

March 7, 2024

City of Worcester Planning Board
C/O The Division of Planning and Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608



Attn: Stephen Cary, Senior Planner

**RE: Request for Definitive Site Plan Amendment – Application Cover Letter
Salisbury Hill (PB-2019-047)
Salisbury Street
Worcester, MA 01608**

2024 MAR 21 PM 1:00
Received
Worcester City

Dear Members of the Board,

On behalf of Salisbury Holdings, LLC, Bohler is submitting the enclosed application package for a request for a Definitive Site Plan Amendment to the approved project. The original approval was granted on September 17, 2020 and since that time the Applicant has begun construction on Phase 3 of the approved project. There have been some minor modifications to the proposed design since the initial approval and are outlined within this application. The below items are being submitted electronically along with this cover letter and we will provide the requisite hard copies upon confirmation of complete submittal. PDF of files have been uploaded to planning@worcesterma.gov in accordance with the submittal requirements.

- Application for Definitive Site Plan Amendment
- City of Worcester and Town of Holden Certified List of Abutters
- Narrative describing the proposed changes (see below)
- Revised Site Development Plans prepared by Bohler, dated March 7, 2024
- Unit Overlay Exhibit prepared by Bohler, dated March 7, 2024
- Stormwater Memorandum and attached calculations, dated March 7, 2024
- Proposed Architectural Plans prepared by R.C. Searles Associates (various dates)
- Original Definitive Site Plan Decision (PB-2019-047)
- Original approved Site Development Plans prepared by Bohler, revised through April 9, 2021
- Original approved Architectural Plans prepared by R.C. Searles Associates (various dates)

Below is a summary of the proposed changes to the project since the approval in 2020. Modifications are indicated on the revised plans with revision clouds except for broad changes that impact a large portion of the plans in which case the revision clouds would not adequately indicate the areas modified (e.g., unit footprints).

BOHLER //

- The unit styles (A, B and C) have been modified to provide a mix based upon the current market conditions. The location of each unit styles is indicated on the revised Site Development Plans. In addition, a Unit Overlay Exhibit has been provided which shows the current building footprints in black with the approved unit footprint locations in red for reference.
- Road names for Brentwood Lane and a portion of Salisbury Hill Boulevard were modified at request of the City.
- The proposed water meter pit at the connection with Barrows Road has been removed at request of the City.
- The phasing plans are updated to reflect the change in phase numbers. The numbering was revised to be consistent with the original project phasing plan prepared by Thompson-Liston Associates, Inc. dated April 10, 2002.
- Emergency Access to the abutting property / development from Baiting Brook Lane was added to the plans.
- The location of the sewer pump station access drive was relocated to better accommodate the proposed grading and approved limits of work.
- Plans were modified to reflect the recorded Conservation Restriction Parcel (lot 2A).
- An additional wall that is less than 48 inches in height was added behind the mailboxes and unit #1 due to unforeseen grade issues tying into the old portion of the project.
- The access drive to Stormwater Management Area #1 was modified from TuftTrack pervious pavers to be 12" deep gravel drive to provide better access to the basin based upon the proposed grades and field conditions.

The proposed modifications do not have a negative impact to the approved design of the stormwater management system. Refer to enclosed Stormwater Memorandum and associated calculations. In addition, it is our understanding that at the time of the submission of this application package that all outstanding DPW items relative to Phase 3 have been addressed by the Applicant.

We trust that the above is sufficient for your review. We look forward to presenting the proposed modifications to the Board at their next available meeting. In the meantime, please do not hesitate to contact us at 508-480-9900 should you have any questions or wish to discuss further.

Sincerely,
BOHLER



John A. Kucich, P.E.



Nathaniel E. Mahonen, P.E.

CC: Bill Depietri, Capital Group Properties

W171219
Salisbury Hill Definitive Site Plan Amendment 2024-03-07.docx



DEFINITIVE SITE PLAN AMENDMENT APPLICATION

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

1. Name of Applicant: Salisbury Holdings, LLC

2. Address of Applicant: 259 Turnpike Road - Southborough, MA 01772

3. Telephone: (508) 357-8825

4. Interest in Property (check one):
A. Owner B. Developer C. Other

5. Owner of Record: Same as Applicant
(If _____ different from Applicant)

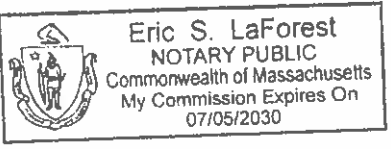
6. Address of Owner of Record: Same as Applicant

7. **AUTHORIZATION:** I, [Signature], Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 50 Block CONDO Lot(s) 23, do hereby authorize Bohler to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 7th day of March, 2024.

On this 1 day of March, 2024, before me personally appeared William Depietri, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/5/30



(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

8. Street Address of the Property in this Application:
Salisbury Street

9. Legal Description of Property:
BK 48029, PG 98

10. Zoning Classification(s):
RS-7 & RS-10

11. Present Use:
Residential Condominium / Undeveloped

12. Zoning Relief Previously Granted (Variances, Special Permits with dates approved):
Special Permit - Continuing Care Retirement Community 1/23/02 - Amended through 10/30/2020

13. Development Contains the Following:

Residential

Number of Dwelling Units	<u>117</u>
Number of Buildings	<u>67</u>
Number of Parking Spaces	<u>468</u>

Non-Residential

Building Square Footage	<u>0</u>
Number of Buildings	<u>0</u>
Number of Parking Spaces	<u>0</u>

14. Describe Proposed Use/General Description of Proposed Development of Property:
Construction of units to be added to existing Continuing Care Retirement Community including new roadways, Stormwater infrastructure, utilities and landscaping amenities.

15. Describe proposed amendments to the approved Definitive Site Plan (may answer by attaching separate letter):
Refer to cover letter for description of proposed revisions requested as part of this amendment.



