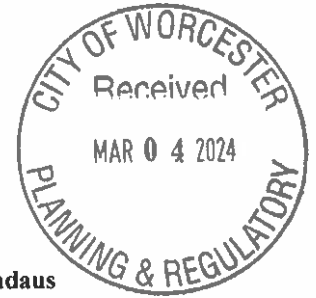


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# MIRICK O'CONNELL

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A T T O R N E Y S   A T   L A W



**Stephen F. Madaus**  
Mirick O'Connell  
100 Front Street  
Worcester, MA 01608-1477  
smadaus@mirickoconnell.com  
t 508.929.1630  
f 508.983.6270

March 4, 2024

**VIA E-MAIL**

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

RECEIVED - 5 PM 3:25  
MIRICK O'CONNELL

Re: 115 Northeast Cutoff, Worcester; Application for Special Permit to Amendment PB-2020-011

Dear Michelle:

As you may recall, I represent 115 Northeast Cutoff Realty Trust, the owner of property located at 115 Northeast Cutoff in Worcester (the "Property"). The Property is subject to a Special Permit issued by the Worcester Planning Board in 2021 (PB-2020-011) to allow for an expansion, alteration and/or changes of a preexisting, nonconforming use (concerning the storage and use of hazardous materials on the site) in the Water Resources Protection Overlay District. The 2021 Special Permit was amended by an Amendment to Special Permit, issued by the Planning Board in 2022 (PB-2022-020).

We recently submitted to your office an application for endorsement of an "Approval Not Required" Plan, to establish a new lot line to split the Property into two lots, to be known as 115 Northeast Cutoff and 125 Northeast Cutoff. We also submitted an application for a Special Permit, pursuant to the provisions of the Water Resources Protection Overlay District (Article XII of the Worcester Zoning Ordinance), to allow the lot to be known as 125 Northeast Cutoff to have an impervious cover of approximately 36% (exceeding the 20% limitation in the WRPOD).

Enclosed is another application for a Special Permit concerning the Property. The enclosed application essentially seeks an amendment to the original Special Permit (PB-2020-011). The enclosed application requests approval from the Planning Board, pursuant to Section 6 of the WRPOD, to allow for an expansion, alteration, and/or change of the preexisting,

**MIRICK O'CONNELL**

City of Worcester

March 4, 2024

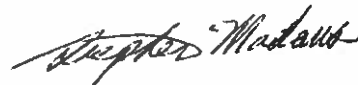
Page 2

nonconforming use relative to the storage of hazardous materials, such that hazardous chemicals may be stored and used on the new Lot 125. As further described in the enclosed application, the use and storage of hazardous materials on Lot 125 will comply with the approval criteria listed in Section 7.C of the WRPOD.

Finally, please note that it is my understanding that your office will use one set of envelopes to mail notices to abutters to the Property. The envelopes will contain notice of this application and notice of the application submitted earlier, relative to allowing Lot 125 to have an impervious surface greater than 20%.

Thank you for your continued assistance in these matters. Please contact me if you require any additional information concerning the enclosed application for a Special Permit.

Regards,



Stephen F. Madaus

SFM/jmc

Enc.

cc: 115 Northeast Cutoff Realty Trust, Mel Chacharone and Zachary Curzon, Trustees  
Thomson-Liston Associates, Inc.

**City of Worcester  
Department of Inspectional Services  
Zoning Determination Form**

To obtain a building permit, you are required to file the following Board application(s):

**Property Address:**  
125 Northeast Cutoff

**Zoning Board of Appeals** (indicate all that apply)

**Zoning District:** BG-2.0

**Variance(s)** (indicate relief needed for all that apply)

**Planning Board** (indicate all that apply)

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)			
Frontage (ft.)			
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
Height (ft.)			
Floor to Area Ratio			

**Site Plan** (circle all that apply):

Preliminary \_\_\_\_\_ Definitive \_\_\_\_\_

**Trigger(s)** <sup>1</sup>: (circle all that apply)

15% Slope \_\_\_\_\_ Lodging \_\_\_\_\_ Historical \_\_\_\_\_  
 WRP \_\_\_\_\_ # of Units \_\_\_\_\_ GFA \_\_\_\_\_  
 Subdivision \_\_\_\_\_ Flood Plain<sup>1</sup> \_\_\_\_\_  
 Special Permk related \_\_\_\_\_

