



RECEIVED  
WORCESTER CITY CLERK

**SPECIAL PERMIT APPLICATION**

2024 DEC 16 PM 3: 28

**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. 0 Tyson Rd.; 2 Tyson Rd.; & 0 Burncoat St.

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

b. 32-036-014A2; 32=036-01+4A; & 32-036-14A1R

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

c. Worcester District Registry of Deeds, Book 61050

Page 352

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

d. RL-7

Zoning District and all Zoning Overlay Districts (if any)

Vacant unimproved land with a combined lot area of 10,352 square feet and 113.28 feet of frontage on Tyson Road.

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. There are zero bedrooms existing and nine proposed.

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

2. Applicant Information

a. M. McDermott Construction Company, Inc.

Name(s)

b. 269 Brooks Street, Worcester, MA 01606

Mailing Address(es)

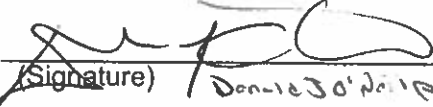
c. c/o djo@oneilbarrister.com; (508) 755-5655

Email and Phone Number(s)

d. Owner

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)

Donald J. O'Neil, M. McDermott Construction Co. Inc.

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

a. Name(s)

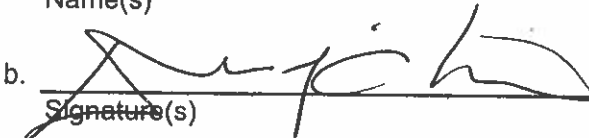
b. Mailing Address(es)

d. Email and Phone Number

4. Representative Information

a. Donald J. O'Neil

Name(s)

b. 

Signature(s)

c. 688 Pleasant Street, Worcester, MA 01602

Mailing Address(es)

d. djo@oneilbarrister.com; (508) 755-5655

Email and Phone Number

e. Lawyer

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



### 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:

The proposed use will allow for construction of additional housing to help meet the demand for same and the building style will compliment surrounding properties.

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

Proposal provides six off-street parking spaces with two spaces per unit accessed by separate driveways. Proposed design provides for safe access to the units with no adverse traffic issues presented

3. Adequacy of utilities and other public services:

Existing utilities and public services on site are adequate in all respects for the proposed use of the property.

4. Neighborhood character and social structure:

Proposed use is consistent with neighborhood character and social structure and will allow for the option of individual unit owner occupancy.

5. Impacts on the natural environment:

Impacts on the natural environment are expected to be minimal given that the project utilizes existing road frontage for access with no extension of same required and the fact that the new suctures will be energy efficient.

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

The proposed use will increase the City's housing stock with limited new demands being placed on public services, provide construction employment for City residents and others, and will increase the City's real estate tax base.

**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:  
Three unit single family attached dwelling.
  
  
  
  
  
  
  
  
  
  
2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:  
Three units proposed with three bedrooms per unit. Unit size to vary with a larger unit in the center position. Approximate square footage between 2,100 to 2,700 sq. ft.. See plans filed herewith.
  
  
  
  
  
  
  
  
  
  
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.  
Two parking spaces proposed for each unit with garage space and one driveway space per unit.

**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

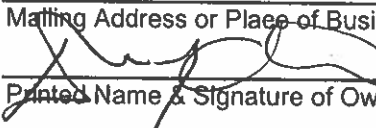
**If a Partnership or Multiple Owners:**

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

**Applicant, if different from owner:**

- i. \_\_\_\_\_  
Printed Name & Signature of Applicant, certifying payment of all municipal charges

**If a Corporation or Trust:**

- j. M. McDermott Construction Company, Inc. \_\_\_\_\_  
Full Legal Name
- k. Massachusetts \_\_\_\_\_ Massachusetts \_\_\_\_\_  
State of Incorporation Principal Place of Business
- l. 269 Brooks Street, Worcester, MA 01606 \_\_\_\_\_  
Mailing Address or Place of Business in Massachusetts
- m.  *Atty for Michael McDermott President/ Treasurer* \_\_\_\_\_  
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



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: 121

Parcel Address: 0 BURNCOAT ST  
0 TYSON ROAD  
2 TYSON ROAD

Assessor's Map-Block-Lot(s): 32-036-014A2, 32-036-01+4A  
32-036-14A1R

Owner: M MCDERMOTT CONSTRUCTION  
COMPANY LLC  
269 BROOKS ST  
WORCESTER, MA 01606

Owner Mailing: \_\_\_\_\_

Petitioner (if other than owner): DONALD J O'NEIL  
Petitioner Mailing Address: 688 PLEASANT ST  
WORCESTER, MA 01602  
508-755-5655

Planning: \_\_\_\_\_ Zoning: X Liquor License: \_\_\_\_\_ ConComm: \_\_\_\_\_  
Historical: \_\_\_\_\_ Cannabis: \_\_\_\_\_ Other: \_\_\_\_\_

HUTCHINS,JUNEA	32-036-02+03	0280 MAPLE ST	WEST BOYLSTON, MA 01583
M MCDERMOTT CONSTRUCTION	32-036-01+4A	0269 BROOKS ST	WORCESTER, MA 01606
HALL,MATTHEW R +	53-008-00001	0001 HARTWELL ST	WORCESTER, MA 01606
NGUYEN,LAM C	53-008-00002	0003 HARTWELL ST	WORCESTER, MA 01606
HAPPY,DEREK PAUL + STACEY ANN	53-008-0011D	0039 DAWSON RD	WORCESTER, MA 01602
WHITE,DOUGLAS C	32-036-00006	0014 TYSON RD	WORCESTER, MA 01606-1125
SEYMOUR,SHAWN R + ANNA M	32-036-0004B	0012 TYSON RD	WORCESTER, MA 01606-1125
MATIAS,JOSE P + MARYELLEN	53-008-0011E	353 MAPLE ST	WEST BOYLSTON, MA 01583
DOUGAL,BRIAN	32-036-00002	19 HOUGHTON RD	PRINCETON, MA 01541
MALONEY,SALLY A	53-008-00011	741 BURNCOAT STREET	WORCESTER, MA 01606
CAHILL,JOSEPH MICHAEL +	53-008-00003	0005 HARTWELL ST	WORCESTER, MA 01606
TUCKER,THOMAS	32-034-00005	0011 TYSON RD	WORCESTER, MA 01606-1124
GRAVEN,JASON T + CHRISTINE M	32-034-00006	0009 TYSON RD	WORCESTER, MA 01606
CHOUINARD,JACQUELINE M + MICHAEL P	32-034-00007	0005 TYSON RD	WORCESTER, MA 01606

