



SPECIAL PERMIT APPLICATION

CITY OF WORCESTER ZONING BOARD OF APPEALS
455 Maint 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 describe what you are requesting)

- 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-Accessory Sign (Article IV, Section 6)
- 5. Residential Conversion (Article IV, Section 9)
- 6. Placement of Fill/Earth Excavation (Article IV, Section 5)
- 7. Modification of Parking/Loading Requirements (Article IV, Section 7)
- 8. Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7)
- 9. Other Special Permit (Describe Special Permit sought):

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 112, 114, 116, 120 Houghton (see attachment for lot #s)
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

2. Is this property known by any other address: _____

3. **OWNER OF RECORD:** see attachment - properties will be merged into a single parcel prior to construction
(The owner of record is the person or entity who owns title to the property as of today's date)

4. Address (es) of owner of record is /are see attachment

5. Worcester District Registry of Deeds (WDRD) Book(s) see attachment, Page(s) _____
(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map see attachment Block _____ Lot _____
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** Houghton Street Holdings LLC, Frank C. Romano, Manager

8. Address of Applicant: 51 Summer St. Rowley MA 01969

9. Telephone: (978) 948-7383

10. Email: fromano@egmcare.com

11. Check if you are an: owner (s) , lessee (s) , optionee (s) (If you are not the owner of the subject property and are a lessee or optionee, 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.) properties will be merged into a single parcel prior to construction and transferred to Houghton Street Holdings LLC, a related entity

12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):
RG-5 Residence, General

13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
112, 114, 120 & 120 1/2 are all single-family homes
116 is a 75-bed nursing home - comprising a single story plus partial basement.

14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):
Proposed project includes the demolition of the single-family homes, merging the lots together into a single parcel and developing a 2-1/2 story 87-bed nursing home with associated site improvements to replace the existing 75-bed nursing home which will be demolished.

15. 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 use of the property):
Section 4.2, Table 4.1 notes that a nursing home is allowed in RG-5 by Special Permit of the ZBA.

16. 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

17. 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)? If so, explain:
no

18. List any additional information relevant to the Special Permit (s):
116 Houghton, as it currently exists, represents a privileged non-conforming use (setbacks); the proposed project extinguishes all non-conformities and will fill comply with the Worcester Zoning ByLaws.

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:

Blaire House has operated a nursing home for 50+ years at this location. By replacing its 1960's building with a modern project and site design which conforms to City ordinances, it will be a better neighbor with improved setbacks, drainage, lighting, traffic flow and parking which will benefit the neighborhood. In addition, Blaire House provides needed healthcare services and supports and good jobs to the community.

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

Blaire House currently operates both the nursing home and related offices in 2 adjacent houses. The proposed project eliminates all but 2 curb cuts on Houghton St. and adds one on Nuttall, ensuring good sightlines and more orderly flow of traffic on the street and in and out of the property. Sufficient parking, including HC spaces, are proposed. The proposed loading area accessed from Nuttall includes adequate space for deliveries and encloses all loading and dumpster functions as required and provides sufficient room for trucks to turn around on-site in order to exit.

3. Adequacy of utilities and other public services:

The existing nursing home and adjacent single family residences are served by public utilities which are sufficient for the new project. Blaire House does have an application pending with National Grid to bring 3-phase power, which is available up the hill, down to the site, which will improve infrastructure availability within the neighborhood.

4. Neighborhood character and social structure:

The neighborhood is a mixture of single- and multi-family residential with some small businesses, including Blaire House. The proposed project at Blaire House represents a better design and improved functionality, making it a better neighbor.

5. Impacts on the natural environment:

The proposed project includes a large central garden and all required landscape buffers. Trees will be saved to the maximum extent possible. Improved stormwater management/treatment and drainage will benefit the entire neighborhood.

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

The proposed project provides good jobs to the community and important healthcare services to area seniors; new construction and expanded facility will generate tax revenues for the City.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

By: _____
(Signature of Applicant or Applicant's Agent)

If more than one applicant, all applicants must fill out information.

Houghton Street Holdings LLC, Frank C. Romano Manager

(Name of Applicant)

51 Summer St. Rowley MA 01969

(Address)

(978) 948-7383

(Contact Phone Number)

fromano@egmcare.com

(Email)

(Date)

By: _____
(Signature of Property Owner or Owner's Agent)

If more than one property owner, all owners must fill out information.

SEE ATTACHED SIGNATURES PAGE

(Name of Property Owner)

(Address)

(Contact Phone Number)

(Email)

(Date)

Page Authorizations (continued)

Printed Owner or Authorized Representative's Name (if different from applicant):

Houghton Corporation By: Frank C. Romano, Its President

Signature: _____

Date: 11/5/2019

Address: 51 Summer Street Rowley MA 01969

Home Telephone: _____

Work Telephone: (978) 948-7383

Email address: fromano@egmcare.com

Printed Owner or Authorized Representative's Name (if different from applicant):

Houghton Street Trust By: Deborah Klock, Trustee

Signature: _____

Date: 11/5/2019

Address: 51 Summer Street Rowley MA 01969

Home Telephone: _____

Work Telephone: (978) 948-7383

Email address: fromano@egmcare.com

Printed Owner or Authorized Representative's Name (if different from applicant):

Houghton Street Nominee Trust By: Brandon Romano, Trustee

Signature: _____

Date: 11/5/2019

Address: 51 Summer Street Rowley MA 01969

Home Telephone: _____

Work Telephone: (978) 948-7383

Email address: fromano@egmcare.com

Printed Owner or Authorized Representative's Name (if different from applicant):

One Hundred Twelve Nominee Trust By: Frank Romano, Trustee

Signature: _____

Date: 11/5/2019

Address: 51 Summer Street Rowley MA 01969

Home Telephone: _____

Work Telephone: (978) 948-7383

Email address: fromano@egmcare.com

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.

Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure (Article XVI, Section 4)

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities)
2. Indicate how long the nonconforming aspects of the structure have been in existence:
3. At the time of construction, did the structure meet applicable zoning requirements? (Check with the zoning ordinance, as amended, that would have been in effect at the time of construction. Past zoning ordinances are available for research at the City Clerk's office. Past zoning maps are available at the Division of Planning and Regulatory Services)
4. Describe the proposed extension, alteration or change including total square footage of any physical expansion:
5. Explain how the extension, alteration, or change itself complies with the current Ordinance requirements:
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 structure 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 neighborhood than the existing nonconforming structure.

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 and the total square footage utilized for that use:

5. Explain how the extension, alteration or change itself complies with the current requirements of the Ordinance:

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 use:

**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:
Residential General Use - Nursing Home

2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:
87 residents in 53 resident rooms (19 single rooms, 34 double rooms) of approx. 400+/- SF each

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.
Proposed project provides 36 conventional 9'x18' parking spaces and 2 HC parking spaces on the southerly side of the site, accessed from Houghton Street. Loading area (1 space) is on the NW side of the site and is accessed from Nuttall Lane driveway.

**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)

2. Total square footage of proposed use:

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.

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.

**Non-Accessory Sign
(Article IV, Section 6)**

1. Square footage, length and width of proposed sign, and height of total structure.

2. Distance of proposed sign from other non-accessory signs along each side of a street.

3. Indicate on the submitted plan the type and style of sign, exact location, etc.

**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?

**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.

**Modification of Parking/Loading Requirements
(Article IV, Section 7)**

1. Indicate what relief is being sought under the Special Permit:

2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:

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

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: