER, MA 01604

JOLLY CHIMP LLC
34-031-00201
0314 OAKRIDGE RD
UNIT 201
DEERFIELD BEACH, FL 33442

FORTI,CHARLES M + COLLEEN ...
34-031-00214
0214 WEATHERSTONE DR
WORCESTER, MA 01604

DUBOIS,C BETH
34-031-00174
0174 WEATHERSTONE DR
UNIT 174
WORCESTER, MA 01604

LITTLEFIELD,JIN S
34-031-00202
0202 WEATHERSTONE DR
UNIT 202
WORCESTER, MA 01604

ODGREN,RUTH
34-031-00213
0213 WEATHERSTONE DR
WORCESTER, MA 01604

BARKER,JAMES E
34-031-00181
0181 WEATHERSTONE DR
WORCESTER, MA 01604

LAVERTY,DEBRA B
34-031-00204
0204 WEATHERSTONE DR
WORCESTER, MA 01604

RUSSELL,JOHN F JR + LUANN
34-031-00221
0221 WEATHERSTONE DR
UNIT 221
WORCESTER, MA 01604

CEDRONE,KARA A
34-031-00183
0055 COMMONS DR
SHREWSBURY, MA 01545

ST GEORGE,DEBORAH
34-031-00203
0203 WEATHERSTONE DR
UNIT 203
WORCESTER, MA 01604

CURTIN,PAULA M
34-031-00222
0222 WEATHERSTONE DR
UNIT 222
WORCESTER, MA 01604

GUTMANN,ADRIANE A
34-031-00182
0182 WEATHERSTONE DR
WORCESTER, MA 01604

KALISZ,WALTER J + ANNE M
34-031-00211
0211 WEATHERSTONE DR
WORCESTER, MA 01604

ROCHE,BRENDAN
34-031-00233
0233 WEATHERSTONE DR
WORCESTER, MA 01604

CRISTINI,LAWRENCE + LINDA A
34-031-00191
191 WEATHERSTONE DRIVE
WORCESTER, MA 01604

WYMAN,MERRILL J JR + JULIE ...
34-031-00205
C/O JULIE JOAO
35 ALPINE ST
MILLBURY, MA 01527

CARPENTER,ANN M
34-031-00232
0232 WEATHERSTONE DR
WORCESTER, MA 01604

JOHNSON,YASUKO TANAKA
34-031-00184
90 BARRY ROAD
WORCESTER, MA 01609

MESSIER,DONNA
34-031-00206
0206 WEATHERSTONE DR
WORCESTER, MA 01604

PARIKH,VARANG
34-031-00244
0110 BRISTOL WAY
MADISON, MS 39110

SPENCER,KEVIN + ALMA-JEAN
34-031-00192
0192 WEATHERSTONE DR
WORCESTER, MA 01604

FEELEY,PAUL V JR
34-031-00212
0212 WEATHERSTONE DR
WORCESTER, MA 01604

GEMMELL,CONGETTA A
34-031-00241
0241 WEATHERSTONE DR
WORCESTER, MA 01604

WEINER,SEAN N
34-031-00234
0234 WEATHERSTONE DR
WORCESTER, MA 01604

MARA,KAROLYN L + KAUFMAN,...
34-031-00242
0242 WEATHERSTONE DR
WORCESTER, MA 01604

DENNIS,CARA
34-031-00243
0243 WEATHERSTONE DR
WORCESTER, MA 01604

COLLESEI,ARMANDO
34-031-10014
0014 WEATHERSTONE DR
WORCESTER, MA 01604

IYOHA,GLORY + ESEOSA E
34-037-86-93
0026 BROOME AVE
WORCESTER, MA 01604

BACELAR,GLAUCIO SANTO +
34-037-8693A
0024 BROOME AVE
WORCESTER, MA 01604


SODERLUND,STEVEN K
34-037-82-85
0033 MCCLINTOCK AVE
WORCESTER, MA 01604

AF AMORELLO + SONS INC
34-032-00015
0123 SOUTHWEST CUTOFF
WORCESTER, MA 01613

FREIGHT TERMINAL I OF MASS...
34-032-0004A
0025 ESKOW RD
WORCESTER, MA 01604

DE ANGELIS,CHARLES + MARY...
34-037-051+6
0040 MCCLINTOCK AVE
WORCESTER, MA 01604-2625



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	Oct 07 2024
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	Planning Analyst Planning & Regulatory Services

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October 7, 2024
City of Worcester
Attn: Rose Russell – Senior Planner
455 Main Street Worcester, MA 01608

Project Narrative

CarMax Auction Facility – 34 Eskow Rd. & 224 Southwest Cutoff, Worcester MA 01604

CenterPoint is an authorized agent for CarMax. On behalf of our client, CenterPoint is requesting a Special Permit for a proposed used vehicle auction facility.