GERVAIS, CHRISTOPHER + TARA L	32-034-00008	0003 TYSON RD	WORCESTER, MA 01605
SATLER, SILVIA DELIMA +	32-034-0008B	001B TYSON RD	WORCESTER, MA 01606
PRESTON, MAUREEN A TRUSTEE	32-034-08B-1	001A TYSON RD	WORCESTER, MA 01606
TOMAILOLO, MARK L + CAROL-LYNN	32-034-0008A	0730 BURNCOAT ST	WORCESTER, MA 01606
SANTORA, NICHOLAS M(LIFE ESTATE)	32-034-08A-1	730B BURNCOAT ST	WORCESTER, MA 01606
HISER, ANDREW A + CINDY L	32-022-00069	0728 BURNCOAT ST	WORCESTER, MA 01606-1127
BARBIERI, JAMES	32-022-57-61	0006 EUSTIS ST	WORCESTER, MA 01606
MARTUNAS, RICHARD S + DEBRA J	32-022-00068	0000 EUSTIS ST #0	WORCESTER, MA 01606-1120
BEAUCHEMIN, PAUL A + GLORIA J	32-022-00067	0000 EUSTIS ST #00	WORCESTER, MA 01606-1120
LOPES, STEPHEN C	53-008-12B-1	0027 HOUGHTON CT APT 3	HUDSON, MA 01749
MANTE, MICHAEL + DENKYI, EMELIA	53-008-12A-1	0002 HARTWELL ST	WORCESTER, MA 01606
WILLIAMS, GODFRED D	53-008-12A-2	0004 HARTWELL ST	WORCESTER, MA 01606
HAMLIN, JOSEPH D	53-008-12B-2	0008 HARTWELL ST	WORCESTER, MA 01608
SAURIOL, MICHAEL	53-08A-0000B	0003 NORTHGATE CIR	WORCESTER, MA 01606
SMITH, CHRISTOPHER	53-008-13-A1	0729 BURNCOAT ST	WORCESTER, MA 01606
BREAU, MICHAEL P	53-008-13-A2	0731 BURNCOAT ST	WORCESTER, MA 01606
SCIANNAMEO, ROCCO J	53-08A-0000C	0005 NORTHGATE CIR	WORCESTER, MA 01606
HAMLIN, JOSEPH D	53-008-12C-1	0008 HARTWELL ST	WORCESTER, MA 01606
BEAULAC, GARRY A + DAIGLE, KRISTI	32-037-0A-01	0002 BIRCHBRUSH LN #1	WORCESTER, MA 01606
HOEY, BARRY +	32-037-0A-02	4 BIRCHBRUSH LANE	WORCESTER, MA 01606
MCSHEA, COLLEEN P	32-037-0A-03	006 BIRCHBRUSH LN UNIT 3	WORCESTER, MA 01606
GOMEZ, LAUREANO +	32-037-0A-04	8 BIRCHBRUSH LANE	WORCESTER, MA 01606
HUANG, TING-HAO	32-037-0A-05	0130 MONTEREY RD #209	SOUTH PASADENA, CA 91030
BASRUR, AJIT R+ ADITI A	32-037-0A-06	0012 BIRCHBRUSH LN UNIT 6	WORCESTER, MA 01606
FITZGERALD, ROSEANN	32-037-0B-07	0001 BIRCHBRUSH LN	WORCESTER, MA 01606
LIBERTY, KATHLEEN A	32-037-0B-08	0003 BIRCHBRUSH LN UNIT 8	WORCESTER, MA 01609
MURRAY, LUKE P	32-037-0B-09	0005 BIRCHBRUSH LN UNIT 9	WORCESTER, MA 01606
TWAROWSKI, KATHLEEN T	32-037-0B-10	0007 BIRCHBRUSH LN UNIT 10	WORCESTER, MA 01606
KINBACK, ERIN E	32-037-0B-11	0009 BIRCHBRUSH LN UNIT 11	WORCESTER, MA 01606
DAVENPORT, KEITH F	32-037-0C-12	2 SNOWBELL LANE	WORCESTER, MA 01606
KOCSIS, JENNIFER J	32-037-0C-13	0004 SNOWBELL LN	WORCESTER, MA 01606
CASTAGNA, ALICIA M	32-037-0C-14	0006 SNOWBELL LN UNIT 14	WORCESTER, MA 01606
OPERACH, CHARLOTTE A TRUSTEE	32-037-0C-15	0008 SNOWBELL LN	WORCESTER, MA 01606
QUILLEN, MARY	32-037-0D-16	0001 SNOWBELL LN UNIT 16	WORCESTER, MA 01605
CHEYNE, ELIZABETH	32-037-0D-17	0003 SNOWBELL LN UNIT 17	WORCESTER, MA 01606
MACDONALD, TIMOTHY D TRUSTEE	32-037-0D-18	0005 SNOWBELL LN	WORCESTER, MA 01606
LAGROTTERIA, DANA	32-037-0E-19	0002 WHISPERING PINES CIR UNIT 19	WORCESTER, MA 01606
FARBER, JEFFREY M + DONNA M	32-037-0E-20	0078 EMERY DR	STAMFORD, CT 06902
ALBA, JOSEP	32-037-0E-21	0006 WHISPERING PINE CIR	WORCESTER, MA 01606
LIANE, CHRISTINA	32-037-0E-22	0008 WHISPERING PINES CIR UNIT 22	WORCESTER, MA 01606
CHECOLA, LINDA A TRUSTEE	32-037-0E-23	0010 WHISPERING PINE CIR	WORCESTER, MA 01606
LU, KAYE	32-037-0E-24	0012 WHISPERING PIN CIR UNIT 24	WORCESTER, MA 01606
GOULART, ROBERT A + MAURA K	32-037-0F-25	0014 WHISPERING PINE CIR	WORCESTER, MA 01606
PUZIO, OSCAR A + DMOCH, NATALIE	32-037-0F-26	0016 WHISPERING PINE CIR UNIT 26	WORCESTER, MA 01606
BARROWS, ELAINE A +	32-037-0F-27	0018 WHISPERING PINE CIR	WORCESTER, MA 01606
JORDAN, MARC E	32-037-0F-28	0020 WHISPERING PINE CIR UNIT 28	WORCESTER, MA 01606
TULLY, CHRISTOPHER M	32-037-0F-29	0022 WHISPERING PINE CIR UNIT 29	WORCESTER, MA 01606
EVERITT, DAVID B + PAUL A	32-037-0F-30	0024 WHISPERING PINE CIR UNIT 30	WORCESTER, MA 01606
ROBERTS, LOGAN + MCPHERSON, ANNIE K	32-037-0G-31	0026 WHISPERING PINE CIR UNIT 31	WORCESTER, MA 01606

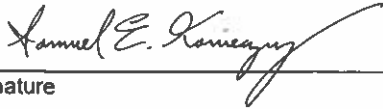


GALLANT, MICHAEL J + CHERYL L	32-037-0G-32	0028 WHISPERING PINE CIR UNIT 32	WORCESTER, MA 01606
GAZIANIS, VAN W	32-037-0G-33	0030 WHISPERING PINE CIRCLE UNIT 33	WORCESTER, MA 01606
TURNER, RACHEL J	32-037-0G-34	0032 WHISPERING PINE CIR #34	WORCESTER, MA 01606
DRISCOLL, RYAN M + JOANN M +	32-037-0G-35	0219 AMITY ST	AMHERST, MA 01002
MUCHIRI, JOHN + GITAKA, ESTHER	32-037-0G-36	0036 WHISPERING PINE CIR	WORCESTER, MA 01606
LAPID, MARIA ROSARIO G	32-037-0H-37	0038 WHISPERING PINE CIR UNIT 37	WORCESTER, MA 01606
HEWITT, SHELBY	32-037-0H-38	0040 WHISPERING PINE CIR	WORCESTER, MA 01606
MATTHEW, ERICA J	32-037-0H-39	0042 WHISPERING PINE CIR UNIT 39	WORCESTER, MA 01606
OLSON, LINNEA G	32-037-0H-40	0044 WHISPERING PINE CIR UNIT 40	WORCESTER, MA 01604
YARL LLC	32-037-0H-41	306 E 51ST ST	NEW YORK, NY 10022
DEHORATIUS, FRANCIS J + MARY LOUIS	32-037-0I-42	0059 MUSKET CT	WEST CHESTER, PA 19382
HAUNGS, CHRISTINA E TRUSTEE	32-037-0I-43	0037 WHISPERING PINE CIR UNIT 43	WORCESTER, MA 01606
O'CONNOR, PATRICK + MAYLEN	32-037-0I-44	0039 WHISPERING PINE CIR UNIT 44	WORCESTER, MA 01606
GREEN, JEFFREY + DEBRA TRUSTEES	32-037-0I-45	0041 WHISPERING PINE CIRCLE	WORCESTER, MA 01606
SHETH, SHILPA + SAHIL	32-037-0I-46	0043 WHISPERING PINE CIR UNIT 46	WORCESTER, MA 01606
GOUVEA, JOSIMAR SALUM	32-037-0J-47	0045 WHISPERING PINE CIR	WORCESTER, MA 01606
GVILL, JUDITH	32-037-0J-48	0047 WHISPERING PINE CIR UNIT 48	WORCESTER, MA 01606
NEVARD, DAVID W + GRUNBAUM, MADELINE	32-037-0J-49	0049 WHISPERING PINE CIR	WORCESTER, MA 01606
ROACH, CRYSTAL M + ANDREW D TRUSTEES	32-037-0J-50	0051 WHISPEING PINE CIR	WORCESTER, MA 01606
53 WHISPERING PINE CIRCLE WORCESTER	32-037-0J-51	0108 W 13TH ST SUITE 100	WILMINGTON, DE 19801
LEDESMA, PAUL V +	32-037-0J-52	36455 N. 34TH STREET	CAVE CREEK, AZ 85331-5062
CASELLO, PAUL JR	32-037-0K-53	0048 WHISPERING PINE CIR UNIT 53	WORCESTER, MA 01606
DIPILATO, JOHN P + TINA M	32-037-0K-54	0050 WHISPERING PINE CIR UNIT 54	WORCESTER, MA 01606
CLAREMONT REALTY ENTERPRISES LLC	32-037-0K-55	0214 PRESCOTT ST	WEST BOYLSTON, MA 01583
MAKI, JON D	32-037-0K-56	0054 WHISPERING PINE CIR UNIT 56	WORCESTER, MA 01606
PLAIN, SARAH	32-037-0K-57	0056 WHISPERING PINE CIR UNIT 57	WORCESTER, MA 01606
FEELEY, DIANE L	32-037-0K-58	0058 WHISOERING PINE CIR UNIT 58	WORCESTER, MA 01606
MADAUS, STEPHEN F	32-037-0L-59	0002 SPRUCEWOOD LN	WORCESTER, MA 01606
SARKISIAN, DIANE E	32-037-0L-60	0004 SPRUCEWOOD LN UNIT 60	WORCESTER, MA 01606
PESPISA, JOHN R	32-037-0L-61	0006 SPRUCEWOOD LN UNIT 61	WORCESTER, MA 01606
ALESSANDRA, ALEXIS J	32-037-0L-62	0008 SRUCEWOOD LN UNIT 62	WORCESTER, MA 01606
MELIA, JONNA	32-037-0L-63	0010 SPRUCEWOOD LN UNIT 63	WORCESTER, MA 01606
FORBES, PETER T + PRABHITHA	32-037-0L-64	0012 SPRUCEWOOD LN UNIT 64	WORCESTER, MA 01606
DUVAL, BRIAN REMILLARD	32-037-0M-65	0024 SPRUCEWOOD LN	WORCESTER, MA 01606
GINGRAS, ROBERT + COSTA, RAFAEL	32-037-0M-66	0363 LINCOLN ST APT 3	WORCESTER, MA 01605
BERCUME, ROLAND + SUSAN	32-037-0M-67	0020 SPRUCEWOOD LN UNIT 67	WORCESTER, MA 01606
ROCHE, MATTHEW D	32-037-0M-68	PO BOX 2936	WORCESTER, MA 01613-2936
KUMAR, PRAVEEN	32-037-0M-69	16 SPRUCEWOOD LN	WORCESTER, MA 01606
JILLSON, ANDREA B	32-037-0M-70	0014 SPRUCEWOOD LN	WORCESTER, MA 01606
COSTELLO, CHARLENE T	32-037-0N-71	0001 SPRUCEWOOD LN	WORCESTER, MA 01606
RUIZ-TORRES, AXEL +	32-037-0N-72	0003 SPRUCEWOOD LN	WORCESTER, MA 01606
KOCS, STEPHEN A	32-037-0N-73	0005 SPRUCEWOOD LN UNIT 73	WORCESTER, MA 01606
ROCHE, OLGA I	32-037-0N-74	0007 SPRUCEWOOD LN UNIT 74	WORCESTER, MA 01606
FIELD, TRACY L	32-037-0N-75	0009 SPRUCEWOOD LN UNIT 75	WORCESTER, MA 01606
KASPARIAN, TRACY LE TRUSTEE	32-037-0N-76	0011 SPRUCEWOOD LN	WORCESTER, MA 01606
LODGE, JENNIFER L +	32-037-0O-77	0002 JUNE BERRY LN	WORCESTER, MA 01606
CAHN, PAUL	32-037-0O-78	34 TITCOMB ST APT 4	NEWBURYPORT, MA 01950-47
HENDRICKEN, KELLEY R	32-037-0O-79	0006 JUNE BERRY LN	WORCESTER, MA 01606
KRAUS, HEATHER M	32-037-0O-80	0008 JUENBERRY LN #80	WORCESTER, MA 01606

