

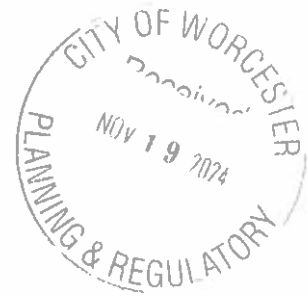
RECEIVED
WORCESTER CITY CLERK
2024 NOV 20 PM 3:45

Mark A. Borenstein
Direct Telephone: 508-688-9136
Email: mborenstein@princelobel.com

November 12, 2024

VIA EMAIL: PLANNING@WORCESTERMA.GOV

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



Re: Rossi Development LLC – Application to City of Worcester Zoning Board of Appeals for Variance from the Minimum Front-Yard Setback Requirement for Mixed-Use Development Project at 120 Washington Street (Proposed Lot 3C), Worcester, Massachusetts

Dear Ms. Smith:

This firm represents Rossi Development LLC (the “Applicant”) in its application to the City of Worcester Zoning Board of Appeals (the “Board”) for the grant of a variance from the minimum front-yard setback requirement in the Commercial Corridors Overlay District - Downtown Subarea (“CCOD-D”) applicable to uses with ground-floor residences (Article IX, Section 6.A.1(a)) in connection with the development of a new 5-story mixed-use building with forty-six (46) studio apartments (including six (6) ground floor residences) and an approximately 1,509 square foot ground floor commercial/retail unit and additional site improvements related thereto (the “Project”) on approximately 5,739 square feet of vacant land on the corner of Spruce Street and Green Street and located to the south of 139 Green Street (“Proposed Lot 3C”). Proposed Lot 3C is located on the property known and numbered as 120 Washington Street, Worcester, Massachusetts (the “Washington Street Property”), which consists of six (6) parcels. The Project is part of the broader redevelopment of the Washington Street Property as further described herein.

We hereby submit the following items for filing with the Board:

1. Zoning Determination Form (to be filed under separate cover letter);
2. Variance Application;
3. Statement in Support;

▶ PRINCE LOBEL

4. "Approval Not Required Plan of Land Boston Capital Development, LLC", prepared by Control Point Associates, Inc., dated April 4, 2022 and recorded with the Worcester District Registry of Deeds in Plan Book 963, Plan 91;
5. Draft Approval Not Required showing Washington Street Property which includes the New Lot 3A, Proposed Lot 3C and Proposed Lot 3D;
6. Proposed Site Plan Lot 3C Green Street prepared by Engineering Alliance, Inc., dated November 8, 2024;
7. Architectural drawings of the proposed Lot 3C Building including floor plans and elevations prepared by Paul R. Lessard, RA, dated November 8, 2024.
8. Photographs of the Property; and
9. 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.

Kindly file this Application with the City Clerk and schedule this Application to be presented and discussed at the Board's next available meeting, which is scheduled to occur on **December 16, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Sincerely,



Mark A. Borenstein,

Enclosures

cc: Project Team



VARIANCE 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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STEP 1: PROVIDE DIGITAL COPIES OF THE FOLLOWING ITEMS IN PDF FORMAT VIA EMAIL TO PLANNING@WORCESTERMA.GOV AND CONFIRM WITH DPRS STAFF BEFORE SUBMISSION OF ONE (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 (ISD)
(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 landowner'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 7)
- A **Site Plan** showing the full project scope and all elements listed on page 8 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, if applicable

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.

Revised February 2023



VARIANCE APPLICATION

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

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

Address: 120 Washington Street (also known as Proposed Lot 3C located on the corner of Green Street and Spruce Street)

Parcel ID or MBL: 05-005-00003A

If more than one structure on the lot, identify relevant structure requiring relief: N/A

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:		Setback required:	5'	Setback required:	
Square footage provided:		Setback provided:	+/- 0.5'	Setback provided:	
Relief requested:		Relief requested:	+/- 4.5'	Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:		Setback required:		Setback required:	
Frontage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Parking		Height		Accessory Structure 5-foot Setback	
Parking required:		Height permitted:		Type of structure:	
Parking provided:		Height provided:		Square footage of structure:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Loading		Other Variances			
Loading required:		Relief requested:			
Loading provided:		Zoning Ordinance Article & Section:			
Relief requested:		Requirement:			
		Provided:			

If you are requesting Variances for more than one structure or lot, provide this sheet for each structure/lot. Only complete the sections pertaining to the Variances (s) you are applying for.

1. Property Information

- a. 120 Washington Street (also known as Proposed Lot 3C located on the corner of Green Street and Spruce Street)
Address(es) – please list all addresses the subject property is known by
- b. 05-005-00003A
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 66967 Page 244
Current Owner(s) Recorded Deed/Title Reference(s)
- d. Business, General 6.0 (BG-6.0), Commercial Corridors Overlay District-Downtown Subarea (CCOD-D) and Downtown/Blackstone Canal Overlay District (DSOD)
Zoning District and all Zoning Overlay Districts (if any)
- e. +/- 5,739 SF of undeveloped land.
Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
- f. 0 pre-existing and 46 units/bedrooms proposed.
If residential, describe how many bedrooms are pre-existing and proposed


2. Applicant Information

- a. Rossi Development LLC
Name(s)
 - b. 345 Boylston Street, Suite 300-5, Newton, MA 02459
Mailing Address(es)
 - c. c/o Mark A. Borenstein - mborenstein@princelobel.com and (508) 688-9136
Email and Phone Number(s)
 - d. Developer
Interest in Property (e.g., Lessee, Purchaser, etc.)
- I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Variance as described below** Rossi Development LLC
 By: Anthony Rossi, manager
 Signer ID: L4W30QBH13
 (Signature) Name: Anthony Rossi Title: Manager

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

- a. Boston Capital Development, LLC
Name(s)
- b. 11 Beacon Street, Suite 325, Boston, MA 02108
Mailing Address(es)
- c. c/o Mark A. Borenstein, mborenstein@princelobel.com and (508) 688-9136
Email and Phone Number

4. Representative Information

- a. Mark A. Borenstein
Name(s)
- b. 
Signature(s)
- c. 120 Front Street, Suite 830
Worcester, Massachusetts 01608
Mailing Address(es)
- d. mborenstein@princelobel.com and (508) 688-9136
Email and Phone Number
- e. Attorney
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. Owner Authorization

Authorization I, Richard D. Mazzocchi, Authorized Signatory of
Boston Capital Development, LLC, Owner of Record of the property listed with the
Assessing Division of the City of Worcester, Massachusetts as Map 05 Block 005 Lot(s) 00003A, do hereby
authorize Rossi Development LLC to file this application with the Division of Planning &
Regulatory Services of the City of Worcester on this the 11th day of November, 2024.

Boston Capital Development, LLC

6. Proposal Description

By 
Name: Richard D. Mazzocchi
Title: Authorized Signatory

- a. The Applicant seeks to construct a five (5) story mixed-use building with forty-six (46) units and one (1) ground floor commercial and/or retail unit and additional site improvements related thereto.
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)
- b. Preliminary Site Plan Approval by Worcester Planning Board on February 1, 2023.
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 attached Statement in Support
List any additional information relevant to the Variance (s)

VARIANCE - FINDINGS OF FACT

In the spaces below, please 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)(3) of the Zoning Ordinance. Attach additional supporting documentation as necessary.

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

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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

Please see attached Statement in Support.

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. Rossi Development LLC
By: Anthony Rossi, manager
Printed Name & Signature of Applicant, certifying payment of all municipal charges
Name: Anthony Rossi
Title: Manager

If a Corporation or Trust:

- j. Boston Capital Development, LLC
Full Legal Name
- k. Massachusetts 11 Beacon Street, Suite 325, Boston, MA 02108
State of Incorporation Principal Place of Business
- l. 11 Beacon Street, Suite 325, Boston, MA 02108
Mailing Address or Place of Business in Massachusetts Boston Capital Development, LLC
- m.  , Richard D. Mazzocchi, Authorized Signatory
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 Rossi Development LLC’s
Application to City of Worcester Zoning Board of Appeals for Variance from the Front-
Yard Setback Requirement for a Multifamily Development Project at
120 Washington Street (Proposed Lot 3C), Worcester, Massachusetts

I. Background and Project Scope.

The property known and numbered as 120 Washington Street, Worcester, Massachusetts (the “Washington Street Property”) consists of the following six (6) parcels which are more particularly shown on the enclosed plan entitled, “Approval Not Required Plan of Land Boston Capital Development, LLC”, prepared by Control Point Associates, Inc., dated April 4, 2022 and recorded with the Worcester District Registry of Deeds in Plan Book 963, Plan 91 (the “Recorded ANR Plan”): (i) “Proposed Lot #1” consists of approximately 34,017 square feet of land on the corner of Madison Street and Washington Street and is occupied by a 7-story mixed-use building known as District 120 with a retail/commercial unit on the first floor and affordable residential units above and surface parking in the rear of the lot (“Lot 1”)¹; (ii) “Proposed Lot #2” consists of approximately 16,236 square feet of land on the corner of Green Street and Spruce Street and is occupied by a 3-story mixed-use building with retail/commercial units on the first floor and residential units above and in the rear of the building (“Lot 2”)²; (iii) “Proposed Lot #3A” consists of approximately 65,852 square feet of vacant land with frontage along Washington Street, Spruce Street and Ash Street and two extended areas along Green Street which are on either side of the property known as 139 Green Street (“Lot 3A”)³; (iv) “Proposed Lot #3B” consists of approximately 32,072 square feet of vacant land with frontage along Madison Street and Spruce Street (“Lot 3B”)⁴; (v) “Proposed Lot 4” consists of approximately 4,119 square feet of vacant land along Madison Street (“Lot 4”)⁵; and (vi) “Proposed Lot #5” consists of approximately 17,733 square feet which has been improved to be a right of way known as Spruce Street which connects Washington Street to Green Street (the “Spruce Street Parcel”)⁶. The Washington Street Property was previously occupied by a Table Talk Pies manufacturing facility with related loading and parking areas

Boston Capital Development, LLC (the “Property Owner”) currently owns Lot 3A, Lot 3B, Lot 4 and the Spruce Street Parcel. The Property Owner intends to submit a new approval not required plan to the Planning Board for endorsement to further separate Lot 3A into the following three parcels: (i) approximately 54,844 square feet of vacant land with frontage along Washington Street, Spruce Street and Ash Street (the “New Lot 3A”); (ii) approximately 5,739

¹ Lot 1 is identified as Parcel 05-0005-00001.

² Lot 2 is identified as Parcel 05-0005-0002A.

³ Lot 3A is identified as Parcel 05-0005-0003A.

⁴ Lot 3B is identified as Parcel 05-005-0003B.

⁵ Lot 4 is identified as Parcel 05-005-0004A.

⁶ The Spruce Street Parcel is identified as Parcel 05-005-0005A.

square feet of vacant land on the corner of Spruce Street and Green Street and located to the south of 139 Green Street (“Proposed Lot 3C”); and (iii) approximately 5,269 square feet of vacant land on the corner of Ash Street and Green Street and located to the north of 139 Green Street (“Proposed Lot 3D”). A draft approval not required plan showing the New Lot 3A, Proposed Lot 3C and Proposed Lot 3D is enclosed herewith.

In addition to other development in the area, Rossi Development LLC (the “Applicant”) seeks to acquire Proposed Lot 3C to develop a new 5-story mixed-use building (the “New Building”) with forty six (46) studio apartments and an approximately 1,509 square foot ground floor commercial/retail unit and additional site improvements related thereto (the “Project”). The New Building will include six (6) units on the ground floor with one (1) unit being located partially along Green Street and two (2) units along Spruce Street. Please see the floor plans for the New Building enclosed herewith.

Proposed Lot 3C is located entirely within the Business, General 6.0 (“BG-6.0”) zoning district, the Commercial Corridors Overlay District-Downtown Subarea (“CCOD-D”) and the Downtown/Blackstone Canal Sign Overlay District (“DSOD”).

The Project is part of the broader redevelopment of Washington Street Property by different developers, which will provide a variety of mixed-use buildings and off-street parking once completed. Proposed Lot 3C is located in the heart of the Canal District which includes a mix of commercial, residential and mixed-use buildings. Polar Park is within walking distance to the northwest of Proposed Lot 3C.

II. Requirement for Variance.

Article IX, Section 6.A.1.a requires a minimum front yard setback of 5 feet for buildings with ground floor residences within the CCOD. The New Building will have ground floor residences and therefore the Project is subject to a minimum 5-foot front yard setback requirement. The New Building will have a front yard setback of approximately 0.5 feet along Green Street and therefore will require a variance from the Zoning Board of Appeals (the “Board”)⁷ for relief from the CCOD front yard setback requirement in the amount of approximately 4.5 feet.

For the avoidance of any doubt, the request for a variance as set forth herein applies only to the Project on Proposed Lot 3C.

