

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager



Peter Dunn
Chief Development Officer
Executive Office of Economic Development

Stephen S. Rolle, P.E.
Assistant Chief Development Officer
Planning & Regulatory Services Division

Memorandum

To: Albert LaValley, Chair – Worcester Planning Board

From: Michelle M. Smith, Chief Planner

CC: Planning Board Members

Date: October 7, 2020

Re: **19 Hemans Street – Extension of Time for Definitive Site Plan Approval**

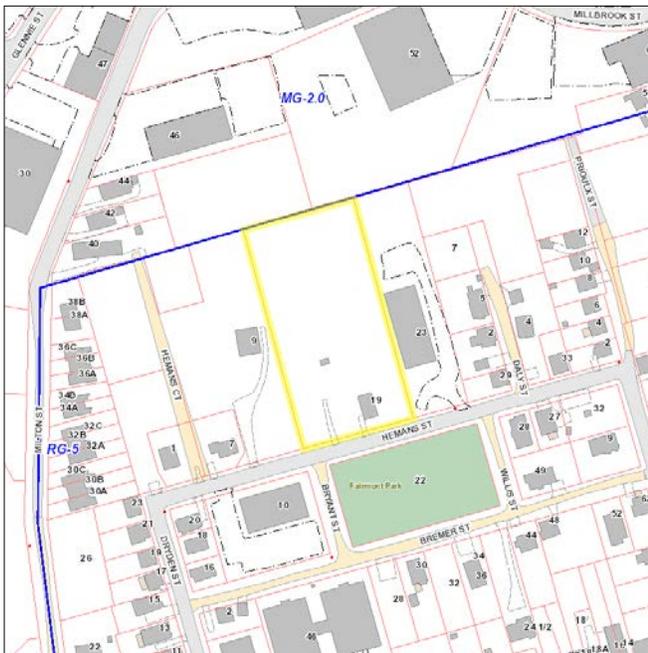
Extension of Time Request

The applicant, Estate of John Murdock, Jr., seeks an Extension of Time for a Definitive Site Plan on the basis that the property is currently under agreement to be sold. The current approval, involves the construction of a multi-family high-rise building with 72-units within the RG-5 zone (Residence, General).

The applicant is seeking a **2 year** extension until **September 29, 2022**.

**Staff notes that due to the state of emergency, permits valid on March 10, 2020 are currently tolled.*

Location



Planning Board

Worcester City Hall, 455 Main Street, Room 404 (4th floor), Worcester, Massachusetts 01608

Telephone: (508) 799-1400 x31440 Fax: (508) 799-1406

Email: planning@worcesterma.gov

Website: www.worcesterma.gov/planning-regulatory



Recommendation

If approved, staff respectfully recommends the following suggested Conditions of Approval for the Extension of Time of the Definitive Site Plan for 19 Hemans Street for **1 year**, to **September 29, 2021**, noting for the record that **no further extensions** will be granted by the Board.

With the following, previously approved, conditions:

1. Provided that the project is constructed in substantial accordance with the final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.

Background

- On November 13, 2019, the Board approved a 12-month Definitive Site Plan approval Extension of Time (PB-2019-070).
- On October 24, 2018, the Board approved a 12-month Definitive Site Plan approval Extension of Time (PB-2018-072).
- On December 6, 2017, the Board approved a 12-month Definitive Site Plan approval Extension of Time (PB-2017-051).
- On September 29, 2016 (PB-2016-024), the Board approved an Amendment to a Definitive Site Plan submitted by Estate of John Murdock. The application involved the construction 72 unit multi-family high-rise residential structure located.
- Prior to the current filing, the applicant had also received similar approvals and extensions of time which had ultimately lapsed, requiring the current filing and extension of time.
 - PB-2006-064: Definitive Site Plan approval
 - PB-2007-074: Definitive Site Plan approval Extension of Time
 - PB-2008-043: Definitive Site Plan approval Extension of Time
 - PB-2009-006: Definitive Site Plan approval Extension of Time
 - PB-2010-038: Definitive Site Plan approval Extension of Time
 - PB-2015-030: Definitive Site Plan approval (new refiling as the 2006 approval expired)