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 Salisbury Hill Boulevard

MBL No. _____

REASON:

PLANNING
 ZONING
 LICENSE COMMISSION
 CONSERVATION COMMISSION
 HISTORICAL COMMISSION
 OTHER- _____

Footage for radius _____

CONTACT:

NAME: Tina Castelli - Bohler

ADDRESS: 352 Turnpike Road, Southbo

TELEPHONE: 508-259-8240



Assessing Division
Samuel E. Konieczny, MAA, City Assessor
 City Hall, 455 Main Street, Worcester, MA 01608
 P | 508-799-1098 F | 508-799-1021
 assessing@worcesterma.gov

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: 116

Parcel Address: 727 SALISBURY ST
 Assessor's Map-Block-Lot(s): 50-023-2-002

Owner: BAILIN & ASSOCIATES

Owner Mailing: 727 SALISBURY ST
WORCESTER, MA 01609

Petitioner (if other than owner): TINA CASTELLI – BOHLER
 Petitioner Mailing Address: 352 TURNPIKE ROAD
SOUTHBOROUGH, MA

Petitioner Phone: 508-259-8240

Planning: x Zoning: License Commission: Conservation Commission:

Historical: Cannabis: Other:

50-019-00018	BARROWS ROLAND E + MARY K TRUSTEES	0022 BARROWS RD	WORCESTER MA 01609
50-020-00035	BURWICK WILLIAM S + DEBORAH E	0077 BARROWS RD	WORCESTER MA 01609
50-012-06-08	WORCESTER CONSERVATION COMMISSION	455 MAIN ST	WORCESTER MA 01608

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50-019-00021	NEILSEN ROBERT E +	0040 BARROWS RD	WORCESTER MA 01609
50-019-00022	BEAUDOIN LUCY E	0050 BARROWS RD	WORCESTER MA 01609
50-020-00025	MILLIKEN NOEL R + SHERI	0052 BARROWS AVE	WORCESTER MA 01609
50-019-019-3	CHERRY PATRICK J + ELLEN M	0039 BARROWS RD	WORCESTER MA 01609
50-020-00023	SALMAN JAMAL + TAMARA	0056 BARROWS RD	WORCESTER MA 01609
50-019-00020	CHISHOLM NIKOLAI + KILDUFF	0045 BARROWS RD	WORCESTER MA 01609
50-020-00029	PANAGIOTOU PARASKEVI V	64 BARROWS RD	WORCESTER MA 01609
50-020-00027	BRUNEAU BENJAMIN R + CHRISTINA S	0061 BARROWS RD	WORCESTER MA 01609
50-020-00031	MURCIA JOSE	0071 BARROWS RD	WORCESTER MA 01609
50-012-00016	FISHER EDWARD G	0039 BREWER ST	WORCESTER MA 01609
50-012-09-11	FISHER CHARRAN	PO BOX 20039	WORCESTER MA 01602
50-016-00009	GREATER WORCESTER LAND TRUST INC	0004 ASH ST	WORCESTER MA 01608
50-014-00008	ALAVES MELISA + JULIO +	0130 BRIGHAM RD	WORCESTER MA 01609
50-020-00024	STRAMACCHIA ALFONSO	0059 BARROWS RD	WORCESTER MA 01609
50-019-00019	VERONEAU EILEEN E	0041 BARROWS RD	WORCESTER MA 01609
50-020-0033A	MOOSHIAN MICHAEL J + MAUREEN M	0075 BARROWS RD	WORCESTER MA 01609
50-019-017-3	MATZ SIMON + TSYLOVA	038C BARROWS RD	WORCESTER MA 01609
50-019-00218	PARSAKIEN ROBERT(LIFE ESTATE)	036A BARROWS RD	WORCESTER MA 01609
50-019-017-2	BUSLOU MAKHAIL + MAYA	38B BARROWS RD	WORCESTER MA 01609
50-020-00026	BECKEMAN KRISTOPHER T +	0062 BARROWS RD	WORCESTER MA 01609
50-019-0020A	CAPURSO MICHAEL TRUSTEE	0005 VICTORIA TER	MILLBURY MA 01527
50-020-00030	MAAS HEIDI MARIE +	0068 BARROWS RD	WORCESTER MA 01609
50-020-033-1	WHITE JAMES T + ALISON N	0383 JUNE ST	WORCESTER MA 01602
50-020-00033	CARROLL TERENCE F + LYNDA D	0076 BARROWS RD	WORCESTER MA 01609
50-020-00032	CARROLL BRIAN F +	0073 BARROWS RD	WORCESTER MA 01609
50-023-0000E	MOORADIAN KEITH D	0759 SALISBURY ST	WORCESTER MA 01609
50-015-00008	WORCESTER CONSERVATION COMMISSION	455 MAIN ST	WORCESTER MA 01608
54-002-00001	WORCESTER CONSERVATION COMMISSION	0000 DAWSON RD	WORCESTER MA 01602
50-023-11-01	GEORGE WILLIAM W + KATHLEEN G	0001 BLACKWELL LN	WORCESTER MA 01609
50-023-45-23	DEAN HERBERT M TRUSTEE	0023 SUMMERLAND WAY	WORCESTER MA 01609
50-023-46-25	BOLLUS CATHLEEN A	0025 SUMMERLAND WAY	WORCESTER MA 01609
50-023-46-27	LURIER DOROTHY	0027 SUMMERLAND WAY	WORCESTER MA 01609
50-023-47-29	VARNUM HERBERT M + JEAN S	0029 SUMMERLAND WAY	WORCESTER MA 01609
50-023-47-31	ST PIERRE SUZANNE	0031 SUMMERLAND WAY	WORCESTER MA 01609
50-023-06-01	NARROW GLENN E + ARLINE L TRUSTEES	0001 NEWINGTON LN	WORCESTER MA 01609
50-023-06-03	KINGMAN PERRY A + DONNA W	0003 NEWINGTON LN	WORCESTER MA 01609
50-023-06-05	CUTLER MARK O + SANDRA J TRUSTEES	0005 NEWINGTON LN	WORCESTER MA 01609
50-023-07-01	PATRICK SUSAN E TRUSTEE	0001 STAMFORD LN	WORCESTER MA 01609
50-023-07-03	JACQUES ELISE A	0003 STAMFORD LN UNIT 3	WORCESTER MA 01609
50-023-07-05	SULLIVAN MARY A	0005 STAMFORD LN	WORCESTER MA 01609
50-023-05-07	VELLACCIO FRANK JR + CATHERINE E	0007 NEWINGTON LN	WORCESTER MA 01609
50-023-18-07	JONES KENNETH R + PATRICIA L	0007 PRIMMETT LN	WORCESTER MA 01609
50-023-40-01	STAPPENBECK THAD + MARY	0001 SUMMERLAND WAY	WORCESTER MA 01609