⁷ The Board is the permit granting authority pursuant to Article II, Section 6.A.3 for any variance.

III. Reasons for Approval of Variance.

The Project satisfies the variance criteria as set forth in Article II, Section 6.A.3 of the Zoning Ordinance for the reasons stated herein:

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

The Applicant would suffer substantial hardship if the CCOD minimum front-yard setback were to be strictly enforced. Compliance with the minimum CCOD front-yard setback would require the Applicant to revise the current plans to remove ground floor residential units or reduce the size of the New Building which would effectively result in a reduction in the number of units. The proposed number of units in the New Building is critical to the Project and any reduction in the number of units to comply with the front yard setback requirement or to eliminate the front yard setback requirement would make the Project no longer financially viable for the Applicant.

In the alternative, given that Proposed Lot 3C is located on the corner of Spruce Street and Green Street, the Applicant would have to acquire a portion of 139 Green Street (the property directly to the north), which is currently occupied by an existing commercial building, and establish the front of the New Building on Spruce Street to comply with the minimum front yard setback requirement. However, the cost to purchase additional land to comply with the minimum front-yard setback would also render the Project no longer financially viable. Furthermore, the existing building at 139 Green Street is located approximately 9 feet from Proposed Lot 3C and any reduction of that side yard setback would reduce available space between the buildings, which would be detrimental to the operations of both the existing commercial building at 139 Green Street and the New Building.

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

There exist circumstances relating to the shape and size of the lot that especially affect the Property, but do not affect generally properties in the BG-6.0 zoning district and CCOD-D overlay district. Unlike other properties in the neighborhood, the Property is relatively flat along Green Street and Spruce Street and the topography increases toward the northwesterly corner of Proposed Lot 3C. The intersecting streets and increased topography to the northwest effectively squeeze the New Building into the proposed location, which limits the land available for the front yard setback.

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

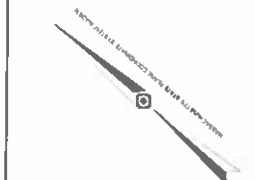
The requested variance may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance. The Project's reduced front yard setback will be consistent with other residential buildings with ground floor residences within the Canal District that have limited or no front yard setback (e.g., the Applicant's mixed-use development on Lot 2 and Walker Lofts). Furthermore, the majority of ground floor residences within the New Building will be located within the interior portions of the lot away from the adjacent public rights of way, with only one unit partially being located along Green Street (the front of Proposed Lot 3C).

The Project's mix of uses are permitted by right and will be compatible and in harmony with the Canal District's character which include commercial, residential and mixed-use buildings. The Project will improve the aesthetic appeal, design and quality of Proposed Lot 3C and improve the economic vitality of the Canal District and the City. The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will create housing suitable for meeting the current and future needs of the City and encourage the most appropriate use of the land in a manner that protects against the uses of land which are incompatible with nearby uses.

Furthermore, the Project's thoughtful site planning and building design will satisfy the purposes and intent of the CCOD by creating a compact development of compatible land uses at urban densities, reusing and redeveloping an existing undersized lot, contributing to a high-quality, pedestrian-scale environment that provides an aesthetically pleasing pedestrian environment that is accessible, compact and inviting.

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

The variance for the minimum front-yard setback requested herein is no greater than the minimum necessary to provide relief from the statutory hardship.



NOTES

1. THE CITY OF WORCESTER HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED DEVELOPMENT.
2. THE CITY OF WORCESTER HAS REVIEWED THE PROPOSED DEVELOPMENT AND APPROVES THE PROPOSED DEVELOPMENT.
3. THE CITY OF WORCESTER HAS REVIEWED THE PROPOSED DEVELOPMENT AND APPROVES THE PROPOSED DEVELOPMENT.
4. THE CITY OF WORCESTER HAS REVIEWED THE PROPOSED DEVELOPMENT AND APPROVES THE PROPOSED DEVELOPMENT.
5. THE CITY OF WORCESTER HAS REVIEWED THE PROPOSED DEVELOPMENT AND APPROVES THE PROPOSED DEVELOPMENT.

REFERENCES

1. THE CITY OF WORCESTER HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED DEVELOPMENT.
2. THE CITY OF WORCESTER HAS REVIEWED THE PROPOSED DEVELOPMENT AND APPROVES THE PROPOSED DEVELOPMENT.
3. THE CITY OF WORCESTER HAS REVIEWED THE PROPOSED DEVELOPMENT AND APPROVES THE PROPOSED DEVELOPMENT.
4. THE CITY OF WORCESTER HAS REVIEWED THE PROPOSED DEVELOPMENT AND APPROVES THE PROPOSED DEVELOPMENT.
5. THE CITY OF WORCESTER HAS REVIEWED THE PROPOSED DEVELOPMENT AND APPROVES THE PROPOSED DEVELOPMENT.

APPLICANT
 BOSTON CAPITAL DEVELOPMENT, LLC
 11 BRADDOCK STREET, SUITE 305
 BOSTON, MA 02108

APPROVAL NOT REQUIRED PLAN OF LAND
 BOSTON CAPITAL DEVELOPMENT, LLC
 11 BRADDOCK STREET, SUITE 305
 BOSTON, MA 02108

CONTROL POINT ASSOCIATES INC.
 200 STATE STREET
 WORCESTER, MA 01602

DATE
 01/14/2022

SCALE
 1" = 40'