Parking (spaces)			
Landscaping			
Other			

**Parking Plan:**

# of Spaces \_\_\_\_\_

**Special Permits** (circle all that apply)<sup>1</sup>

AROD \_\_\_\_\_ FPOD \_\_\_\_\_ CCRC \_\_\_\_\_  
 (WRP) \_\_\_\_\_ MU \_\_\_\_\_ Cluster \_\_\_\_\_ CCOD \_\_\_\_\_  
 Common Drive \_\_\_\_\_ AHDB \_\_\_\_\_ AOD \_\_\_\_\_

**Applicable Section of Zoning Ordinance**

**Article:** XII  
**Section:** Table 12.1.11 - Section 7 A.2.9.  
**Paragraph:** \_\_\_\_\_

**Other Filings** (either Board)

- Amendment** \_\_\_\_\_
- Administrative Appeal**
- Extension of Time**
- Comprehensive Permit**
- Other** \_\_\_\_\_

**Special Permit** (circle all that apply):

- Expansion/Change of pre-existing nonconforming Structure \_\_\_\_\_ Use \_\_\_\_\_
- Non-Residential/Residential Conversion \_\_\_\_\_
- Other Special Permit \_\_\_\_\_  
Impervious cover >20% / Hazardous Material Storage in build.

Department of Inspectional Services  
 Authorized Signature Required TM DJH DC

Todd Miller

<sup>1</sup> AOD= Arts Overlay District, AHDB=Affordable Housing, AROD=Adaptive Reuse Overlay District, CCRC=Continuing Care Retirement Community, FPOD = Flexible Parking, FP Flood Plain, MU= Mixed Use WRP=Water Resources Protection.



**SPECIAL PERMIT APPLICATION**

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

**TYPE OF SPECIAL PERMIT** (circle Special Permit you are requesting)

- 1. Density Bonus
- 2. Cluster Zoning
- 3. Continuing Care Retirement Community
- 4. Water Resources Protection Overlay District
- 5. Adaptive Reuse Overlay District
- 6. Common Driveway
- 7. Wind Energy Conversion Facility

1. Name of Applicant(s): 115 Northeast Cutoff Realty Trust, Meletios Chacharone and Zachary Curzon Trustees

2. Address of Applicant: One West Boylston Street, Suite LL05, Worcester, MA 01605

3. Telephone: 508-853-5066

4. Email: mel@chacharone.com, zach@chacharone.com

5. That he / she is the owner (s),  lessee (s),  optionee (s)  (check one) of certain premises situated at  
125 Northeast Cutoff Worcester, Massachusetts  
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

and that the owner of record is in the name of (same as applicant)  
(The owner of record is the person or entity who owns title to the property as of today's date)

whose address (es) is /are (same as applicant), by a deed duly  
recorded in the Worcester District Registry of Deeds, Book(s) Certificate 18181 (registered land),  
Page(s) \_\_\_\_\_, and is further described by the City of Worcester Assessor's Office as  
Map 52 Block 006 Lot 01&02.

6. Is this property known by any other address? formerly part of 115 Northeast Cutoff (Buildings 1, 5, 6, 7)

7. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):  
**BG-2.0, "Business, General ", and the Water Resource Protection Overlay District, GP-2 Zone.**

8. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):  
A vacant manufacturing facility and an occupied office facility (formerly home to Allegro Microsystems), comprised of multiple buildings on approximately 40 acres of land. The City of Worcester School Department occupies the southerly building and stores its school bus fleet here, including providing service and repair of vehicles.

9. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):

To amend the Special Permit granted on 1/12/21 (PB-2020-011) which allowed for the expansion, alteration, and/or change of a preexisting non-conforming use(s) within the Water Resource Protection Overlay District (specifically, expanded service and repairs associated with the proposed school transportation fleet storage and management), as amended by an Amendment to the Special Permit dated 6/9/22 (PB-2022-020), to now allow for the storage of chemicals in excess of those for household use, to be used in the manufacturing process to be conducted on the new Lot 125, which will include Buildings 1, 5, 6, and 7, and the associated paved areas. A description of the chemical storage, spill containment systems, and cleanup protocols for the building on Lot 125 are attached as a supplement to this Application.

10. 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):

Article XII, Section 6, entitled "Pre-existing Nonconforming Uses", allows for the expansion, alteration, or change of uses lawfully in existence on the effective date of Article XII by special permit, provided the Planning Board finds that the expanded, reconstructed, altered or changed portion of the building meets the approved criteria set forth in Section 7(c) of Article XII.