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50-023-40-03	BUDD DAWN R	0003 SUMMERLAND WAY	WORCESTER MA 01609
50-023-41-05	O'CONNOR CHARLES J III + TARA M (TR	0005 SUMMERLAND WAY	WORCESTER MA 01609
50-023-05-09	AMOROSO FLORENCE A	0009 NEWINGTON LN	WORCESTER MA 01609
50-023-03-13	KALTSAS ANN M + NICHOLAS G	0013 TIDESWELL LN	WORCESTER MA 01609
50-023-03-15	FINKEL DAVID A + JUDY F	0015 TIDESWELL LN	WORCESTER MA 01609
50-023-03-17	GRIFFITH WENDY L	0017 TIDESWELL LN	WORCESTER MA 01609
50-023-03-19	YOUNG STEVEN + LENORE R	0019 TIDESWELL LN UNIT 19	WORCESTER MA 01609
50-023-04-11	ANDREOLI LESLIE A +	0011 NEWINGTON LN	WORCESTER MA 01609
50-023-04-13	NELSON LA RUE D + JENKINS	0013 NEWINGTON LN	WORCESTER MA 01609
50-023-43-15	BONIN ROBERT O +	0015 SUMMERLAND WAY	WORCESTER MA 01609
50-023-44-17	GIARRUSSO JOANN C + FREDERICK J	0017 SUMMERLAND WAY	WORCESTER MA 01609
50-023-44-19	GIARD WALTER C JR + LINDA M	0019 SUMMERLAND WAY	WORCESTER MA 01609
50-023-02-09	POLLACK PHYLLIS TRUSTEE	0009 TIDESWELL LN	WORCESTER MA 01609
50-023-18-05	BREAULT JOHN + KATHLEEN	0005 PRIMMETT LN	WORCESTER MA 01609
50-023-02-11	HORKA DOUGLAS L +	0011 TIDESWELL LN	WORCESTER MA 01609
50-023-10-05	GRENIER STEPHEN R +	0005 PEMBROOK LN BLDG 10	WORCESTER MA 01609
50-023-10-07	TOPALIAN MICHAEL Z + DORIAN G TRUST	0007 PEMBROOK LN	WORCESTER MA 01609
50-023-41-07	MEYER CATHERINE M + BOULE	0007 SUMMERLAND WAY UNIT 7	WORCESTER MA 01609
50-023-42-09	WOODBURY DAVID K +	0009 SUMMERLAND WAY	WORCESTER MA 01609
50-023-42-11	KELLEHER WILLIAM D JR + MAUREEN M	0011 SUMMERLAND WAY UNIT 11	WORCESTER MA 01609
50-023-43-13	HADDAD ABRAHAM W + LINDA F	0013 SUMMERLAND WAY	WORCESTER MA 01609
50-023-18-03	DUFAULT FRANCIS X III +	0003 PRIMMETT LN	WORCESTER MA 01609
50-023-08-07	GILLOGLY RICHARD P +KATHLEEN M	0007 STAMFORD LN	WORCESTER MA 01609
50-023-08-09	KRUMPHOLZ ADELE G TRUSTEE	0009 STAMFORD LN	WORCESTER MA 01609
50-023-08-11	MOSCHOS DEMITRIOS M + CELESTE T	0011 STAMFORD LN	WORCESTER MA 01609
50-023-09-01	LOWE HARRIET S	0001 PEMBROOK LN	WORCESTER MA 01609
50-023-09-03	STUKOWSKI PAUL E + KATHLEEN	0003 PEMBROOK LN	WORCESTER MA 01609
50-023-16-06	KNOPKE MICHAEL A + JUDITH P	0006 PRIMMETT LN UNIT 6	WORCESTER MA 01609
50-023-17-08	WRIGHT PAUL T + FRANCES M TRUSTEE	0008 PRIMMETT LN	WORCESTER MA 01609
50-023-17-10	BABINEAU MARK A + APRIL E TRUSTEE	0010 PRIMMETT LN	WORCESTER MA 01609
50-023-17-12	HODGERNEY SALLY L	0012 PRIMMETT LN	WORCESTER MA 01609
50-023-17-14	CANTZ JANE M TRUSTEE	0014 PRIMMETT LN UNIT 14	WORCESTER MA 01609
50-023-18-01	ADAMS RICHARD J + LINDA M	0001 PRIMMETT LN	WORCESTER MA 01609
50-023-53-11	THOMASHOW IRWIN + DEBORAH	0011 SALISBURY HILL BLVD	WORCESTER MA 01609
50-023-16-04	FOLEY PATRICK T TRUSTEE	0004 PRIMMETT LN	WORCESTER MA 01609
50-023-02-01	FREM ARLENE + MILTON(LIFE ESTATE)+	0001 TIDESWELL LN	WORCESTER MA 01609
50-023-02-03	KAISER HARTMUT M + KATHERINE	0003 TIDESWELL LANE	WORCESTER MA 01609
50-023-02-05	COHEN BOYAR RHONDA	0005 TIDESWELL LN UNIT 5	WORCESTER MA 01609
50-023-02-07	SUN LI + DONG	0007 TIDESWELL LN UNIT 7	WORCESTER MA 01609
50-023-14-05	GORDON DEBORAH R	0005 WHITEHAVEN LN	WORCESTER MA 01609
50-023-14-07	WILSON DOUGLAS E + PAULA C	0007 WHITEHAVEN LN	WORCESTER MA 01609
50-023-15-02	LUBIN FRANCES + DAVID H	0002 SALISBURY HILL BLVD	WORCESTER MA 01609
50-023-15-04	SHRIBER JUDITH R TRUSTEE	0004 SALISBURY HILL BLVD	WORCESTER MA 01609

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Administration & Finance

50-023-16-02	TRAPASSO FRANCIS J + PATRICIA ANN	0002 PRIMMETT LN	WORCESTER MA 01609
50-023-53-09	GREGORY STEPHEN D	0009 SALISBURY HILL BLVD	WORCESTER MA 01609
50-023-52-05	COLLINS MARVA A	0005 SALISBURY HILL BLVD	WORCESTER MA 01609
50-023-10-09	CAPUTO CATHERINE B	0009 PEMBROOK LN	WORCESTER MA 01609
50-023-13-12	GERHARDT BARRY S + JOAN M TRUSTEES	0012 BEACH PLUM MEADOWS	EDGARTOWN MA 02539
50-023-53-07	KOSKINAS HELEN P + SIMON	0007 SALISBURY HILL BLVD	WORCESTER MA 01609
50-023-14-01	MURPHY LESLIE S TRUSTEE	0001 WHITEHAVEN LN	WORCESTER MA 01609
50-023-14-03	COHEN DAVID V + JANICE K	0003 WHITEHAVEN LN	WORCESTER MA 01609
50-023-50-06	ZAMANSKY MARSHALL J	0006 SUMMERLAND WAY	WORCESTER MA 01609
50-023-50-08	HERLIHY MARY C TRUSTEE	0008 SUMMERLAND WAY	WORCESTER MA 01609
50-023-51-02	PITCHER CYNTHIA N TRUSTEE	0002 SUMMERLAND WAY	WORCESTER MA 01609
50-023-51-04	DAROFF HERBERT K + ANDREA ALEXANDER	0004 SUMMERLAND WAY	WORCESTER MA 01609
50-023-52-01	SERRATO ANDREW M + SUSAN M	0001 SALISBURY HILL BLVD UNIT 1	WORCESTER MA 01609
50-023-52-03	GAMMAL MARGARET A	0003 SALISBURY HILL BLVD #52-3	WORCESTER MA 01609
50-023-12-04	GARABEDIAN PETER + PATRICIA	0004 WHITEHAVEN LN	WORCESTER MA 01609
50-023-13-06	MCKEOWN BRIAN J + SUSAN K TRUSTEES	0006 WHITEHAVEN LN	WORCESTER MA 01609
50-023-13-08	FARMER DOUGLAS P + JOAN F TRUSTEES	0008 WHITEHAVEN LN	WORCESTER MA 01609
50-023-13-10	MISHRA BRAJENDRA + DEEPA	0010 WHITEHAVEN LN BLDG 13 UNIT 10	WORCESTER MA 01609
50-023-45-21	MANCINI DOMENIC R TRUSTEE	0021 SUMMERLAND WAY	WORCESTER MA 01609
50-023-49-12	WOLF BETTYE S TRUSTEE	0052 CHANDLER STREET	WORCESTER MA 01609
50-023-48-14	ALLAIN BRIAN + PATRICIA A	0014 SUMMERLAND WAY UNIT 14	WORCESTER MA 01609
50-023-48-16	DONEGAN DONALD J + MELANIE J	0016 SUMMERLAND WAY	WORCESTER MA 01609
50-023-49-10	MYERS JUDITH K + CHARLES J TRUSTEES	0305 GREENWICH CT	WORCESTER MA 01609
50-023-11-03	ALBRO BETH ANN(LIFE ESTATE)	0050 MANHAN ST	NORTHAMPTON MA 01060
50-023-11-05	BERLYN LYNNE F	0005 BLACKWELL LN	WORCESTER MA 01609
50-023-12-02	LACROIX LIVING TRUST	0002 WHITEHAVEN LN	WORCESTER MA 01609
50-023-00001	UW SENIOR LLC	0300 JORDAN RD	TROY NT 12180

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 50-023-2-002 as cited above.

Certified by:



Signature

03/04/2024

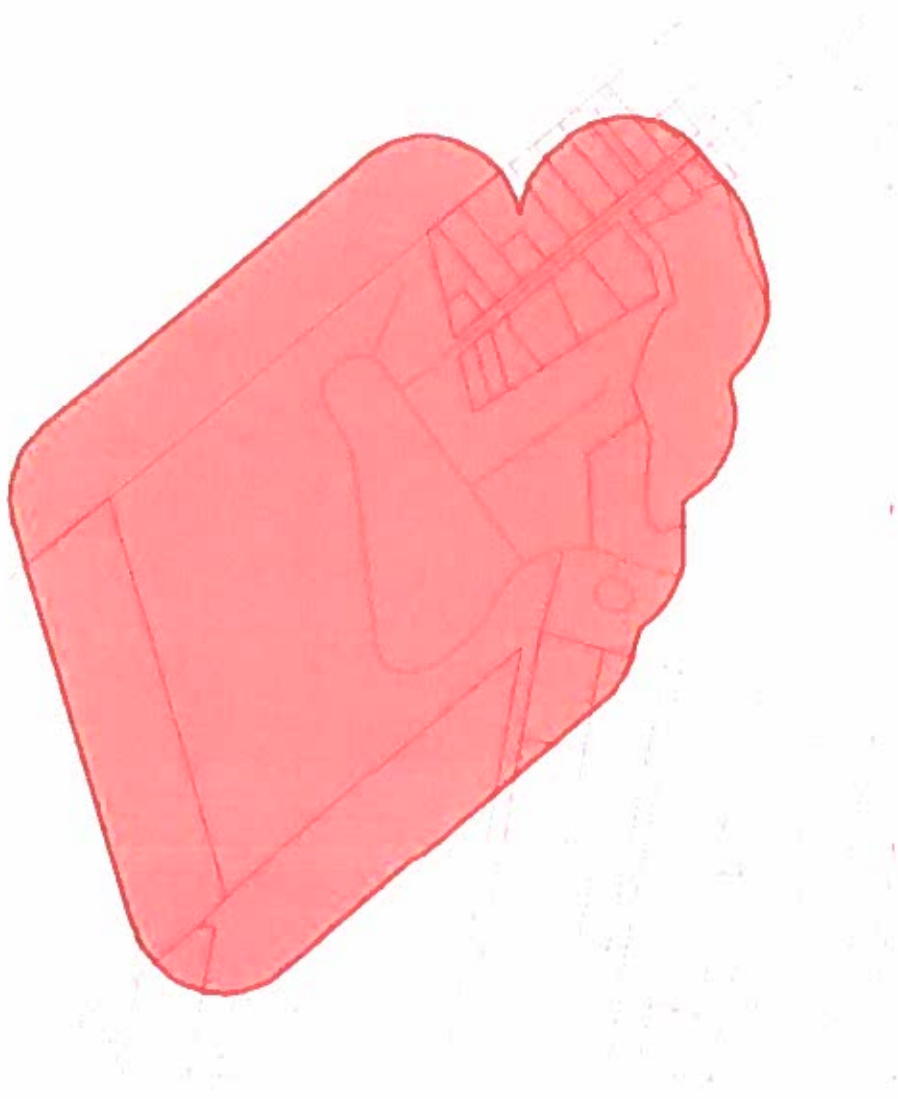
Date



The City of
WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

Abutters Map



BARROWS ROLAND E + MARY K TRUSTEES
 0022 BARROWS RD
 WORCESTER MA 01609

BRUNEAU BENJAMIN R + CHRISTINA S
 0061 BARROWS RD
 WORCESTER MA 01609

PARSAKIEN ROBERT(LIFE ESTATE)
 036A BARROWS RD
 WORCESTER MA 01609

BURWICK WILLIAM S + DEBORAH E
 0077 BARROWS RD
 WORCESTER MA 01609

MURCIA JOSE
 0071 BARROWS RD
 WORCESTER MA 01609

BUSLOU MAKHAIL + MAYA
 38B BARROWS RD
 WORCESTER MA 01609

WORCESTER CONSERVATION COMMISSION
 455 MAIN ST
 WORCESTER MA 01608

FISHER EDWARD G
 0039 BREWER ST
 WORCESTER MA 01609

BECKEMAN KRISTOPHER T +
 0062 BARROWS RD
 WORCESTER MA 01609

NEILSEN ROBERT E +
 0040 BARROWS RD
 WORCESTER MA 01609

FISHER CHARRAN
 PO BOX 20039
 WORCESTER MA 01602

CAPURSO MICHAEL TRUSTEE
 0005 VICTORIA TER
 MILLBURY MA 01527

BEAUDOIN LUCY E
 0050 BARROWS RD
 WORCESTER MA 01609

GREATER WORCESTER LAND TRUST INC
 0004 ASH ST
 WORCESTER MA 01608

MAAS HEIDI MARIE +
 0068 BARROWS RD
 WORCESTER MA 01609

MILLIKEN NOEL R + SHERI
 0052 BARROWS AVE
 WORCESTER MA 01609

ALAVES MELISA + JULIO +
 0130 BRIGHAM RD
 WORCESTER MA 01609

WHITE JAMES T + ALISON N
 0383 JUNE ST
 WORCESTER MA 01602

CHERRY PATRICK J + ELLEN M
 0039 BARROWS RD
 WORCESTER MA 01609

STRAMACCHIA ALFONSO
 0059 BARROWS RD
 WORCESTER MA 01609

CARROLL TERENCE F + LYNDA D
 0076 BARROWS RD
 WORCESTER MA 01609

SALMAN JAMAL + TAMARA
 0056 BARROWS RD
 WORCESTER MA 01609

VERONEAU EILEEN E
 0041 BARROWS RD
 WORCESTER MA 01609

CARROLL BRIAN F +
 0073 BARROWS RD
 WORCESTER MA 01609

CHISHOLM NIKOLAI + KILDUFF, KIMBERLY
 0045 BARROWS RD
 WORCESTER MA 01609

MOOSHIAN MICHAEL J + MAUREEN M
 0075 BARROWS RD
 WORCESTER MA 01609

MOORADIAN KEITH D
 0759 SALISBURY ST
 WORCESTER MA 01609

PANAGIOTOU PARASKEVI V
 64 BARROWS RD
 WORCESTER MA 01609

MATZ SIMON + TSYLOVA, ZINAIDA TRUSTE
 038C BARROWS RD
 WORCESTER MA 01609

WORCESTER CONSERVATION COMMISSION
 455 MAIN ST
 WORCESTER MA 01608

WORCESTER CONSERVATION COMMISSION
 0000 DAWSON RD
 WORCESTER MA 01602

PATRICK SUSAN E TRUSTEE
 0001 STAMFORD LN
 WORCESTER MA 01609

FINKEL DAVID A + JUDY F
 0015 TIDESWELL LN
 WORCESTER MA 01609

GEORGE WILLIAM W + KATHLEEN G
 0001 BLACKWELL LN
 WORCESTER MA 01609

JACQUES ELISE A
 0003 STAMFORD LN
 UNIT 3
 WORCESTER MA 01609

GRIFFITH WENDY L
 0017 TIDESWELL LN
 WORCESTER MA 01609

DEAN HERBERT M TRUSTEE
 0023 SUMMERLAND WAY
 WORCESTER MA 01609

SULLIVAN MARY A
 0005 STAMFORD LN
 WORCESTER MA 01609

YOUNG STEVEN + LENORE R
 0019 TIDESWELL LN
 UNIT 19
 WORCESTER MA 01609

BOLLUS CATHLEEN A
 0025 SUMMERLAND WAY
 WORCESTER MA 01609

VELLACCIO FRANK JR + CATHERINE E
 0007 NEWINGTON LN
 WORCESTER MA 01609

ANDREOLI LESLIE A +
 C/O ANN + DANIEL BRUNELLE
 0011 NEWINGTON LN
 WORCESTER MA 01609

LURIER DOROTHY
 0027 SUMMERLAND WAY
 WORCESTER MA 01609

JONES KENNETH R + PATRICIA L
 0007 PRIMMETT LN
 WORCESTER MA 01609

NELSON LA RUE D + JENKINS, JOSEPH A
 0013 NEWINGTON LN
 WORCESTER MA 01609

VARNUM HERBERT M + JEAN S
 0029 SUMMERLAND WAY
 WORCESTER MA 01609

STAPPENBECK THAD + MARY
 0001 SUMMERLAND WAY
 WORCESTER MA 01609

BONIN ROBERT O +
 0015 SUMMERLAND WAY
 WORCESTER MA 01609

ST PIERRE SUZANNE
 0031 SUMMERLAND WAY
 WORCESTER MA 01609

BUDD DAWN R
 0003 SUMMERLAND WAY
 WORCESTER MA 01609

GIARRUSSO JOANN C + FREDERICK J
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 WORCESTER MA 01609

FOLEY PATRICK T TRUSTEE
 0004 PRIMMETT LN
 WORCESTER MA 01609

GRENIER STEPHEN R +
 0005 PEMBROOK LN BLDG 10
 WORCESTER MA 01609

LOWE HARRIET S
 0001 PEMBROOK LN
 WORCESTER MA 01609

FREM ARLENE + MILTON(LIFE ESTATE)+
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 WORCESTER MA 01609

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 UNIT 1
 WORCESTER MA 01609

MYERS JUDITH K + CHARLES J TRUSTEES
 0305 GREENWICH CT
 WORCESTER MA 01609

CAPUTO CATHERINE B
 0009 PEMBROOK LN
 WORCESTER MA 01609

GAMMAL MARGARET A
 0003 SALISBURY HILL BLVD
 #52-3
 WORCESTER MA 01609

ALBRO BETH ANN(LIFE ESTATE)
 0050 MANHAN ST
 NORTHAMPTON MA 01060

GERHARDT BARRY S + JOAN M TRUSTEES
 0012 BEACH PLUM MEADOWS
 EDGARTOWN MA 02539

GARABEDIAN PETER + PATRICIA
 0004 WHITEHAVEN LN
 WORCESTER MA 01609

BERLYN LYNNE F
 0005 BLACKWELL LN
 WORCESTER MA 01609

KOSKINAS HELEN P + SIMON, JOCELYN K
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 WORCESTER MA 01609

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 WORCESTER MA 01609

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UW SENIOR LLC
 0300 JORDAN RD
 TROY NT 12180