GRAPHIC SCALE
 0 20 40 60 80 100
 FEET

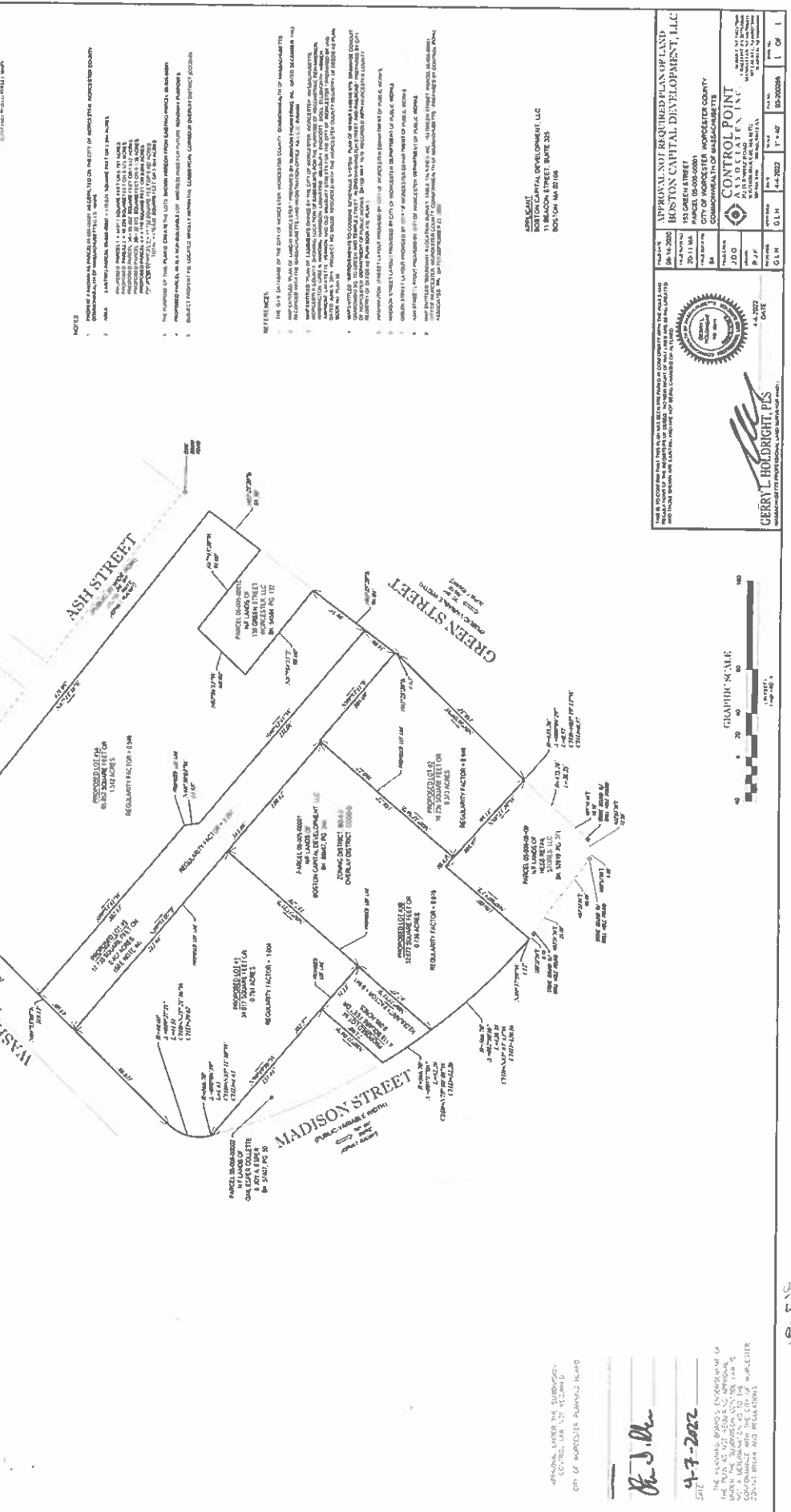
CERRY L. HOLDRIGHT, PLS.
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE ONLY

WORCESTER DISTRICT REGISTRY
 OF RECORDS
 PLAN BOOK: 283 PLAN: 6
 DATE: 1/14/2022
 ATTORNEY: [Signature]

APPROVED UNDER THE SUPERVISION OF THE SUPERVISOR OF RECORDS
 DATE: 1-14-2022

THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN IS LIMITED TO THE APPROVAL OF THE PLAN AS SUBMITTED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.



15-2-22

BOHLER
 818 COWLEY ROAD, SUITE 200
 WASHINGTON, MASSACHUSETTS 01903
 LAND SURVEYING
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 TRANSPORTATION SERVICES
 PLANNING AND DESIGN

REV.	DATE	COMMENTS

10810111
 PUBLIC RESPONSIBILITY
 45 STATE ST. 5TH FL.
 BOSTON, MA 02108

PROPOSED
LOT LINE
SETBACK
PLAN

TRENTON
DEVELOPMENT
PARTNERS LLC

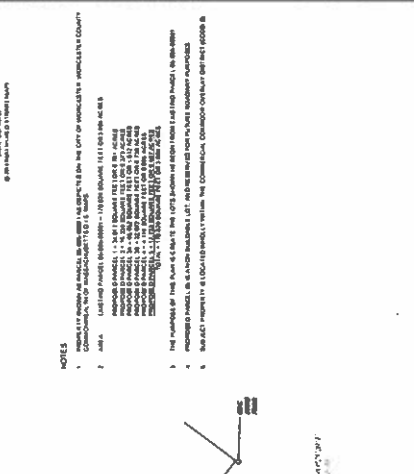
BOHLER
 818 COWLEY ROAD, SUITE 200
 WASHINGTON, MASSACHUSETTS 01903
 LAND SURVEYING
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000

LOT LINE
EXHIBIT
1 of 1
 SHEET NO. 1-11111111



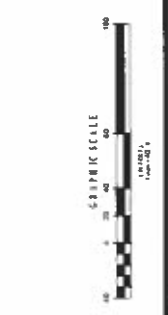
NOTES

1. CONSULT WITH THE CITY OF WASHINGTON FOR ALL NECESSARY PERMITS AND REGULATIONS.
2. AREA: 1.50 ACRES (APPROXIMATE).
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOT LINES AND SETBACKS.
4. PROPERTY OWNER: TRENTON DEVELOPMENT PARTNERS LLC.
5. SURVEYED BY: BOHLER & ASSOCIATES, INC.



REFERENCES

1. THE CITY OF WASHINGTON, MASSACHUSETTS, ZONING ORDINANCE.
2. THE CITY OF WASHINGTON, MASSACHUSETTS, SUBDIVISION MAP ACT.
3. THE CITY OF WASHINGTON, MASSACHUSETTS, PLANNING BOARD REGULATIONS.
4. THE CITY OF WASHINGTON, MASSACHUSETTS, PUBLIC WORKS DEPARTMENT.
5. THE CITY OF WASHINGTON, MASSACHUSETTS, PUBLIC UTILITIES DEPARTMENT.
6. THE CITY OF WASHINGTON, MASSACHUSETTS, PUBLIC HEALTH DEPARTMENT.
7. THE CITY OF WASHINGTON, MASSACHUSETTS, PUBLIC SAFETY DEPARTMENT.
8. THE CITY OF WASHINGTON, MASSACHUSETTS, PUBLIC WORKS DEPARTMENT.
9. THE CITY OF WASHINGTON, MASSACHUSETTS, PUBLIC UTILITIES DEPARTMENT.
10. THE CITY OF WASHINGTON, MASSACHUSETTS, PUBLIC HEALTH DEPARTMENT.
11. THE CITY OF WASHINGTON, MASSACHUSETTS, PUBLIC SAFETY DEPARTMENT.





PROPOSED BY: **Engineering Alliance, Inc.**
 174 (2ND) 231-1340
 1000 STATE ST
 WORCESTER, MA 01608
 TEL: (508) 853-6170
 FAX: (508) 853-7101

DESIGN BY: **CRB ARCHITECTS**
 ONE RIVER STREET
 WORCESTER, MA 01608

DATE: November 8, 2011

PROJECT # 24112

SCALE AS NOTED

PROJECT: **Proposed Site Plan
 Lot 3C Green Street
 Worcester, Massachusetts**

DATE	DESCRIPTION OF REVISION

LEGEND - SITE LAYOUT PLAN

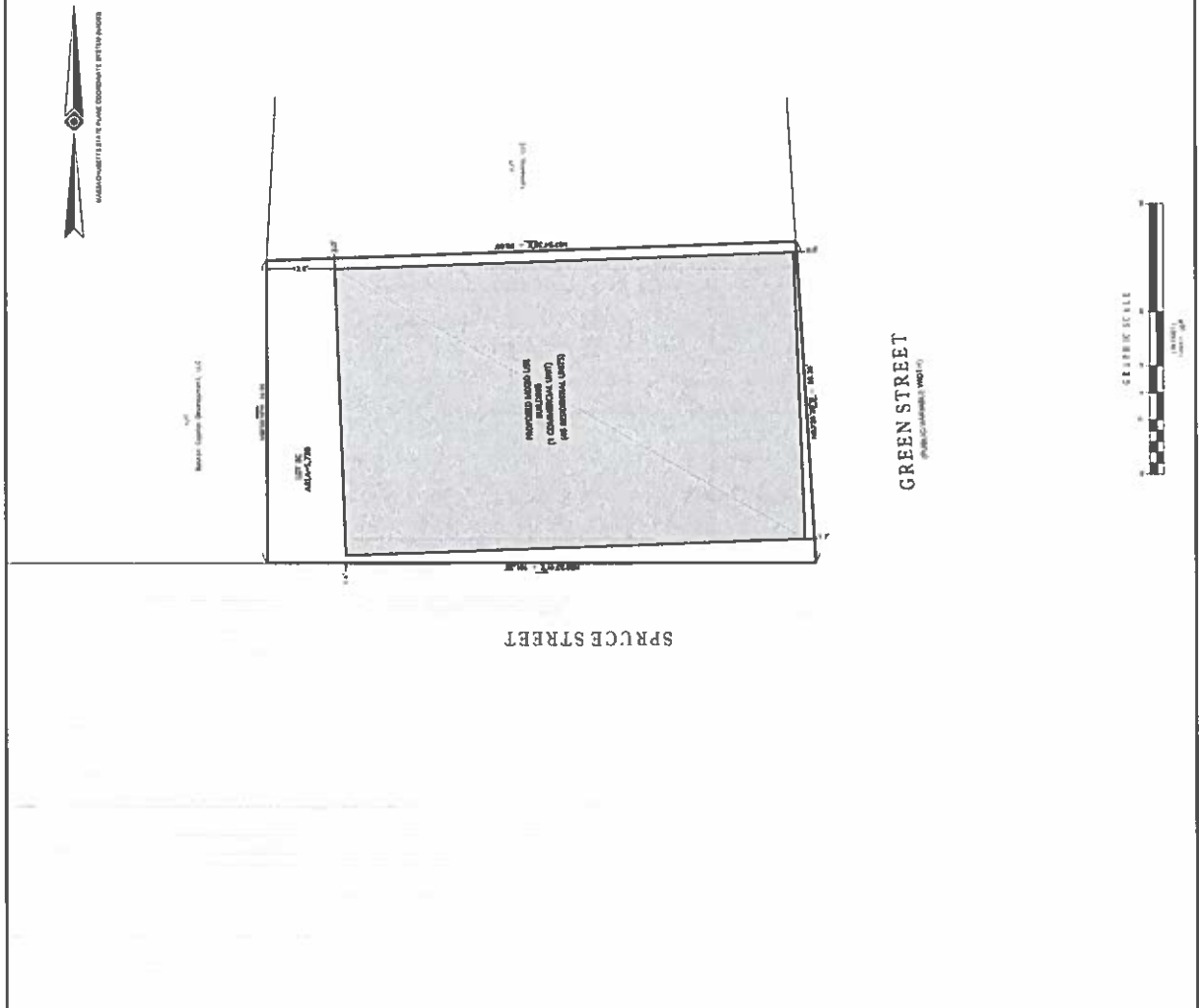
PROPERTY LINE	---
EXISTING BUILDING	▒
EXISTING USE OF PARCELS	▒
EXISTING CURB	---
PROPOSED BUILDING	▒
PROPOSED BIT CONC PAVEMENT	▒
PROPOSED LANDSCAPE AREA	▒
PROPOSED STRIPING	---
COMPACT SPACES (ETIES)	▒

LAND USAGE TABLE
 IN AN ORDINAL MUNICIPAL ZONING DISTRICT - COMMERCIAL OVERLAY DISTRICT

ITEM	REQUIRED (FEET)	PROVIDED (FEET)
MINIMUM LOT AREA	-	5,796 S.F.
MINIMUM LOT FRONTAGE	-	-
MINIMUM BUILDING COVERAGE	-	-
MINIMUM FRONT YARD SETBACK (BEHIND ST)	5 FT MIN	0.5 FT
MINIMUM SIDE YARD SETBACK	15 FT MIN	1.4 FT
MINIMUM REAR YARD SETBACK	15 FT MIN	13.6 FT
MINIMUM HEIGHT	4 FT	-
MINIMUM IMPERVIOUS COVERAGE	-	-

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROVIDED
48 RESIDENTIAL UNITS	0 SPACES	0 SPACES
100 Parking Required in 30'-10" Zoned District	0 SPACES	0 SPACES
TOTAL	0 SPACES	0 SPACES



GREEN STREET
 (Public Domain, 1702-17)