11. 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):

Definitive Site Plan Approval on 1/12/21 and 6/9/22 (PB-2020-11 and PB-2022-020), Special Permit on 1/12/21 and 6/9/22 for non-conforming use in the WRPO DEP File #349-1268; Worcester Conservation Commission File #-2020-012  
License for Fuel Storage (above ground), 21,500 gallons diesel fuel; May 1, 2019, License #2019-3811 (Tanks have since been removed)  
Permit for two (2) 10,000 gallon (Tanks have since been removed)  
fuel storage tanks and three (3) 500 gallon diesel fuel tanks, Permit #201900003811 (Tanks have since been removed)

12. List any requested waivers:

Waive the site plan review requirements, since Lot 115 and Lot 125 together, comprised the subject premises of the earlier Definitive Site Plan Approval (PB-2020-11 and PB-2022-020).

13. List any additional information relevant to the Special Permit:

Endorsement of Approval Not Required Plan has been requested pursuant to MGL Ch 41, S81-P. (Copy enclosed)

## **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:**

Permitting the expansion, alteration, or change by special permit of the storage of hazardous materials, as described in the supplemental attachment to this Application, will enable an existing manufacturer to remain in Worcester by moving to the newly created Lot 125. The manufacturing use will be on a separate and distinct lot from the present school department transportation use (on Lot 115), such that the manufacturing use will be independent and subject to this Amendment to the Special Permit. If the amendment is approved, a significant industry to Worcester's heritage and a major employer will remain in Worcester along with its highly skilled workforce.

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

The existing and proposed parking areas are adequately set back from the street, such that vehicles will not be backing up into the public way.

**3. Adequacy of utilities and other public services:**

The buildings on the property are currently served by adequate utilities for the proposed use. Cross easements will allow shared utility and public services between Lot 115 and Lot 125.

**4. Neighborhood character and social structure:**

The property is located in the BG-2.0 Zoning District and currently includes a manufacturing complex and parking lots. The proposed use is consistent Zoning and with the prior use of the property.

**5. Impacts on the natural environment:**

No additional site changes are planned for the subject property that would adversely affect the natural environment.

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

The manufacturer of specialized life safety equipment will relocate to the new facility on Lot 125, which will enable it to modernize and improve efficiency, both to maintain its existing workforce and to attract top tier employees from area educational institutions. Not only will the City realize direct real estate and personal property tax revenue, but the company and its highly skilled workforce contribute greatly to Worcester community.

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

By:  TRUJEE  
(Signature of Applicant or Applicant's Agent)  
If more than one applicant, all applicants must fill out information.  
115 Northeast Cutoff Realty Trust  
(Name of Applicant)  
1 West Boylston Street, Suite LL05, Worcester MA 01605  
(Address)  
508-853-5066  
(Contact Phone Number)  
mel@chacharone.com, zach@chacharone.com  
(Email)  
March 4, 2024  
(Date)

By: \_\_\_\_\_  
(Signature of Property Owner or Owner's Agent)  
If more than one property owner, all owners must fill out information.  
(Same as Applicant)  
\_\_\_\_\_  
(Name of Property Owner)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(Contact Phone Number)  
\_\_\_\_\_  
(Email)  
\_\_\_\_\_  
(Date)

**\*\*ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED\*\*  
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER POSSIBLE**

## **WATER RESOURCES PROTECTION OVERLAY DISTRICT**

The purposes of the Water Resources Protection Overlay District (WRPOD) Article of the Zoning Ordinance are:

1. To promote the health, safety and general welfare of the community;
2. To preserve and maintain the existing and potential groundwater supplies, aquifers and groundwater recharge areas of affected municipalities and to protect them from adverse development or land use practices;
3. To preserve and protect present potential sources of drinking water supply for the public health and safety;
4. To prevent blight and the pollution of the environment.

### **Review Standards**

In addition to its special permit review criteria under Article II of the Zoning Ordinance, the Planning Board shall also consider the proposed project's conformance with the following criteria:

1. Will not degrade the groundwater quality at the boundaries of the premises below existing levels.
2. Is in harmony with the purpose and intent of the Zoning Ordinance and does not denigrate from the purposes of the Water Resources Protection Overlay District.
3. Will not, during construction or thereafter, have an adverse environmental impact on the Zone of Contribution (GP-2) or Secondary Recharge Area (GP-3).
4. Will not adversely affect an existing or identified potential public water supply within the Water Resources Protection Overlay District.
5. Will meet the following standards:
  - (a) Any earth removal or land disturbing activity within the GP-2 zone of the overlay district may not be closer than four (4) feet above the historic high-water elevation. Such earth removal or grading must employ appropriate measures to control erosion and siltation.
  - (b) All fill material must be clean and free from hazardous materials, construction debris and other material whose leaching would be a potential contamination hazard to ground or surface waters.
  - (c) Hazardous materials stored above-ground must be located on an impervious surface. The storage area must be equipped with a secondary containment system to prevent the material from reaching ground or surface water in the event of a leak or spill. The containment system must be able to contain one hundred and ten (110) percent of the tank's contents.
  - (d) Appropriate measures must be taken to ensure that any increase in storm water runoff is artificially recharged into the ground. This may be done through such methods as dry wells, infiltration trenches, retention basins, etc.
  - (e) All storm water management facilities must be designed for the twenty-five (25) year storm and designed to ensure that the rate and amount of runoff leaving the site does not exceed the rate and amount of runoff in the predevelopment state. Facilities for runoff from paved areas shall include structures for trapping oil, gas and other containments before recharge into the ground. These facilities shall be maintained by the owner on a not less than an annual basis.



**PLEASE ANSWER THE FOLLOWING QUESTIONS REGARDING THE PROPOSED USE IN THE WATER RESOURCES PROTECTION OVERLAY DISTRICT:**

1. Explain how the proposed use will not degrade the groundwater quality at the boundaries of the premises below existing levels:

The proposed expansion, alteration, and change of the pre-existing nonconforming use of the storage of hazardous materials in the building on Lot 125 will not degrade the groundwater quality at the boundaries of the premises below existing levels because the chemicals will be properly stored in containers no greater than 5 gallons, in a centralized location on the 2nd floor of the building, all as described in the supplemental information attached hereto. The chemicals will be stored in NFPA and OSHA-approved cabinets, which include internal sumps for spill containment. Materials that are not in cabinets will be stored on Spill Control Pallets.

2. Explain how this proposed use is in harmony with the purpose and intent of this Ordinance and does not denigrate from the purposes of the Water Resources Protection Overlay District:

Section 6 of Water Resources Protection Overlay District allows for expansion, alteration, and change of a pre-existing, nonconforming use upon a finding by the Planning Board that the proposed expansion, alteration, and change meets the criteria set forth in Section 7(c) of Article XII. The supplemental information attached hereto is to demonstrate that the chemicals to be stored in the building on Lot 125 will meet the criteria set forth in Section 7(c) of Article XII.

3. Explain how the proposed use will not, during construction or thereafter, have an adverse environmental impact on the Zone of Contribution (GP-2) or Secondary Recharge Area (GP-3):

No additional site construction is proposed at this time, and see response No. 2, above.

4. Explain how the proposed use will not adversely affect an existing or identified potential public water supply within the Water Resources Protection Overlay District:

Hazardous materials to be stored and used in the manufacturing process on Lot 125 will be stored in containers up to five gallons. Please see the supplemental information provided describing the storage, spill containment, and cleanup protocol for the use on Lot 125. The storage and spill containment measures will ensure that there will be no adverse affect to an existing or identified potential public water supply within the Water Resources Protection Overlay District.

5. Explain how the proposed use meets the following standards:

(1) Any earth removal or land disturbing activity within the GP-2 zone of the overlay district may not be closer than four (4) feet above the historic high-water elevation. Such earth removal or grading must employ appropriate measures to control erosion and siltation.

No additional land disturbance is proposed at this time.

(2) All fill material must be clean and free from hazardous materials, construction debris and other material whose leaching would be a potential contamination hazard to ground or surface waters.

No fill is proposed at this time.

(3) Hazardous materials stored above-ground must be located on an impervious surface. The storage area must be equipped with a secondary containment system to prevent the material from reaching ground or surface water in the event of a leak or spill. The containment system must be able to contain one hundred and ten (110) percent of the tank's contents.

Hazardous materials will be used in the manufacturing process, and will be stored in containers up to five gallons. Please see the supplemental information provided describing the storage, spill containment, and cleanup protocol for the use on Lot 125.

(4) Appropriate measures must be taken to ensure that any increase in storm water runoff is artificially recharged into the ground. This may be done through such methods as dry wells, infiltration trenches, retention basins, etc.

No increase of storm water runoff is proposed at this time.

(5) All storm water management facilities must be designed for the twenty-five (25) year storm and designed to ensure that the rate and amount of runoff leaving the site does not exceed the rate and amount of runoff in the predevelopment state. Facilities for runoff from paved areas shall include structures for trapping oil, gas and other containments before recharge into the ground. These facilities shall be maintained by the owner on a not less than an annual basis.

No storm water design changes are proposed at this time.

Chemicals used during the manufacturing process will be stored in containers no greater than 5 gallons. Chemicals are proposed to be located in a centralized location on the 2<sup>nd</sup> floor of the building. See the attached Plan ([Exhibit A](#)). Chemicals are stored in NFPA and OSHA-approved cabinets ([Exhibit B](#)) which include internal sumps for spill containment. Materials that are not in cabinets are stored on Spill Control Pallets ([Exhibit C](#)).

Cleanup procedures will be posted at each cabinet and storage location. See Spill Prevention and Response Procedure ([Exhibit D](#)). Additionally, David Clark Company has an Emergency Spill Response Agreement with New England Disposal Technologies, Inc. for the accidental release of hazardous material spills.

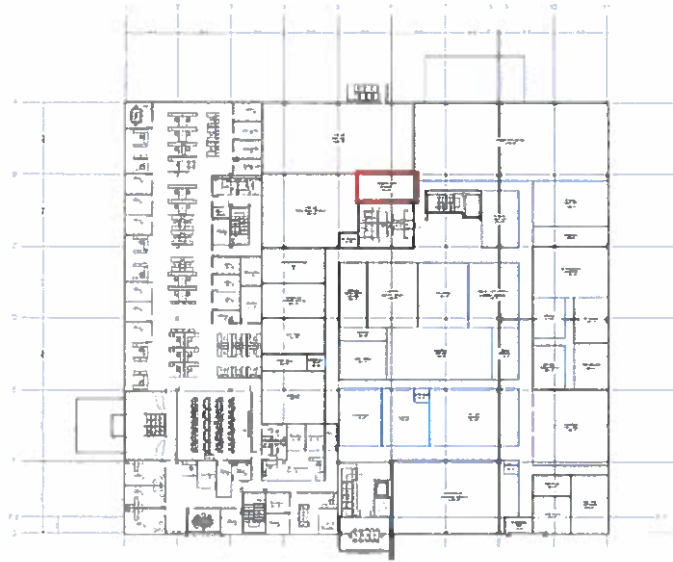
List of Chemicals

**David Clark Company – 360 Franklin St.**

<b>Chemical</b>	<b>Current Quantities (gallons)</b>
	Future storage in containers of 5 gallons or less
Flux/Soldering	2
Thinner	10
Retarder Adhesive	6
Toluene	18
Methyl Ethyl Ketone	25
Isopropyl Alcohol	18
Solvent	3
Acetone	5
Crystalcoat in Propanol	3
Dimethylformamide	10
Hexane	3
Methyl Propyl Ketone	3
Methoxy	1
Methylene Chloride	3
Molydag 210	10
Pre-Kleeno 900	3
Propanol	3

<b>Tetrahydrofuran</b>	<b>1</b>
<b>Urethane in MEK</b>	<b>5</b>
<b>Accelerator</b>	<b>1</b>
<b>Metal Primer</b>	<b>1</b>
<b>Fabric Cement</b>	<b>2</b>
<b>Rubber Cement</b>	<b>1</b>
<b>Vinyl Cement</b>	<b>4</b>

# Exhibit A

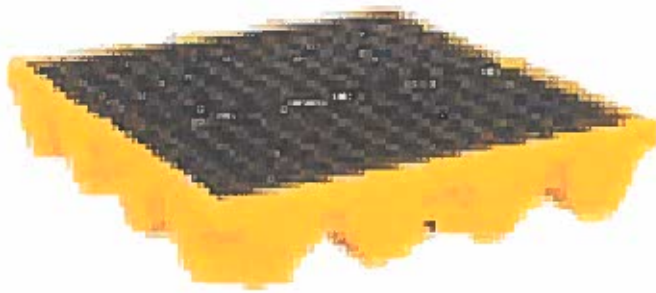


<p><b>Boston INDUSTRIAL</b> Solutions for Manufacturers</p>		<p>MEMBER OF</p> <p><b>THE BOSTON INDUSTRIAL GROUP</b></p> <p>125 NORTH AVENUE, SUITE 1000 BOSTON, MA 02111 617.552.1100 www.bostonindustrial.com</p>
<p>DATE: 08/14/18</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: BDP-17A</p>	<p>DESIGNED BY:</p> <p>ARCHITECT: <b>SCHEIDT &amp; BODIN</b> 100 STATE STREET, SUITE 1500 BOSTON, MA 02109 617.552.1100 www.scheidtbodin.com</p> <p>DESIGNED BY:</p> <p>ARCHITECT: <b>DMB CLARK</b> 125 NORTH AVENUE, SUITE 1000 BOSTON, MA 02111 617.552.1100 www.dmbclark.com</p>	<p>DATE: 08/14/18</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: BDP-17A</p>

**Exhibit B**



**Exhibit C**





## **Exhibit D**

### **Spill Prevention and Response Plan**

David Clark Company

Updated February 1, 2024

360 Franklin St

Worcester, MA 01604

508-751-5800

This spill plan is designed to handle the requirements for this system and associated hazardous substances. The spill plan should be updated if the hazardous substance inventory changes.

#### **Facility Specific Requirements**

Store all chemicals in NFPA 30 and OSHA 29-approved cabinets. Cabinets must be lockable and have internal sumps. For chemicals stored outside of cabinets, they must be placed on Spill Control Pallets. All associated permits are posted in the area inside of the employee entrance,

#### **Spill Prevention**

The following are general requirements for any hazardous substances stored or used at this facility.

- Ensure all hazardous substances are properly labeled.
- Store, dispense, and/or use hazardous substances in a way that prevents releases.
- Maintain good housekeeping practices for all chemical materials at the facility.
- Routine/weekly checks in the hazardous substance storage area to be performed by the Material Handler and reported to the Facilities Manager

#### **Spill Containment**

The general spill response procedure at this facility is to stop the source of the spill, contain any spilled material, and clean up the spill promptly to prevent accidental injury or other damage.

Site personnel will contain small spills if they can do so without risk of injury. Spill kits are located at each storage area. Procedures are further identified below.

**Emergency Procedures:**

- Immediately call 911 in the event of injury, fire, or spill of a hazardous substance that gives rise to an emergency situation.
- Immediately contact your supervisor
- Evacuate people from the area
- Determine the Hot Zone area and cordoned off from access with caution tape and signage
- Eliminate all heat, ignition and power sources
- Do not approach the spill if it is unidentified. Use MSDS to identify
- Once identified cover all drains and doorways to limit the spread of the spill
- Use Spill Kits to control the perimeter of the spread
- Once cleanup is complete, document the spill and notify the authorities of any "Reportable Quantities"
  
- **Large quantity spills will require contacting:**

**New England Disposal Technologies, Inc.  
508-698-1865**

If a spill has occurred, contact the following person immediately:

<b>Phil Brown</b>	<b>Emergency Coordinator - Facilities Manager</b>	<b>774-502-7573</b>
<b>George Poudrier</b>	<b>Alternate Coordinator</b>	<b>508-789-3486</b>

**CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION**

**\*Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

**(1) If a Proprietorship or Single Owner of residential property:**

Name of Owner \_\_\_\_\_

Business Address \_\_\_\_\_

Home Address \_\_\_\_\_

Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature of owner (certifying payment of all municipal charges):

\_\_\_\_\_ Date: \_\_\_\_\_

**(2) If a Partnership or Multiple Owners of residential property:**

Full names and address of all partners

Printed Names

Addresses

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Business Address \_\_\_\_\_

Business Phone \_\_\_\_\_

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**(3) If a Corporation: ~**

Full Legal Name \_\_\_\_\_  
State of Incorporation \_\_\_\_\_  
Principal Places of Business \_\_\_\_\_  
Place of Business in Massachusetts \_\_\_\_\_

Printed Names of Officers of Corporation:	Title
_____	_____
_____	_____
_____	_____

Owners of Corporation: Printed Names	Address	% of stock
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____



**(4) If a Trust:**

Name of Trust 115 Northeast Cutoff Realty Trust  
Business Address One West Boylston Street, Suite 1105, Worcester, MA 01605

Printed Names of Trustees:	Address
<u>MELINDA D. CHACIARONE</u>	<u>1 W. BOYLSTON ST, WORCESTER, MA 01605</u>
<u>ZACHARY M. CURRAN</u>	<u>1 W. BOYLSTON ST, WORCESTER, MA 01605</u>
_____	_____
_____	_____

Printed Names of Beneficiaries:	Address
<u>CP 115 NORTHEAST CUTOFF, LLC</u>	<u>1 W. BOYLSTON ST, WORCESTER, MA 01605</u>
<u>121 HEDGECOCK STREET LLC</u>	<u>1 W. BOYLSTON ST, WORCESTER, MA 01605</u>
_____	_____
_____	_____