COHEN DAVID V + JANICE K
 0003 WHITEHAVEN LN
 WORCESTER MA 01609

MISHRA BRAJENDRA + DEEPA
 0010 WHITEHAVEN LN
 BLDG 13 UNIT 10
 WORCESTER MA 01609

ZAMANSKY MARSHALL J
 0006 SUMMERLAND WAY
 WORCESTER MA 01609

MANCINI DOMENIC R TRUSTEE
 0021 SUMMERLAND WAY
 WORCESTER MA 01609

HERLIHY MARY C TRUSTEE
 0008 SUMMERLAND WAY
 WORCESTER MA 01609

WOLF BETTYE S TRUSTEE
 0052 CHANDLER STREET
 WORCESTER MA 01609

PITCHER CYNTHIA N TRUSTEE
 0002 SUMMERLAND WAY
 WOURCESTER MA 01609

ALLAIN BRIAN + PATRICIA A
 0014 SUMMERLAND WAY
 UNIT 14
 WORCESTER MA 01603

BARROWS ROLAND E + MARY K TRUSTEES
 0022 BARROWS RD
 WORCESTER MA 01609

BRUNEAU BENJAMIN R + CHRISTINA S
 0061 BARROWS RD
 WORCESTER MA 01609

PARSAKIEN ROBERT(LIFE ESTATE)
 036A BARROWS RD
 WORCESTER MA 01609

BURWICK WILLIAM S + DEBORAH E
 0077 BARROWS RD
 WORCESTER MA 01609

MURCIA JOSE
 0071 BARROWS RD
 WORCESTER MA 01609

BUSLOU MAKHAIL + MAYA
 38B BARROWS RD
 WORCESTER MA 01609

WORCESTER CONSERVATION COMMISSION
 455 MAIN ST
 WORCESTER MA 01608

FISHER EDWARD G
 0039 BREWER ST
 WORCESTER MA 01609

BECKEMAN KRISTOPHER T +
 0062 BARROWS RD
 WORCESTER MA 01609

NEILSEN ROBERT E +
 0040 BARROWS RD
 WORCESTER MA 01609

FISHER CHARRAN
 PO BOX 20039
 WORCESTER MA 01602

CAPURSO MICHAEL TRUSTEE
 0005 VICTORIA TER
 MILLBURY MA 01527

BEAUDOIN LUCY E
 0050 BARROWS RD
 WORCESTER MA 01609

GREATER WORCESTER LAND TRUST INC
 0004 ASH ST
 WORCESTER MA 01608

MAAS HEIDI MARIE +
 0068 BARROWS RD
 WORCESTER MA 01609

MILLIKEN NOEL R + SHERI
 0052 BARROWS AVE
 WORCESTER MA 01609

ALAVES MELISA + JULIO +
 0130 BRIGHAM RD
 WORCESTER MA 01609

WHITE JAMES T + ALISON N
 0383 JUNE ST
 WORCESTER MA 01602

CHERRY PATRICK J + ELLEN M
 0039 BARROWS RD
 WORCESTER MA 01609

STRAMACCHIA ALFONSO
 0059 BARROWS RD
 WORCESTER MA 01609

CARROLL TERENCE F + LYNDA D
 0076 BARROWS RD
 WORCESTER MA 01609

SALMAN JAMAL + TAMARA
 0056 BARROWS RD
 WORCESTER MA 01609

VERONEAU EILEEN E
 0041 BARROWS RD
 WORCESTER MA 01609

CARROLL BRIAN F +
 0073 BARROWS RD
 WORCESTER MA 01609

CHISHOLM NIKOLAI + KILDUFF, KIMBERLY
 0045 BARROWS RD
 WORCESTER MA 01609

MOOSHIAN MICHAEL J + MAUREEN M
 0075 BARROWS RD
 WORCESTER MA 01609

MOORADIAN KEITH D
 0759 SALISBURY ST
 WORCESTER MA 01609

PANAGIOTOU PARASKEVI V
 64 BARROWS RD
 WORCESTER MA 01609

MATZ SIMON + TSYLOVA, ZINAIDA TRUSTE
 038C BARROWS RD
 WORCESTER MA 01609

WORCESTER CONSERVATION COMMISSION
 455 MAIN ST
 WORCESTER MA 01608

WORCESTER CONSERVATION COMMISSION
0000 DAWSON RD
WORCESTER MA 01609

PATRICK SUSAN E TRUSTEE
0001 STAMFORD LN
WORCESTER MA 01609

FINKEL DAVID A + JUDY F
0015 TIDESWELL LN
WORCESTER MA 01609

GEORGE WILLIAM W + KATHLEEN G
0001 BLACKWELL LN
WORCESTER MA 01609

JACQUES ELISE A
0003 STAMFORD LN
UNIT 3
WORCESTER MA 01609

GRIFFITH WENDY L
0017 TIDESWELL LN
WORCESTER MA 01609

DEAN HERBERT M TRUSTEE
0023 SUMMERLAND WAY
WORCESTER MA 01609

SULLIVAN MARY A
0005 STAMFORD LN
WORCESTER MA 01609

YOUNG STEVEN + LENORE R
0019 TIDESWELL LN
UNIT 19
WORCESTER MA 01609

BOLLUS CATHLEEN A
0025 SUMMERLAND WAY
WORCESTER MA 01609

VELLACCIO FRANK JR + CATHERINE E
0007 NEWINGTON LN
WORCESTER MA 01609

ANDREOLI LESLIE A +
C/O ANN + DANIEL BRUNELLE
0011 NEWINGTON LN
WORCESTER MA 01609

LURIER DOROTHY
0027 SUMMERLAND WAY
WORCESTER MA 01609

JONES KENNETH R + PATRICIA L
0007 PRIMMETT LN
WORCESTER MA 01609

NELSON LA RUE D + JENKINS, JOSEPH A
0013 NEWINGTON LN
WORCESTER MA 01609

VARNUM HERBERT M + JEAN S
0029 SUMMERLAND WAY
WORCESTER MA 01609

STAPPENBECK THAD + MARY
0001 SUMMERLAND WAY
WORCESTER MA 01609

BONIN ROBERT O +
0015 SUMMERLAND WAY
WORCESTER MA 01609

ST PIERRE SUZANNE
0031 SUMMERLAND WAY
WORCESTER MA 01609

BUDD DAWN R
0003 SUMMERLAND WAY
WORCESTER MA 01609

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BREAULT JOHN + KATHLEEN
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 WORCESTER MA 01609