SPRUCE STREET

PAUL R. LESSARD
 • REGISTERED ARCHITECT
 13 STATION ROAD SALEM, MA 01970
 978.747.7222 FAX 978.747.7227

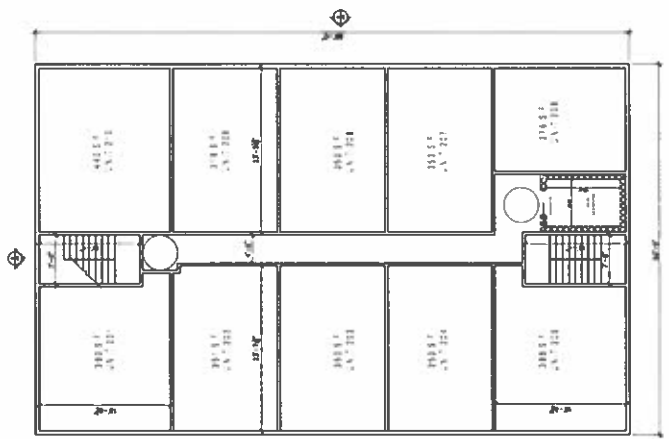
BUILDING LOT 3C
 GREEN STREET
 WORCESTER, MASSACHUSETTS

BUILDING 1X - PROPOSED EXTERIOR ELEVATIONS

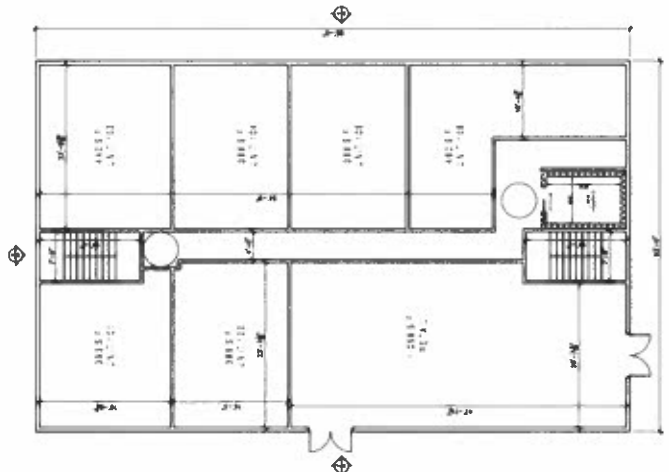
REVISIONS

PROJECT NUMBER:
 DATE: 11/8/24
 SCALE: AS NOTED
 DRAWN: PR
 CHECK:

DRAWING NUMBER:
A1



2 LOT 3C PROPOSED 2nd FLOOR PLAN



1 LOT 3C PROPOSED 1st FLOOR PLAN

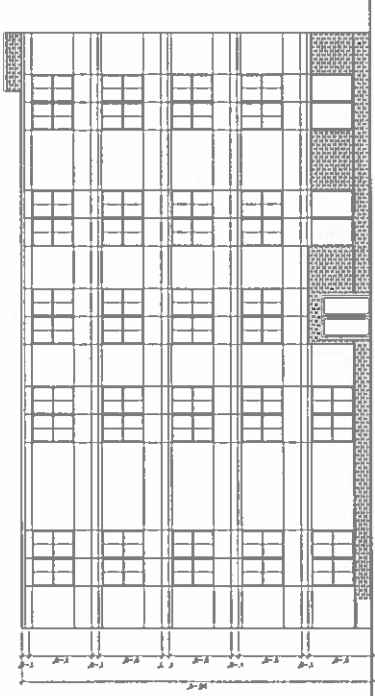
PAUL R. LESSARD
 • REGISTERED ARCHITECT
 13 STATION ROAD SALEM, MA 01970
 PH: 781.462.2222 FAX: 781.462.2222

BUILDING LOT 3C
 GREEN STREET
 WORCESTER, MASSACHUSETTS
 BUILDING 1X - PROPOSED EXTERIOR ELEVATIONS

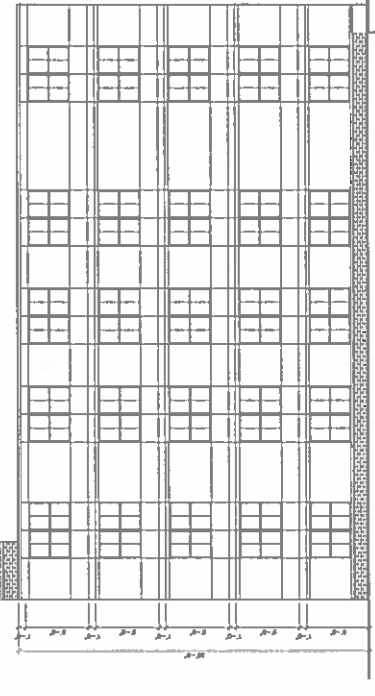
REVISIONS:

PROJECT NUMBER: 08/07/24
 DATE: 08/07/24
 SCALE: AS NOTED
 DRAWN: PRL
 CHECKED: PRL

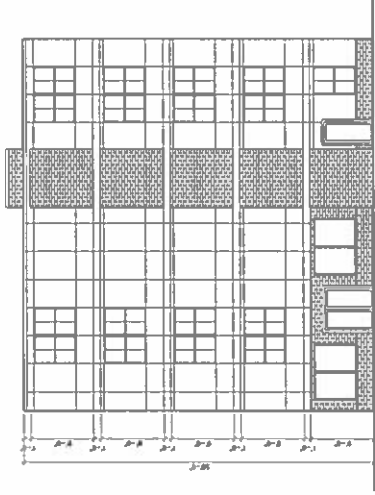
DRAWING NUMBER:
A2



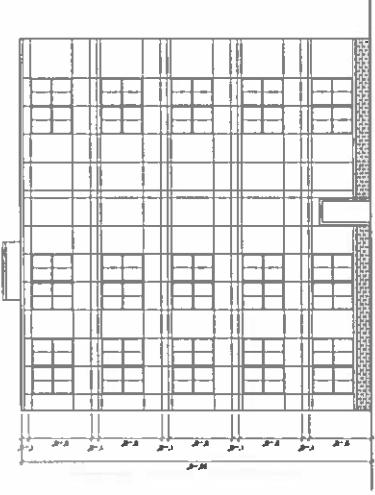
1 LOT 3C PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"