MILLER, ERIC + STEPHANIE	32-037-00-81	0010 JUNE BERRY LN UNIT 81	WORCESTER, MA 01606
O'BRIEN, KATHRYN	32-037-0P-82	PO BOX 60352	WORCESTER, MA 01606-0352
YANG, LINGLI + LI, KEXUAN	32-037-0P-83	0003 JUNE BERRY LN UNIT 83	WORCESTER, MA 01606
EVANS, ETHAN	32-037-0P-84	0005 JUNE BERRY LN	WORCESTER, MA 01606
MCDERMOTT CONSTRUCTION COMPANY	32-036-014A3	269 BROOKS ST	WORCESTER, MA 01606
MCDERMOTT CONSTRUCTION COMPANY	32-036-14A1R	269 BROOKS ST	WORCESTER, MA 01606
MCDERMOTT CONSTRUCTION COMPANY	32-036-014A2	269 BROOKS ST	WORCESTER, MA 01606
MCDERMOTT CONSTRUCTION COMPANY	32-036-014A4	269 BROOKS ST	WORCESTER, MA 01606
MCDERMOTT CONSTRUCTION COMPANY LLC	32-036-14A4R	269 BROOKS ST	WORCESTER, MA 01606

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 32-036-14A2, 32-036-01+4A & 32-036-14A1R as cited above.

Certified by:



Signature

10/18/2024  
Date



**ZONE: RL-7**  
**SINGLE FAMILY, ATTACHED**

**REQUIRED:**  
 MIN. AREA: 3,000 S.F. per du  
 MIN. FRONTAGE: 25' per du  
 FRONT SETBACK: 20'  
 SIDE SETBACK: 8'  
 EXT. SIDE SETBACK: 15'  
 REAR SETBACK: 20'

**IMPERVIOUS MATERIAL:**

**LOT 1A**  
 FRONT YARD AREA: 735 S.F.  
 IMPERVIOUS MATERIAL: 258 S.F.  
 % COVERAGE: 258/735 = 33.7% (50% MAX.)

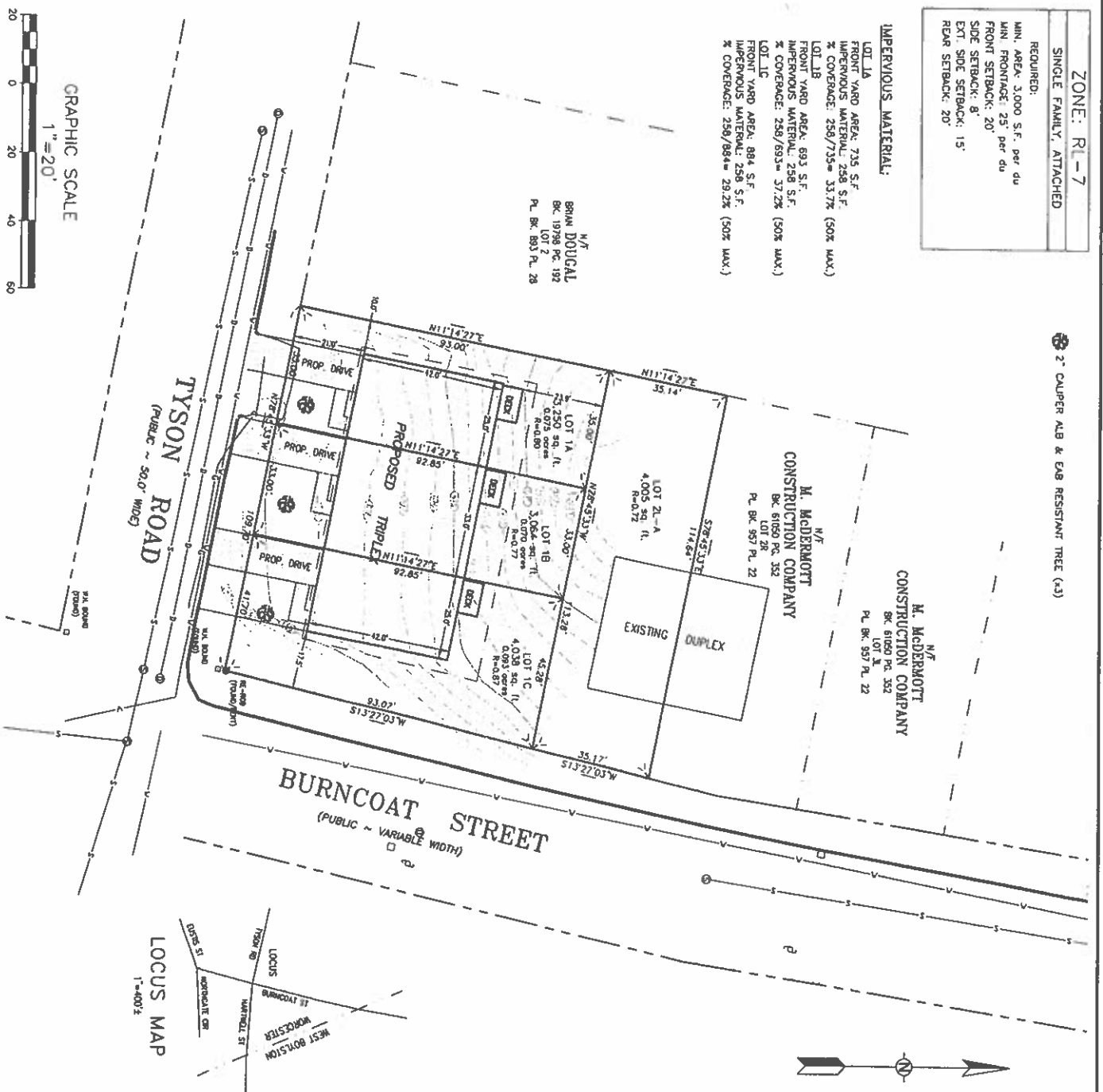
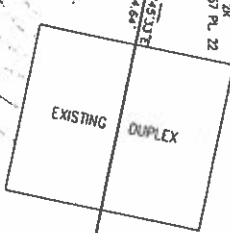
**LOT 1B**  
 FRONT YARD AREA: 693 S.F.  
 IMPERVIOUS MATERIAL: 258 S.F.  
 % COVERAGE: 258/693 = 37.2% (50% MAX.)

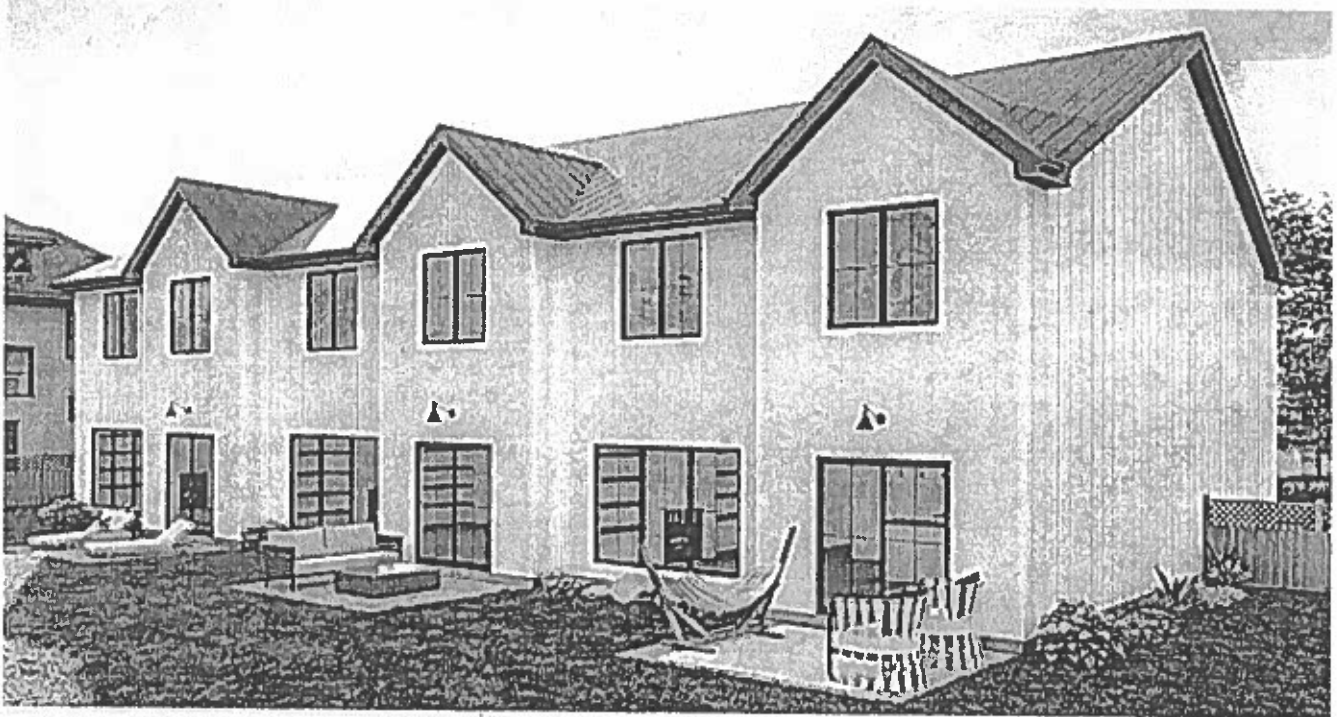
**LOT 1C**  
 FRONT YARD AREA: 894 S.F.  
 IMPERVIOUS MATERIAL: 258 S.F.  
 % COVERAGE: 258/894 = 29.2% (50% MAX.)

**N/F**  
**BRUN DOUGAL**  
 BK. 1978 PG. 192  
 LOT 2  
 PL. BK. 853 PL. 28

**N/F**  
**M. McDERMOTT**  
**CONSTRUCTION COMPANY**  
 BK. 6159 PG. 352  
 LOT 2B  
 PL. BK. 957 PL. 22

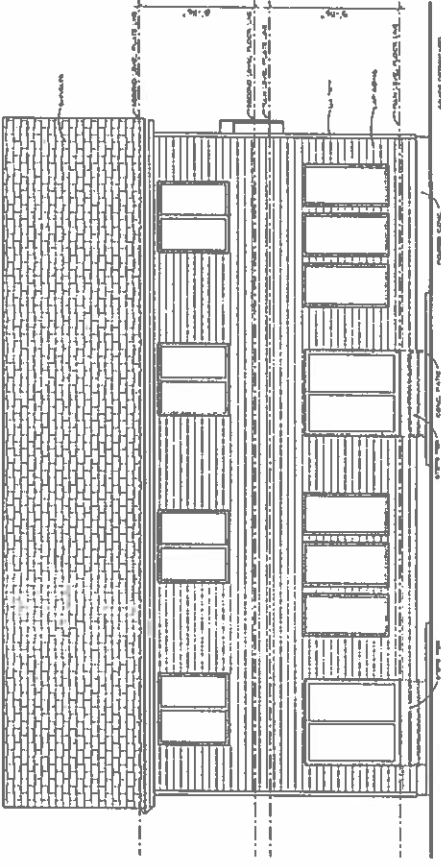
**N/F**  
**M. McDERMOTT**  
**CONSTRUCTION COMPANY**  
 BK. 6159 PG. 352  
 PL. BK. 957 PL. 22