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GRENIER STEPHEN R +
 0005 PEMBROOK LN BLDG 10
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CANTZ JANE M TRUSTEE
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 UNIT 14
 WORCESTER MA 01609

LUBIN FRANCES + DAVID H
 0002 SALISBURY HILL BLVD
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GILLOGLY RICHARD P +KATHLEEN M
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PITCHER CYNTHIA N TRUSTEE
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 WOURCESTER MA 01609

ALLAIN BRIAN + PATRICIA A
 0014 SUMMERLAND WAY
 UNIT 14
 WORCESTER MA 01603



REQUEST FOR CERTIFIED LIST OF ABUTTERS

PLEASE ALLOW 3-5 BUSINESS DAYS TO PROCESS

FEE: \$25

RECEIVED
2024 MAR - 1 A 10:09
BOARD OF ASSESSORS
TOWN OF HOLDEN, MA

Please print and complete the form below and mail to Board of Assessors, 1204 Main Street Holden, MA 01520 or fax to 508/829-0227.

PROJECT NAME & STREET LOCATION: 727 Salisbury Hill Blvd. Worcester *Barron's rd.*
OWNER: Salisbury Holding LLC
MAP & PARCEL NUMBERS: See attached
VARIANCE _____ SPECIAL PERMIT 300' PRELIMINARY PLAN _____
DEFINITIVE PLAN _____ OTHER (SPECIFY) _____

PHONE #508-259-8240, Tina Castelli – Bohler

PLEASE REFER TO EACH BOARD'S REQUIREMENTS

FOR OFFICE USE ONLY

The Board of Assessors makes the following amendments to the above list:

This is to certify this is a List of Abutters to Map 254, Parcel 8 or as cited above but not necessarily in its entirety.

Date 3/6/24

Board of Assessors

James R. Dillon
James R. Dillon

Town of Holden-Board of Assessors-Certified List of Abutters
 Salisbury Holding LLC-Map 254/8
 3/6/2024

M/P	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip Code
254-5	WHITE OAK LAND CONSERVATION	SOCIETY INC	PO BOX 346	HOLDEN	MA	01520
250-38	TOWN OF HOLDEN		1204 MAIN ST	HOLDEN	MA	01520
250-39	WHITE OAK CONSERVATION	SOCIETY INC	PO BOX 346	HOLDEN	MA	01520
250-31	MASS ELECTRIC CO	C/O PROPERTY TAX DEPT.	40 SYLVAN RD	WALTHAM	MA	02451
254-9	GREATER WORCESTER LAND TRUST, INC		101 WATER ST	WORCESTER	MA	01604
254-7	TOWN OF HOLDEN		TOWN HALL	HOLDEN	MA	01520
254-8	SALISBURY HOLDINGS, LLC		259 TURNPIKE RD SUITE 100	SOUTHBOROUGH	MA	01772
250-29	BECKEMAN, KRISTOPHER T	BECKEMAN, SARAH J MILES	62 BARROWS RD	WORCESTER	MA	01609
254-6	MAAS, HEIDI MARIE		68 BARROWS RD	WORCESTER	MA	01609

Board of Assessors



Handwritten signatures of Board members, including names like "James R. Dillon" and "Katherine J. Sullivan".