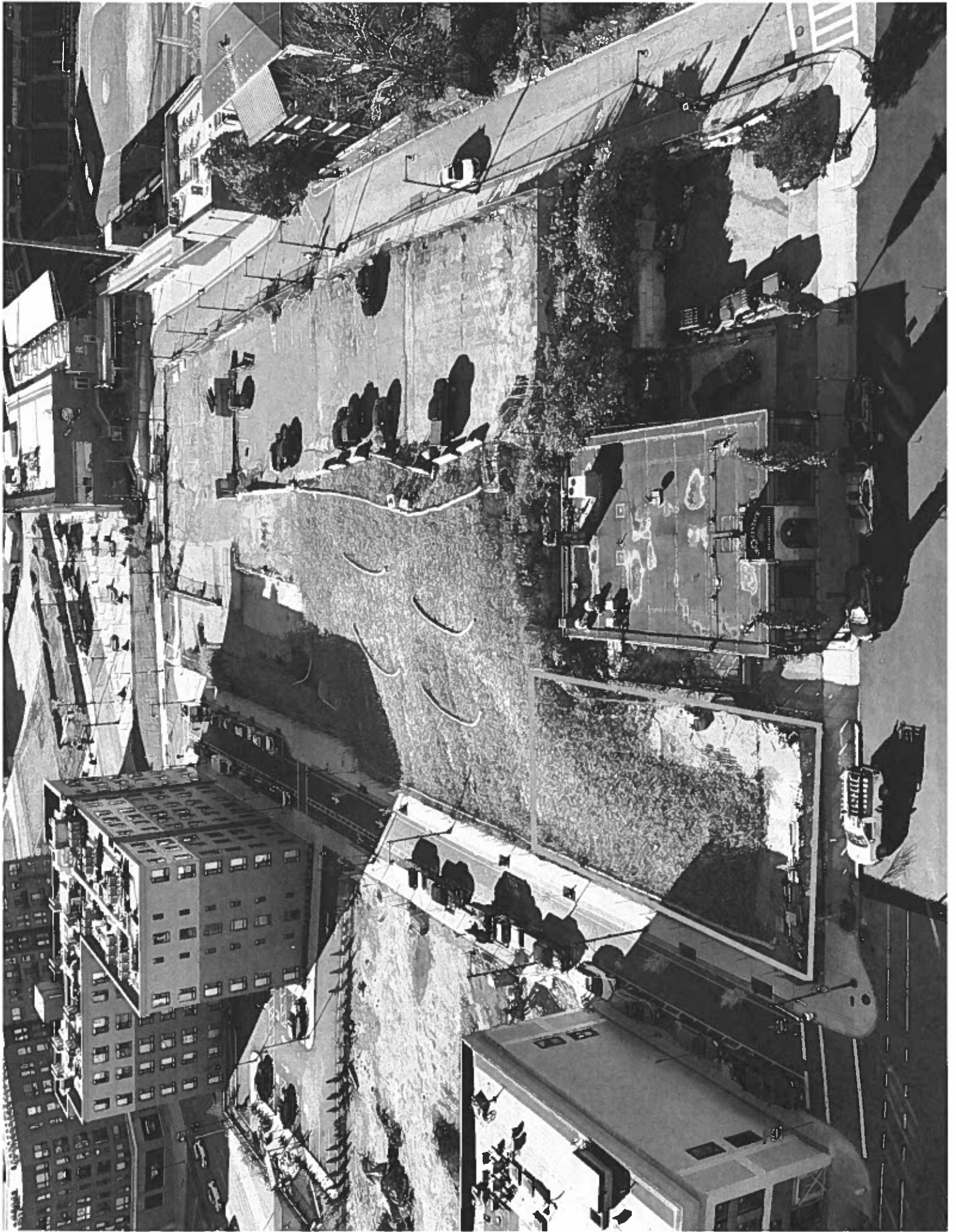
2 LOT 3C PROPOSED NORTH ELEVATION
 1/8" = 1'-0"