Overview:

The purpose of this letter is to outline the proposed development and operations of a CarMax wholesale used vehicle auction facility. The subject property is approximately 30 acres. CarMax’s proposed improvements are limited to approximately 14 acres. Improvements include a new 7,125 square foot auction building and associated outdoor inventory storage, customer/employee parking, emergency access drive, landscaping, and onsite stormwater detention. The auction facility will not be open to the public and attendance is restricted to licensed car dealers in the state.

Zoning:

The property at 34 Eskow Rd & 224 Southwest Cutoff is approximately 30 acres and is divided into three different zone districts: Limited Manufacturing (ML-0.5), General Manufacturing (MG-02), and Single Family Residential (RS-7). No development is proposed in the residential zone. A zoning determination letter was received from the City of Worcester dated October 25th, 2023, confirming that the proposed use would be considered an Auction House as defined by the municipal code. CarMax is seeking a Special Permit for the proposed auction house use as defined by Worcester’s Zoning Ordinance.

Site Layout:

Customer and employee parking areas will be located on the west side of the proposed 7,125 square foot auction building. A paved inventory staging area will be located to the east of the auction building and will be surrounded by a six-foot chain link fence with black vinyl slats for screening and security purposes. This inventory area is where vehicles are staged while pending auction and dealer pickup. Vehicular access to the non-public staging area will be secured with embassy-style security gates. A gate house is located between the two security gates.

Similar to what was contemplated and approved in the previously approved 2009 Definitive Site Plan (PB-2209-001), CarMax will include an emergency access drive connecting the facility to Balis Ave. to the north. The driveway will be gated to prevent through traffic. The proposed 24-foot swing barrier will be accessible to emergency services via Knox Box. CarMax will also maintain a 50-foot buffer to the rear of the property adjacent to the Weatherstone Condominiums.

Architecture:

The proposed building façade will be constructed of earth-tone, split face, and smooth CMU block. Massing will be articulated by a tonal color banding in the CMU. The architectural treatments will be applied consistently to all building facades to create a cohesive look. Roof-top equipment will be screened by a pre-finished earth-tone metal RTU screen and parapet walls. Preliminary plan elevations are included in this submission.

Landscape:

Landscaping will be incorporated into the customer/employee parking lot and car carrier lot. Additional landscaping will be installed around the perimeter of the site and between the inventory staging area and the customer/employee parking area. The existing 50-foot buffer to the residential properties to the north will be maintained. New landscaping will include deciduous trees and shrubs, evergreen shrubs, sod, native seed, and rock mulch. CarMax will also install a six-foot tall, black vinyl coated, chain link fence with black vinyl slats for screening and security purposes around the perimeter of the facility.

Auction Operations:

CarMax acquires their pre-owned vehicle inventory from its customers and the general public at its retail stores or by purchasing wholesale pre-owned vehicles from third party sellers. Inventory that does not meet CarMax's standards for sale to retail customers (due to age, customization, the level of reconditioning required, or the like) is sold to CarMax's auction customers through the auction process described below.

CarMax's auctions have traditionally been conducted in-person; however, CarMax requires the flexibility to also conduct its auctions as "virtual" auctions hosted by CarMax online, or a combination of in-person and virtual. Both in-person and virtual auctions use the services of a professional (and licensed, where required) auctioneer. Participation in CarMax wholesale auctions (whether in-person or virtual) is on an invitation-only basis, and it is restricted to pre-qualified and licensed car dealers only, the majority of whom are independent dealers.

In-person auctions are conducted within an enclosed building meeting the requirements of all applicable building codes, and auction paperwork (such as bills of sale and titles) is processed on the date of the auction. Customers purchasing vehicles at in-person auctions must remove their vehicles within 48 hours after the auction.

Virtual auctions are hosted online. The vehicles being auctioned are located at CarMax's auction facility, and they are available for in-person inspection by auction customers two days before the auction. After virtual auctions are completed, bills of sale, titles, and other auction paperwork is processed through the CarMax auction facility or online (to the extent permitted by applicable law). Customers purchasing vehicles through virtual auctions must remove their vehicles within 48 hours after the auction.

Auctions either online or in-person are generally held once per week. Occasionally, a 2nd auction may be held during high volume periods.

Hours of Operation:

Activity onsite will predominantly take place between 7 a.m. and 7 p.m. seven days a week, however, deliveries may occur 24 hours a day and an occasional need may arise where staffing occurs outside of

normal hours. Parking has been designed to accommodate peak operations. While we do not expect that this level of parking will be required every day, it is necessary to ensure that sufficient parking is provided for customers during periods of high demand. Please note that this facility will support CarMax operations only and will not be open to the general public.

Previously Approved Site Plans (PB-2009-001):

In 2009, a Definitive Site Plan was approved for the site. The application involved the construction of an access drive and a commercial development consisting of four buildings totaling 155,000 square feet as well as 192 off-street parking spaces located at 34 Eskow Road. Some improvements, including the access driveway and retaining walls, were constructed. Additionally, it appears that several of the proposed detention basins were constructed or partially constructed. However, the property remains vacant.

Several conditions for approval were included in the original Planning Board decision. Specifically, a requirement to provide emergency access to Balis Avenue and a 50-foot buffer with evergreen trees along the rear of the property. These conditions have been incorporated into CarMax's proposed plans.

Wetlands:

There is an existing intermittent stream on the west side of the property. CarMax conducted a new Wetland Resource Area Analysis and delineation illustrating the existing boundaries of the wetlands. The report identified several man-made "isolated vegetated wetlands" in the areas of the previously constructed detention basins. These "isolated vegetated wetlands" were determined to be non-jurisdictional. The report was certified by the Conservation Commission effective August 20th, 2024.

In 2009, a Wetlands disturbance permit was approved for the construction of the existing access road. CarMax will apply for a wetland disturbance permit at the appropriate time.

Access Road:

CarMax is also proposing to pave the existing access road. 34 Eskow is connected to Eskow Rd via a private right of way (ROW) recorded in 1989. The Easement creating the ROW, gives all abutting property owners the right to pass and repass, and the right to install utilities. CarMax will maintain the current footprint of the access road as shown in the Definitive Site Plans approved in 2009.

Retaining walls have been installed on either side of the access road. An engineering consultant inspected the existing retaining walls for structural integrity. The retaining wall on the western side of the roadway is 250 feet long. The retaining wall on the eastern side of the roadway is 155 feet long. At the culvert location, the western headwall is six to eight feet high, and the eastern headwall is seven to eight feet high. North and south of the culvert, the western retaining wall varies in height from one to 5.5 feet. North of the culvert, the eastern retaining wall varies in height from one to three feet. South of the culvert, the eastern retaining wall varies in height from one to two feet. The structural consultant determined that the existing walls are structurally sufficient for CarMax's use and will be maintained. CarMax is not proposing to widen the road at this time.

Traffic Impact and Access Study:

At CarMax's request a Traffic Impact and Access Study (TIAS) was conducted by Chappell Engineering Associates, LLC (CEA). The report outlines the anticipated traffic impacts associated with a proposed CarMax auto auction facility. CEA concluded that the intersection of Eskow Rd with Southwest Cutoff provides sufficient sight distance to allow for safe access to the project. Additionally, the project is

CarMax – Worcester
October 7, 2024

expected to result in only minor increases to vehicle delays and queuing, that will result in no notable change in traffic operations.

In summary, CenterPoint is requesting a Special Permit for a proposed used vehicle auction facility at this location. CarMax looks forward to partnering with the City of Worcester and its residents in constructing and operating a successful new auction facility.

Thank you,
Colleen Nebel - Development Manager

CC: Mark Donahue – Attorney, Fletcher Tilton PC
Steve Hudak/Bradley Escobar CarMax Auto Superstores, Inc.