Parcel ID: 254-8
 SALISBURY HOLDINGS, LLC
 259 TURNPIKE RD SUITE 100
 SOUTHBOROUGH, MA 01772

Parcel ID: 250-29
 BECKEMAN, KRISTOPHER T
 BECKEMAN, SARAH J MILES
 62 BARROWS RD
 WORCESTER, MA 01609

Parcel ID: 250-31
 MASS ELECTRIC CO
 C/O PROPERTY TAX DEPT.
 40 SYLVAN RD
 WALTHAM, MA 02451

Parcel ID: 250-38
 TOWN OF HOLDEN
 1204 MAIN ST
 HOLDEN, MA 01520

Parcel ID: 250-39
 WHITE OAK CONSERVATION
 SOCIETY INC
 PO BOX 346
 HOLDEN, MA 01520

Parcel ID: 254-5
 WHITE OAK LAND
 SOCIETY INC
 PO BOX 346
 HOLDEN, MA 01520

Parcel ID: 254-6
 MAAS, HEIDI MARIE
 68 BARROWS RD
 WORCESTER, MA 01609

Parcel ID: 254-7
 TOWN OF HOLDEN
 TOWN HALL
 HOLDEN, MA 01520

Parcel ID: 254-9
 GREATER WORCESTER LAND
 101 WATER ST
 WORCESTER, MA 01604

Parcel ID: 254-9
 GREATER WORCESTER LAND
 101 WATER ST
 WORCESTER, MA 01604

Parcel ID: 254-7
 TOWN OF HOLDEN
 TOWN HALL
 HOLDEN, MA 01520

Parcel ID: 254-6
 MAAS, HEIDI MARIE
 68 BARROWS RD
 WORCESTER, MA 01609

Parcel ID: 254-5
 WHITE OAK LAND
 SOCIETY INC
 PO BOX 346
 HOLDEN, MA 01520

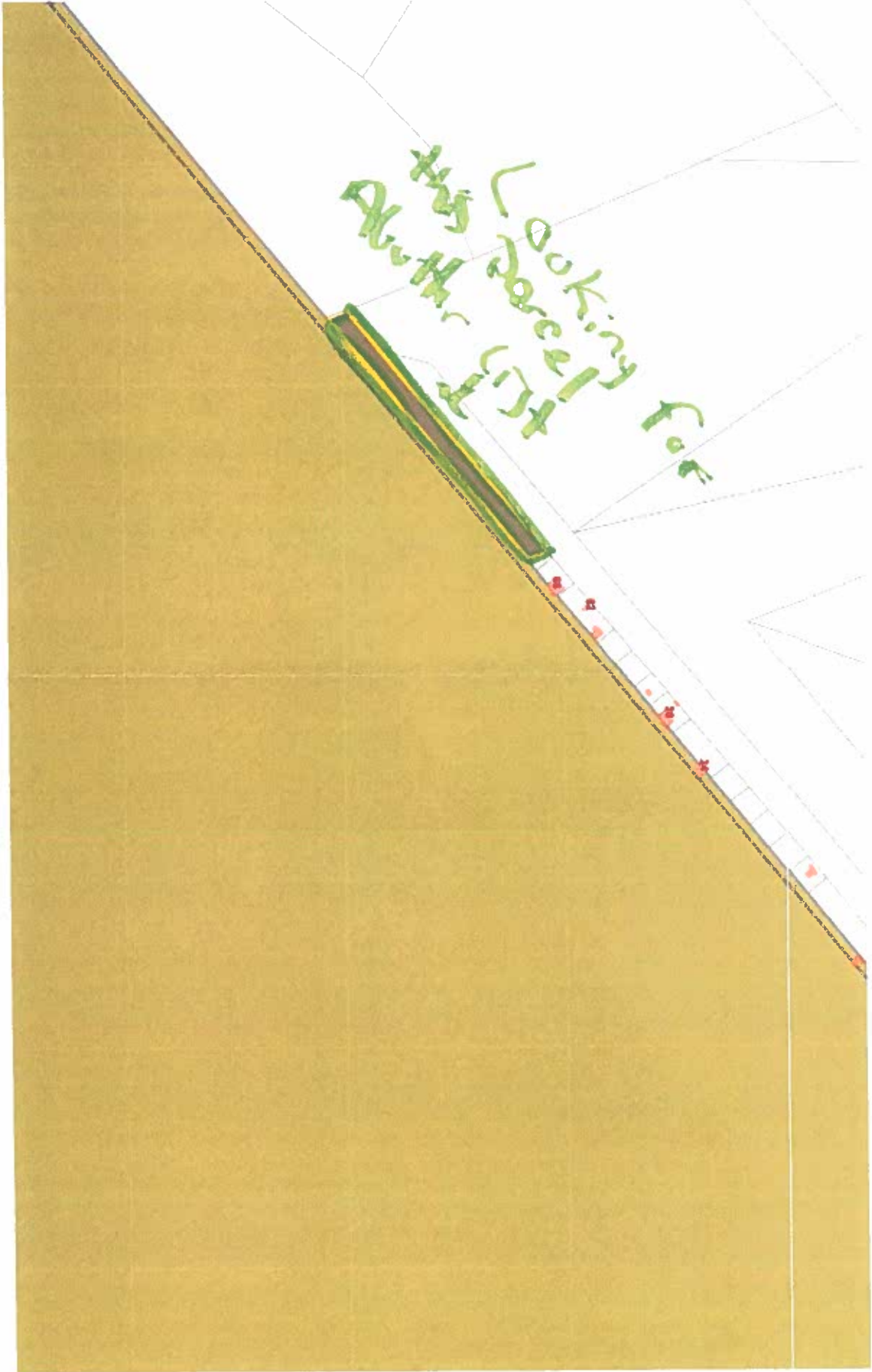
Parcel ID: 250-39
 WHITE OAK CONSERVATION
 SOCIETY INC
 PO BOX 346
 HOLDEN, MA 01520

Parcel ID: 250-38
 TOWN OF HOLDEN
 1204 MAIN ST
 HOLDEN, MA 01520

Parcel ID: 250-31
 MASS ELECTRIC CO
 C/O PROPERTY TAX DEPT.
 40 SYLVAN RD
 WALTHAM, MA 02451

Parcel ID: 250-29
 BECKEMAN, KRISTOPHER T
 BECKEMAN, SARAH J MILES
 62 BARROWS RD
 WORCESTER, MA 01609

Parcel ID: 254-8
 SALISBURY HOLDINGS, LLC
 259 TURNPIKE RD SUITE 100
 SOUTHBOROUGH, MA 01772





352 Turnpike Road
 Southborough, MA 01772
 508.480.9900

March 7, 2024

City of Worcester Planning Board
 Division of Planning and Regulatory Services
 City Hall Room 404
 455 Main Street
 Worcester, MA 01608

Attn: Stephen Cary, Senior Planner

**Re: Request for Definitive Site Plan Amendment – Stormwater Memorandum
 Salisbury Hill (PB-2019-047)
 Salisbury Street
 Worcester, MA 01608**

Dear Members of the Board,

On behalf of the Applicant, Salisbury Holdings, LLC, Bohler is submitting updated stormwater calculations associated with the minor modifications proposed at Salisbury Hill. In particular, all building footprints have been slightly modified to provide a mix of unit styles based to better accommodate current market conditions. The change in unit styles resulted in a nominal 8,500±SF total increase of building area spread across the 117 residential units. Buildings will remain in the same general location, and grading modifications associated with the new footprints are minor in nature as shown on the enclosed revised "Proposed Site Development Plans". Drainage patterns remain consistent with the approved plans; therefore, no additional impacts are anticipated to the proposed stormwater system.

Below is a table summarizing the peak rates of runoff at each design point based upon the revised plans and subsequent nominal increased impervious area. As shown, all post development peak rates are at or below pre-development in accordance with stormwater standards.

Table 1: Design Point Peak Runoff Rate Summary

Point of Analysis	2-Year Storm			10-Year Storm			25-Year Storm			100-Year Storm		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
DP1	18.6	17.5	-1.1	41.2	40.0	-1.2	60.8	57.1	-3.7	102.4	102.4	0
DP2	7.5	7.2	-0.3	16.8	16.4	-0.4	24.8	24.3	-0.5	41.8	40.4	-1.4
DP3	0.1	0.1	0	0.7	0.7	0	1.4	1.4	0	3.0	3.0	0
DP4	1.7	1.6	-0.1	4.2	3.5	-0.7	6.4	5.1	-1.3	11.3	8.6	-2.7

**Flows are represented in cubic feet per second (cfs)*

BOHLER //

Enclosed are additional stormwater calculations that outline continued compliance with the stormwater standards.

- Revised pre- and post-development HydroCAD calculations, dated 3/6/2024;
- Revised Recharge Calculations, dated 3/6/2024; and
- Revised Water Quality Volume Calculations, dated 3/6/2024

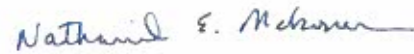
Should you have any questions or require additional information regarding the above or attached calculations, please do not hesitate to contact us at (508) 480-9900.

Sincerely,

Bohler



John A. Kucich, P.E.



Nathaniel E. Mahonen, P.E.