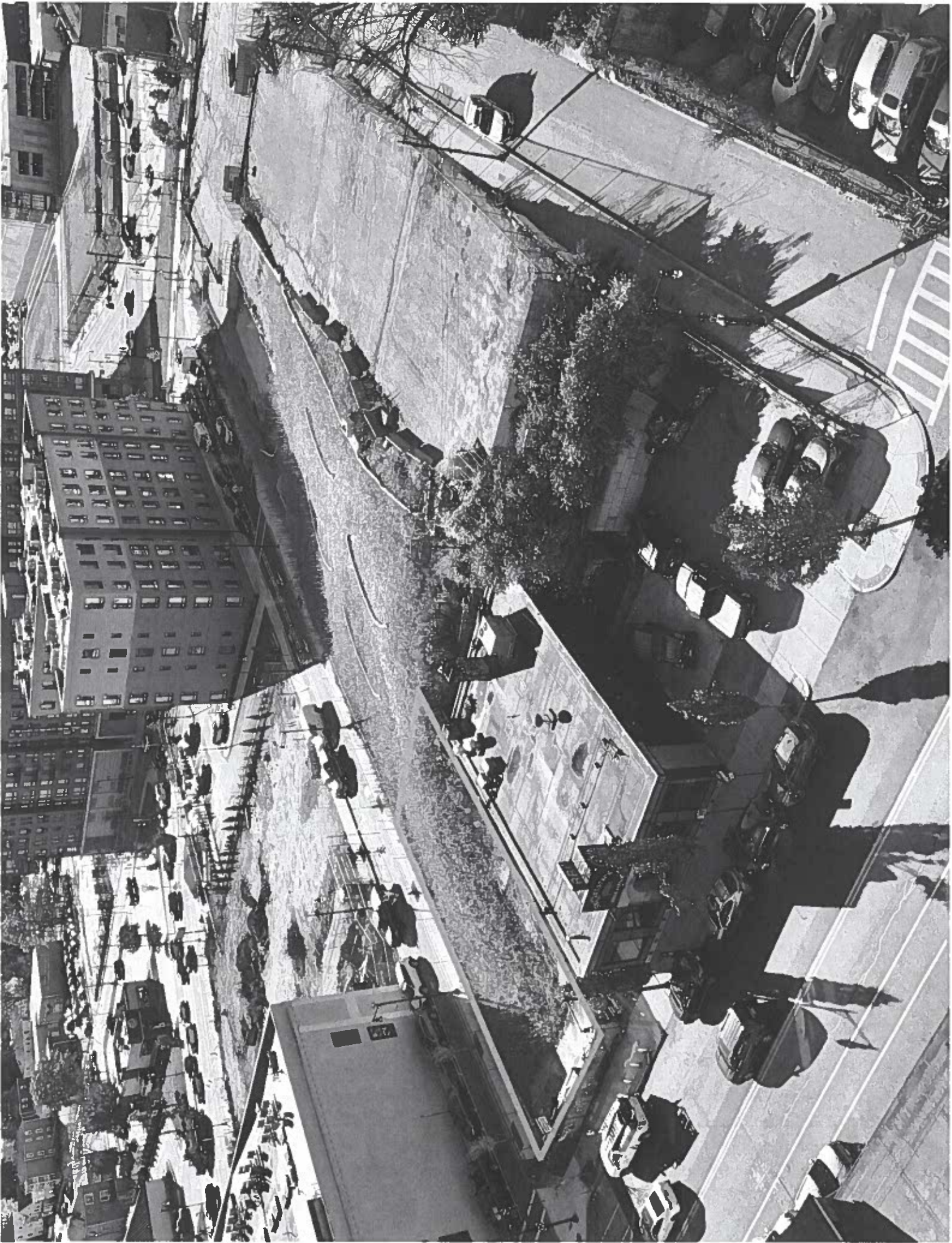


1 LOT 3C PROPOSED EAST ELEVATION
 1/8" = 1'-0"



2 LOT 3C PROPOSED WEST ELEVATION
 1/8" = 1'-0"





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: 34

Parcel Address: 120 WASHINGTON ST
139 GREEN STREET
Assessor's Map-Block-Lot(s): 05-005-00001, 05-005-00015, 05-005-0002A
05-005-0003A, 05-005-0003B
05-005-0004A, 05-005-0005A

Owner: PARCEL 5 HOLDINGS LLC
C/O BOSTON CAPITAL DEVELOPMENT
11 BEACON ST SUITE 325
BOSTON, MA 02108

LAMEIMA LLC
36 VERNDALE ST
BROOKLINE, MA 02446
153 GREEN ST LLC
345 BOYLSTON ST SUITE 300
NEWTON, MA 02459

Owner Mailing: BOSTON CAPITAL DEVELOPMENT LLC
11 BEACON ST SUITE 325
BOSTON, MA 02108

Petitioner (if other than owner): MARK A BORENSTEIN
Petitioner Mailing Address: 120 FRONT ST SUITE 830
WORCESTER, MA 01608
508-688-9136

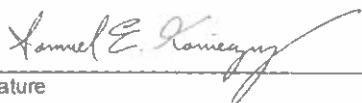
Planning: Zoning: _____ Liquor License: _____ ConComm: _____
Historical: _____ Cannabis: _____ Other: _____

GOLDMAN, DANIEL H	05-004-15+24	0115 GREEN ST	WORCESTER, MA 01604-4123
DESJARDIN, SEAN TRUSTEE	04-021-19+25	0010 HARRISON ST	WORCESTER, MA 01604
ASH STREET, LLC	05-004-22+23	4 ASH STREET	WORCESTER, MA 01608
DESJARDIN, SEAN TRUSTEE	04-021-19+25	0010 HARRISON ST	WORCESTER, MA 01604
CANAL DISTRICT PARTNERS LLC	04-022-15+16	0004 ASH ST	WORCESTER, MA 01608
HESS RETAIL STORES LLC	05-008-08+09	539 SOUTH MAIN ST	FINDLAY, OH 45840
CANAL DISTRICT PARTNERS LLC	04-022-15+16	0004 ASH ST	WORCESTER, MA 01608

LORUSSO,LEONARD J	04-022-13+14	0015 HARRISON ST UNIT 6	WORCESTER, MA 01604
LORUSSO,LEONARD J	04-022-0001B	0015 HARRISON ST #6	WORCESTER, MA 01604
LORUSSO,LEONARD J	04-022-0001A	0015 HARRISON ST #6	WORCESTER, MA 01604
LORUSSO,LEONARD J	04-021-00020	0015 HARRISON ST UNIT 6	WORCESTER, MA 01604
139 GREEN STREET WORCESTER LLC	05-005-00015	0139 GREEN ST	WORCESTER, MA 01604
WHITE EAGLE ASSOCIATION OF	04-021-00009	0118 GREEN ST	WORCESTER, MA 01604
THE GOLD BLOCK REAL ESTATE LLC	05-004-00014	0175 PORTLAND ST FL 4	BOSTON, MA 02114
LORUSSO,LEONARD J	04-022-0001B	0015 HARRISON ST #6	WORCESTER, MA 01604
PRIFTI,NICHOLAS W + DINA C	04-019-00033	0431 ROSEDALE RD	AUBURN, MA 01501
ORMOND,MATTHEW J TRUSTEE	04-021-00022	0112 GREEN ST	WORCESTER, MA 01609
8 GOLD REAL ESTATE LLC	05-004-00017	0175 PORTLAND ST FL 4	BOSTON, MA 02114
FLETCHER,ALLEN W	05-004-00021	0004 ASH ST	WORCESTER, MA 01608
NISA INC	05-008-00002	0020 WESTWOOD DR	WORCESTER, MA 01609
FLETCHER,ALLEN W	05-004-00021	0004 ASH ST	WORCESTER, MA 01608
TRAN,Y THI	05-008-00011	0010 MILLBURY ST	WORCESTER, MA 01610
J + K GAS INC	05-008-00010	0072 SHREWSBURY ST STE 7	WORCESTER, MA 01604
TRAN,Y THI	05-008-00011	0010 MILLBURY ST	WORCESTER, MA 01610
K SQUARE REAL ESTATE LLC	05-008-00024	0175 PORTLAND ST FL 4	BOSTON, MA 02114
MADISON REALTY LLC	05-008-00027	2800 POST OAK BLVD STE 4200	HOUSTON, TX 77056
BAYSTATE INVESTMENT FUND LLC	04-022-00009	0100 GROVE ST	WORCESTER, MA 01605
BAYSTATE INVESTMENT FUND LLC	04-022-00009	0100 GROVE ST	WORCESTER, MA 01605
WORCESTER REDEVELOPMENT AUTHORITY	05-007-00004	0455 MAIN ST CITY HALL 4TH FLOOR	WORCESTER, MA 01608
BAYSTATE INVESTMENT LLC	04-022-00007	0100 GROVE ST	WORCESTER, MA 01605
PARCEL 5 HOLDINGS LLC	05-005-00001	11 BEACON ST SUITE 325	BOSTON, MA 02108
MADISON WG HOLDINGS LLC	05-010-00001	0667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WASHINGTON HOLDINGS LLC	05-010-0001H	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WG HOLDINGS LLC	05-010-00001	0667 BOYLSTON ST SUITE 201	BOSTON, MA 02116

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 05-005-00001, 05-005-00015, 05-005-0002A, 05-005-0003A, 05-005-0003B, 05-005-0004A, 05-005-0005A as cited above.

Certified by:



Signature

11/08/2024
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