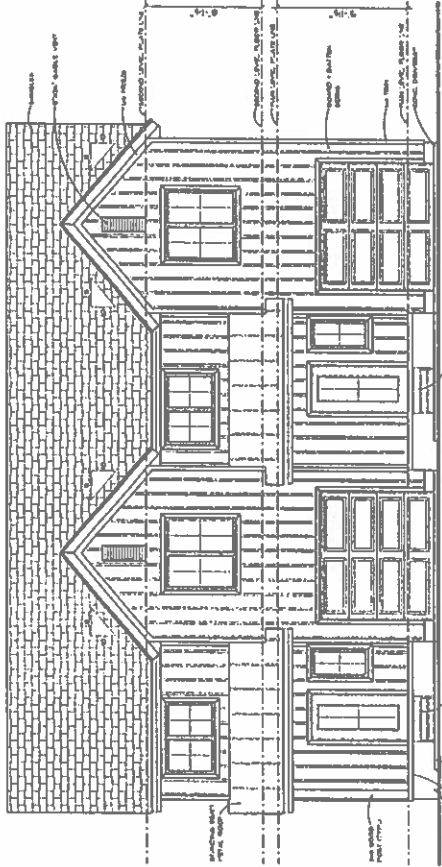




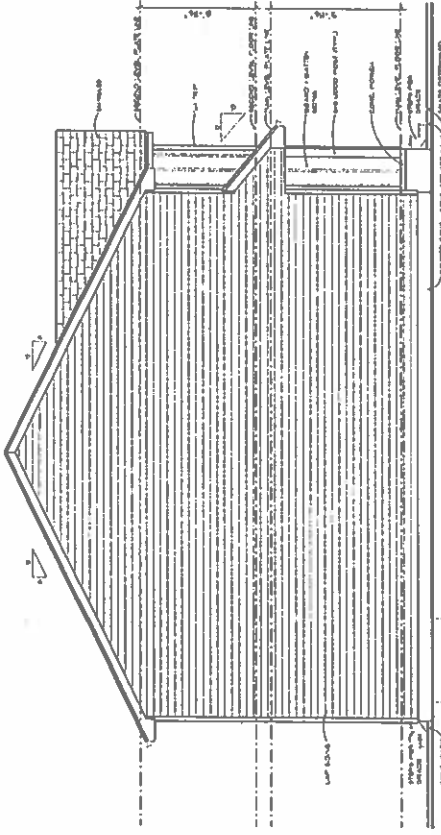




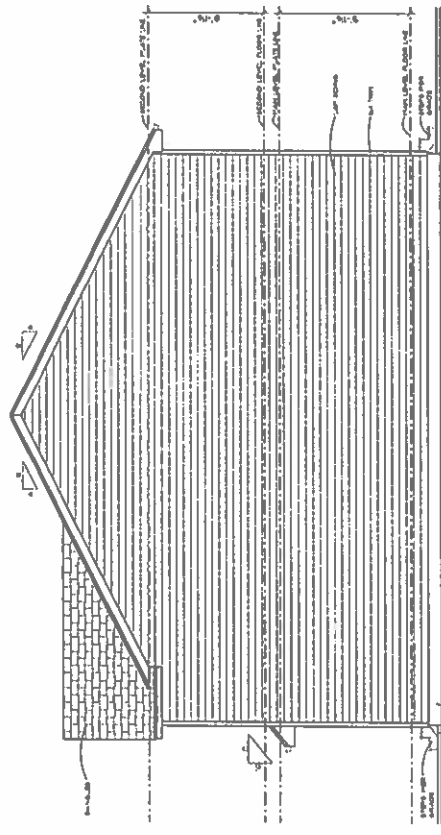
**REAR ELEVATION**  
 SCALE 1/4" = 1'-0"



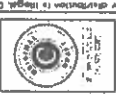
**FRONT ELEVATION**  
 SCALE 1/4" = 1'-0"