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

	Date: <u>3/4/24</u>
	Date: <u>3-4-2024</u>
_____	Date: _____
_____	Date: _____

**(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):**

Printed Name of Applicant: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.  
City Manager



Samuel Konieczny, MAA  
City Assessor

Administration and Finance  
Division of Assessing

**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 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](mailto: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 115 Northeast Cutoff  
Worcester Ma

MBL No. 52-006-01+02

REASON:       PLANNING  
                   ZONING  
                   LIQUOR LICENSE  
                   CONSERVATION COMMISSION  
                   HISTORICAL COMMISSION  
                   OTHER- \_\_\_\_\_

Footage for radius 300

CONTACT:      NAME: Patrick Erickson OR SETH LISTON  
                  ADDRESS: 51 Main Street Boylston Ma  
                  TELEPHONE: 508-869-6151





### 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: 19

Parcel Address: 115 NORTHEAST CUTOFF  
 Assessor's Map-Block-Lot(s): 52-006-01+02  
 Owner: CHACHARONE, MELETIOS D + CURZAN, ZACHARY & TRUSTEES 115 NORTHEAST CUTOFF REALTY  
 Owner Mailing: 1 WEST BOYLSTON ST, SUITE LL05  
WORCESTER, MA 01605  
 Petitioner (if other than owner): PATRICK ERICKSON OR SETH LISTON  
 Petitioner Mailing Address: 51 MAIN ST BOYLSTON MA  
 Petitioner Phone: 508-869-6151

Planning: X      Zoning: \_\_\_\_\_      License Commission: \_\_\_\_\_      Conservation Commission: \_\_\_\_\_  
 Historical: \_\_\_\_\_      Cannabis: \_\_\_\_\_      Other: \_\_\_\_\_


52-INX-0003B	WORCESTER HOUSING AUTHORITY	40 BELMONT STREET	WORCESTER MA 01605
52-006-0006A	CITY OF WORCESTER PARKS DEPT	455 MAIN STREET	WORCESTER MA 01608
52-006-00008	CHACHARONE MELETIOS D +	0001 WEST BOYLSTON ST SUITE LL05	WORCESTER MA 01605
52-006-01+02	CHACHARONE MELETIOS D +	0001 W BOYLSTON STREET STE LL05	WORCESTER MA 01605

The City of Worcester  
Administration & Finance

53-002-0001D	ST PIERRE LINDA M	0311 MOUNTAIN ST EAST	WORCESTER MA 01606
52-008-0000C	LOWFIELD 340 TACOMA STREET LLC	0003 PARK ST	LEOMINSTER MA 01453
52-08A-00001	CASEY DANIEL J +	PO BOX 421	HARWICHPORT MA 02646
52-08A-00002	RELIABLE HOME SERVICES LLC	0330 TACOMA ST UNIT 2A	WORCESTER MA 01605
52-08A-00003	DOS SANTOS BRUNA	0071 RHODE ISLAND LINE RD	PUTNAM CT 06260
52-08A-00004	GOMES PROPERTIES LLC	0330 TACOMA ST UNIT 5	WORCESTER MA 01605
52-08A-00005	GOMES PROPERTIES LLC	0330 TACOMA ST UNIT 5	WORCESTER MA 01605
52-08A-00006	CASEY DANIEL J +	PO BOX 421	HARWICHPORT MA 02646
52-007-00001	CITY OF WORCESTER SCHOOL DEPT	20 IRVING ST	WORCESTER MA 01609
52-007-02+2C	CITY OF WORCESTER CITY MANAGER	455 MAIN STREET	WORCESTER MA 01608
52-007-02+2A	CITY OF WORCESTER	455 MAIN ST CITY MANAGER	WORCESTER MA 01608
52-INX-0003D	WORCESTER HOUSING AUTHORITY	40 BELMONT STREET	WORCESTER MA 01605
52-INX-0003C	WORCESTER HOUSING AUTHORITY	40 BELMONT STREET	WORCESTER MA 01605
52-INX-0003E	WORCESTER HOUSING AUTHORITY	40 BELMONT STREET	WORCESTER MA 01605
52-INX-0001D	CITY OF WORCESTER PARKS DEPT	455 MAIN STREET	WORCESTER MA 01608

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 52-006-01+02 as cited above.

