

January 3, 2025

Jordan Berg Powers, Chair
Worcester Zoning Board of Appeals
Worcester City Hall
455 Main Street
Worcester, MA 01608

RE: ZBA 2024-087
34 Eskow Road
Applicant: Carmax Auto Superstore, Inc.
Request for Special Permit

Dear Chair Berg Powers and Members of the Board:

By separate correspondence, your Board has received the request of the applicant, CarMax Auto Superstore Inc, (the “Applicant”) to continue the public hearing on the above application with regard to its request for special permit at 34 Eskow Road to February 10th, 2024. This correspondence is provided to the Board for background as to the purpose of the continuation.

Since submitting the application, the Applicant has had the opportunity to conduct meetings with impacted abutting land owners and City planning staff to provide the opportunity to discuss the plan and understand any particular concerns. Those meetings have been fruitful to focus on some particular issues that require modification to both the physical plan as submitted and the operational plan for the auction house as proposed by the Applicant which modifications and restrictions would be incorporated into conditions of approval. The Applicant has also had time to meet on site with City staff to review the proposal and discuss proposed conditions to ameliorate some of the neighbors’ concerns. Since the neighborhood meeting on December 16th, there has been inadequate time for Bohler Engineering to revise the plan and for the Applicant to assemble a supplemental memorandum to the Board describing in detail the operation and how it has been modified to respond to expressed concerns.

The continuation will provide time to assemble those documents and more importantly to make those available to abutting land owners and seek to have further discussion relative to the proposed auction operation. We believe that the most appropriate plan to be submitted to be reviewed by the Board would be one that has been vetted by both the abutters and City staff in advance.

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We look forward to the chance to submit revised plans and a supplemental memorandum to the Board during the month of January and to present same to the Board of Appeals on February 10, 2025.

Very truly yours,



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MLD/sdt