**LEFT ELEVATION**  
 SCALE 1/4" = 1'-0"

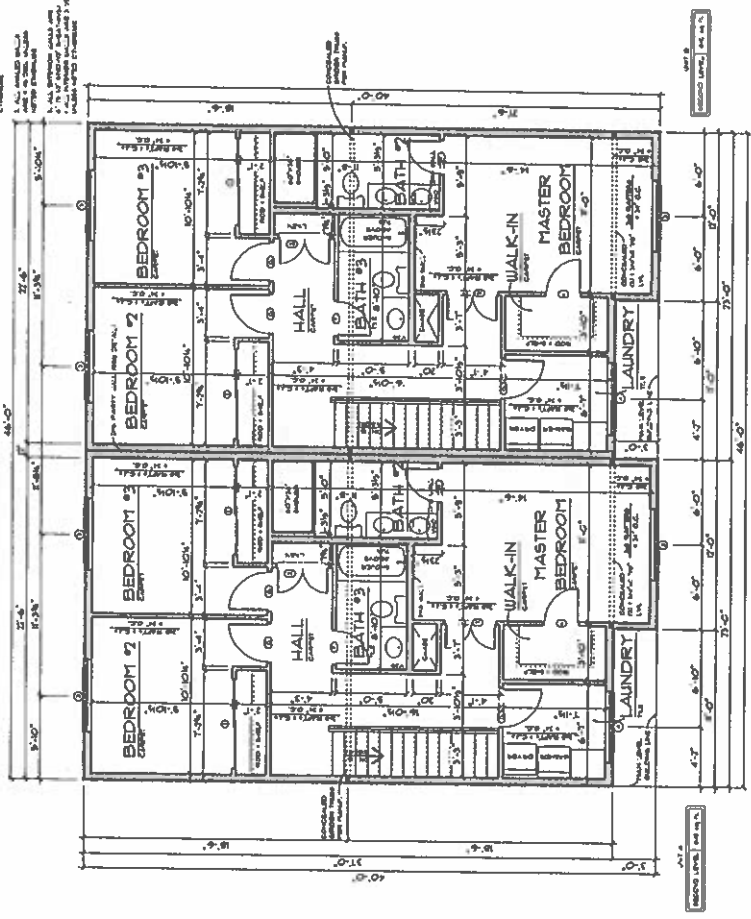


**RIGHT ELEVATION**  
 SCALE 1/4" = 1'-0"





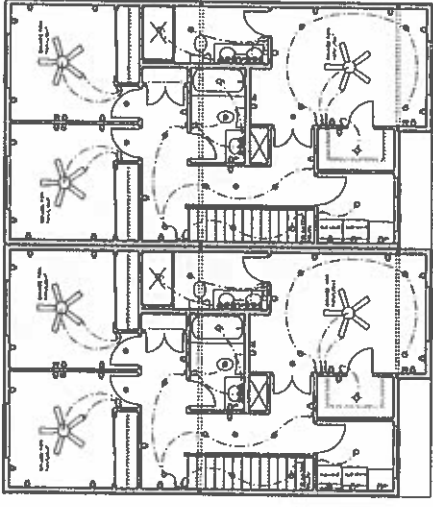




SECOND LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

TABLE 1: ROOM SCHEDULE

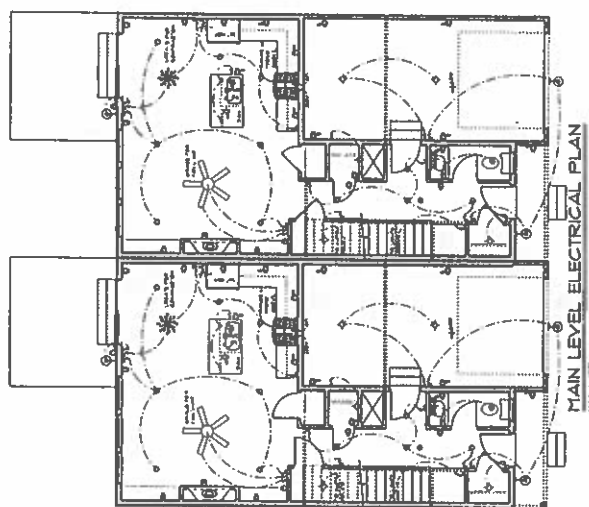
NO.	TYPE	DESCRIPTION	AREA	COMMENTS
1	BEDROOM	10'-0" x 10'-0"	100.00	
2	BEDROOM	10'-0" x 10'-0"	100.00	
3	BEDROOM	10'-0" x 10'-0"	100.00	
4	BEDROOM	10'-0" x 10'-0"	100.00	
5	BATH	5'-0" x 5'-0"	25.00	
6	BATH	5'-0" x 5'-0"	25.00	
7	HALL	3'-0" x 10'-0"	30.00	
8	HALL	3'-0" x 10'-0"	30.00	
9	LAUNDRY	5'-0" x 5'-0"	25.00	
10	LAUNDRY	5'-0" x 5'-0"	25.00	
11	MASTER BEDROOM	10'-0" x 10'-0"	100.00	
12	MASTER BEDROOM	10'-0" x 10'-0"	100.00	
13	WALK-IN CLOSET	3'-0" x 5'-0"	15.00	
14	WALK-IN CLOSET	3'-0" x 5'-0"	15.00	
15	WALK-IN CLOSET	3'-0" x 5'-0"	15.00	
16	WALK-IN CLOSET	3'-0" x 5'-0"	15.00	



SECOND LEVEL ELECTRICAL PLAN  
 SCALE: 1/8" = 1'-0"

TABLE 2: ELECTRICAL SYMBOLS

NO.	SYMBOL	DESCRIPTION
1	(Circle with 1)	15 AMP. BRK. CIRCUIT
2	(Circle with 2)	20 AMP. BRK. CIRCUIT
3	(Circle with 3)	30 AMP. BRK. CIRCUIT
4	(Circle with 4)	40 AMP. BRK. CIRCUIT
5	(Circle with 5)	50 AMP. BRK. CIRCUIT
6	(Circle with 6)	60 AMP. BRK. CIRCUIT
7	(Circle with 7)	70 AMP. BRK. CIRCUIT
8	(Circle with 8)	80 AMP. BRK. CIRCUIT
9	(Circle with 9)	90 AMP. BRK. CIRCUIT
10	(Circle with 10)	100 AMP. BRK. CIRCUIT
11	(Circle with 11)	110 AMP. BRK. CIRCUIT
12	(Circle with 12)	120 AMP. BRK. CIRCUIT
13	(Circle with 13)	130 AMP. BRK. CIRCUIT
14	(Circle with 14)	140 AMP. BRK. CIRCUIT
15	(Circle with 15)	150 AMP. BRK. CIRCUIT
16	(Circle with 16)	160 AMP. BRK. CIRCUIT
17	(Circle with 17)	170 AMP. BRK. CIRCUIT
18	(Circle with 18)	180 AMP. BRK. CIRCUIT
19	(Circle with 19)	190 AMP. BRK. CIRCUIT
20	(Circle with 20)	200 AMP. BRK. CIRCUIT
21	(Circle with 21)	210 AMP. BRK. CIRCUIT
22	(Circle with 22)	220 AMP. BRK. CIRCUIT
23	(Circle with 23)	230 AMP. BRK. CIRCUIT
24	(Circle with 24)	240 AMP. BRK. CIRCUIT
25	(Circle with 25)	250 AMP. BRK. CIRCUIT
26	(Circle with 26)	260 AMP. BRK. CIRCUIT
27	(Circle with 27)	270 AMP. BRK. CIRCUIT
28	(Circle with 28)	280 AMP. BRK. CIRCUIT
29	(Circle with 29)	290 AMP. BRK. CIRCUIT
30	(Circle with 30)	300 AMP. BRK. CIRCUIT
31	(Circle with 31)	310 AMP. BRK. CIRCUIT
32	(Circle with 32)	320 AMP. BRK. CIRCUIT
33	(Circle with 33)	330 AMP. BRK. CIRCUIT
34	(Circle with 34)	340 AMP. BRK. CIRCUIT
35	(Circle with 35)	350 AMP. BRK. CIRCUIT
36	(Circle with 36)	360 AMP. BRK. CIRCUIT
37	(Circle with 37)	370 AMP. BRK. CIRCUIT
38	(Circle with 38)	380 AMP. BRK. CIRCUIT
39	(Circle with 39)	390 AMP. BRK. CIRCUIT
40	(Circle with 40)	400 AMP. BRK. CIRCUIT
41	(Circle with 41)	410 AMP. BRK. CIRCUIT
42	(Circle with 42)	420 AMP. BRK. CIRCUIT
43	(Circle with 43)	430 AMP. BRK. CIRCUIT
44	(Circle with 44)	440 AMP. BRK. CIRCUIT
45	(Circle with 45)	450 AMP. BRK. CIRCUIT
46	(Circle with 46)	460 AMP. BRK. CIRCUIT
47	(Circle with 47)	470 AMP. BRK. CIRCUIT
48	(Circle with 48)	480 AMP. BRK. CIRCUIT
49	(Circle with 49)	490 AMP. BRK. CIRCUIT
50	(Circle with 50)	500 AMP. BRK. CIRCUIT

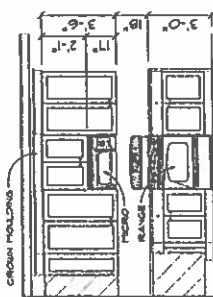


MAIN LEVEL ELECTRICAL PLAN  
 SCALE: 1/8" = 1'-0"

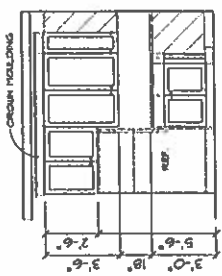
TABLE 3: ELECTRICAL SYMBOLS

NO.	SYMBOL	DESCRIPTION
1	(Circle with 1)	15 AMP. BRK. CIRCUIT
2	(Circle with 2)	20 AMP. BRK. CIRCUIT
3	(Circle with 3)	30 AMP. BRK. CIRCUIT
4	(Circle with 4)	40 AMP. BRK. CIRCUIT
5	(Circle with 5)	50 AMP. BRK. CIRCUIT
6	(Circle with 6)	60 AMP. BRK. CIRCUIT
7	(Circle with 7)	70 AMP. BRK. CIRCUIT
8	(Circle with 8)	80 AMP. BRK. CIRCUIT
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14	(Circle with 14)	140 AMP. BRK. CIRCUIT
15	(Circle with 15)	150 AMP. BRK. CIRCUIT
16	(Circle with 16)	160 AMP. BRK. CIRCUIT
17	(Circle with 17)	170 AMP. BRK. CIRCUIT
18	(Circle with 18)	180 AMP. BRK. CIRCUIT
19	(Circle with 19)	190 AMP. BRK. CIRCUIT
20	(Circle with 20)	200 AMP. BRK. CIRCUIT
21	(Circle with 21)	210 AMP. BRK. CIRCUIT
22	(Circle with 22)	220 AMP. BRK. CIRCUIT
23	(Circle with 23)	230 AMP. BRK. CIRCUIT
24	(Circle with 24)	240 AMP. BRK. CIRCUIT
25	(Circle with 25)	250 AMP. BRK. CIRCUIT
26	(Circle with 26)	260 AMP. BRK. CIRCUIT
27	(Circle with 27)	270 AMP. BRK. CIRCUIT
28	(Circle with 28)	280 AMP. BRK. CIRCUIT
29	(Circle with 29)	290 AMP. BRK. CIRCUIT
30	(Circle with 30)	300 AMP. BRK. CIRCUIT
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33	(Circle with 33)	330 AMP. BRK. CIRCUIT
34	(Circle with 34)	340 AMP. BRK. CIRCUIT
35	(Circle with 35)	350 AMP. BRK. CIRCUIT
36	(Circle with 36)	360 AMP. BRK. CIRCUIT
37	(Circle with 37)	370 AMP. BRK. CIRCUIT
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39	(Circle with 39)	390 AMP. BRK. CIRCUIT
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47	(Circle with 47)	470 AMP. BRK. CIRCUIT
48	(Circle with 48)	480 AMP. BRK. CIRCUIT
49	(Circle with 49)	490 AMP. BRK. CIRCUIT
50	(Circle with 50)	500 AMP. BRK. CIRCUIT





DETAIL 1 & 4

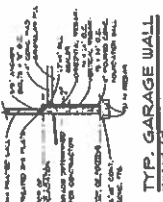


DETAIL 2 & 5

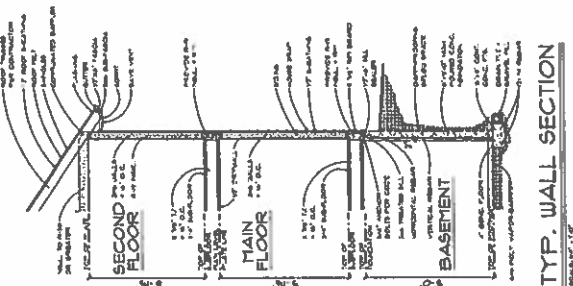


DETAIL 3 & 6

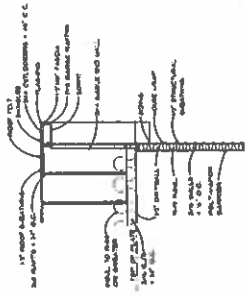
CABINET ELEVATIONS  
 SCALE 3/8" = 1'-0"



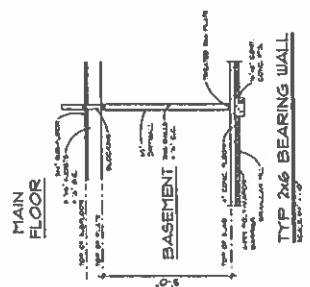
TYP. GARAGE WALL  
 SCALE 1/4" = 1'-0"



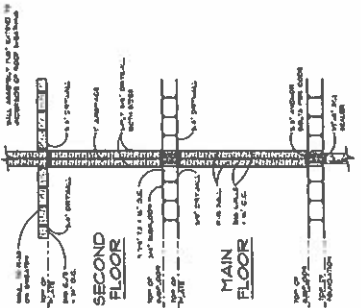
TYP. WALL SECTION  
 SCALE 1/4" = 1'-0"



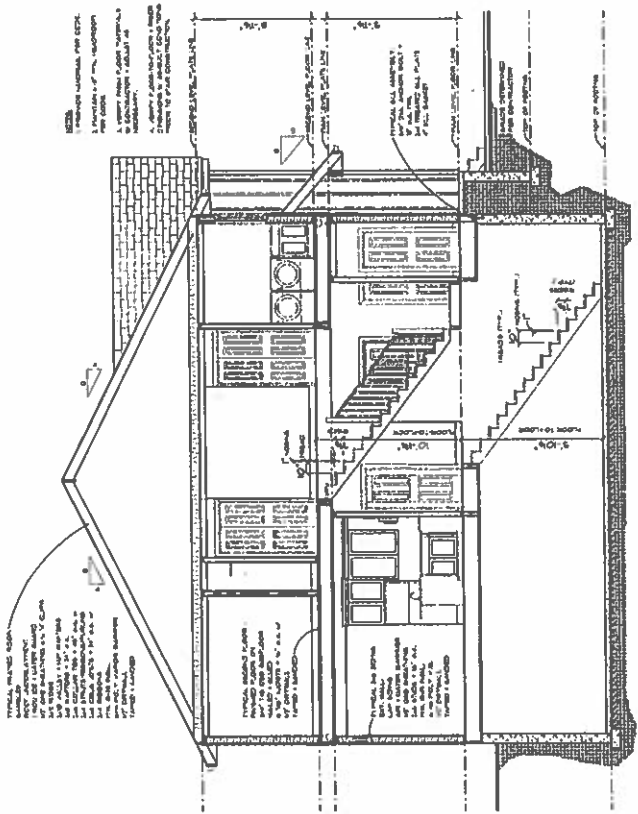
TYP. GABLE END SECTION  
 SCALE 1/4" = 1'-0"



TYP. 2x6 BEARING WALL  
 SCALE 1/4" = 1'-0"



PARTY WALL  
 SCALE 1/4" = 1'-0"



CROSS SECTION  
 SCALE 1/4" = 1'-0"