Certified by:

  
\_\_\_\_\_  
Signature

02/06/2024

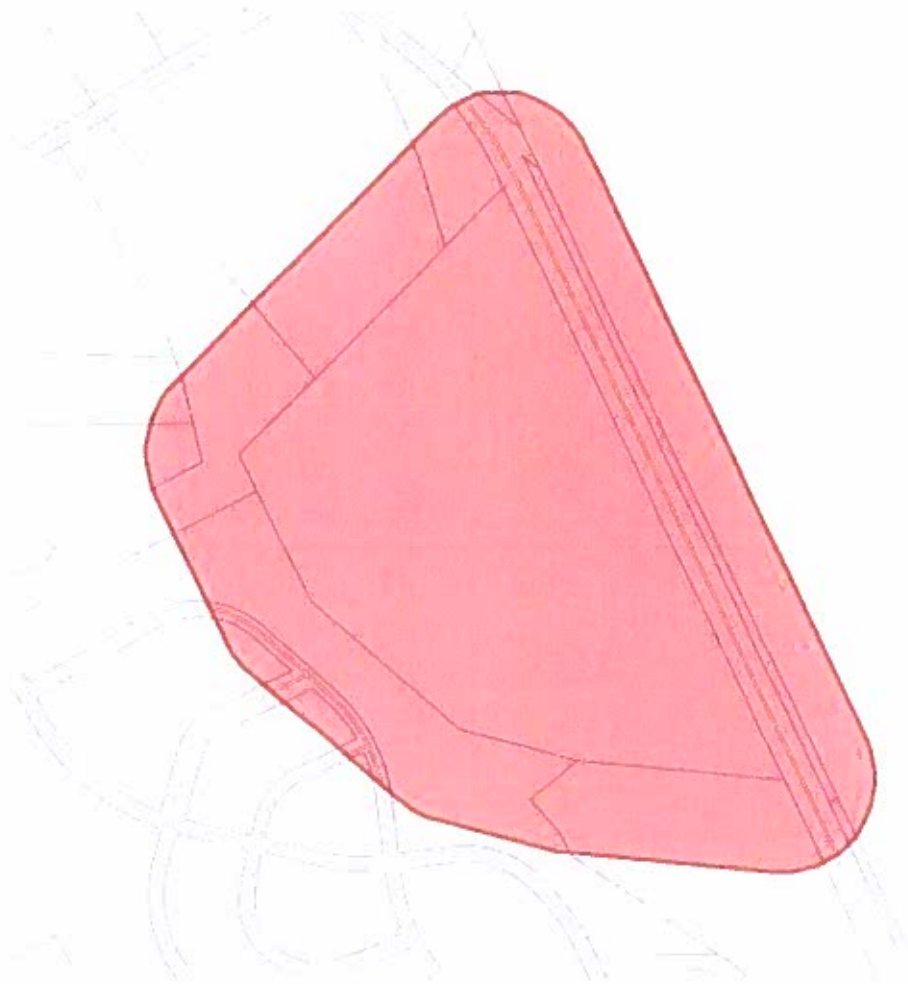
Date



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







# 300 feet Abutters List Report

West Boylston, MA  
February 12, 2024

## Subject Property:

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### Abutters:

Parcel Number: 138/004/000 CAMA Number: 138/004/000/000 Property Address: BEAMAN STREET	Mailing Address: DEPARTMENT OF CONSERVATION & RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET BOSTON, MA 02114
Parcel Number: 143/070/000 CAMA Number: 143/070/000/000 Property Address: WORCESTER STREET	Mailing Address: BOSTON & MAINE RAILROAD C/O TAX DEPT IRONHORSE PARK BILLERICA, MA 01862
Parcel Number: 149/004/000 CAMA Number: 149/004/000/000 Property Address: TEMPLE STREET REAR	Mailing Address: DEPARTMENT OF CONSERVATION & RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET BOSTON, MA 02114
Parcel Number: 152/045/000 CAMA Number: 152/045/000/000 Property Address: TEMPLE STREET REAR	Mailing Address: DEPARTMENT OF CONSERVATION & RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET BOSTON, MA 02114
Parcel Number: 160/016/000 CAMA Number: 160/016/000/000 Property Address: 131 TEMPLE STREET	Mailing Address: DEPARTMENT OF CONSERVATION & RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET BOSTON, MA 02114
Parcel Number: 161/001/000 CAMA Number: 161/001/000/000 Property Address: TEMPLE STREET	Mailing Address: DEPARTMENT OF CONSERVATION & RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET BOSTON, MA 02114

*Malcolm Taylor*

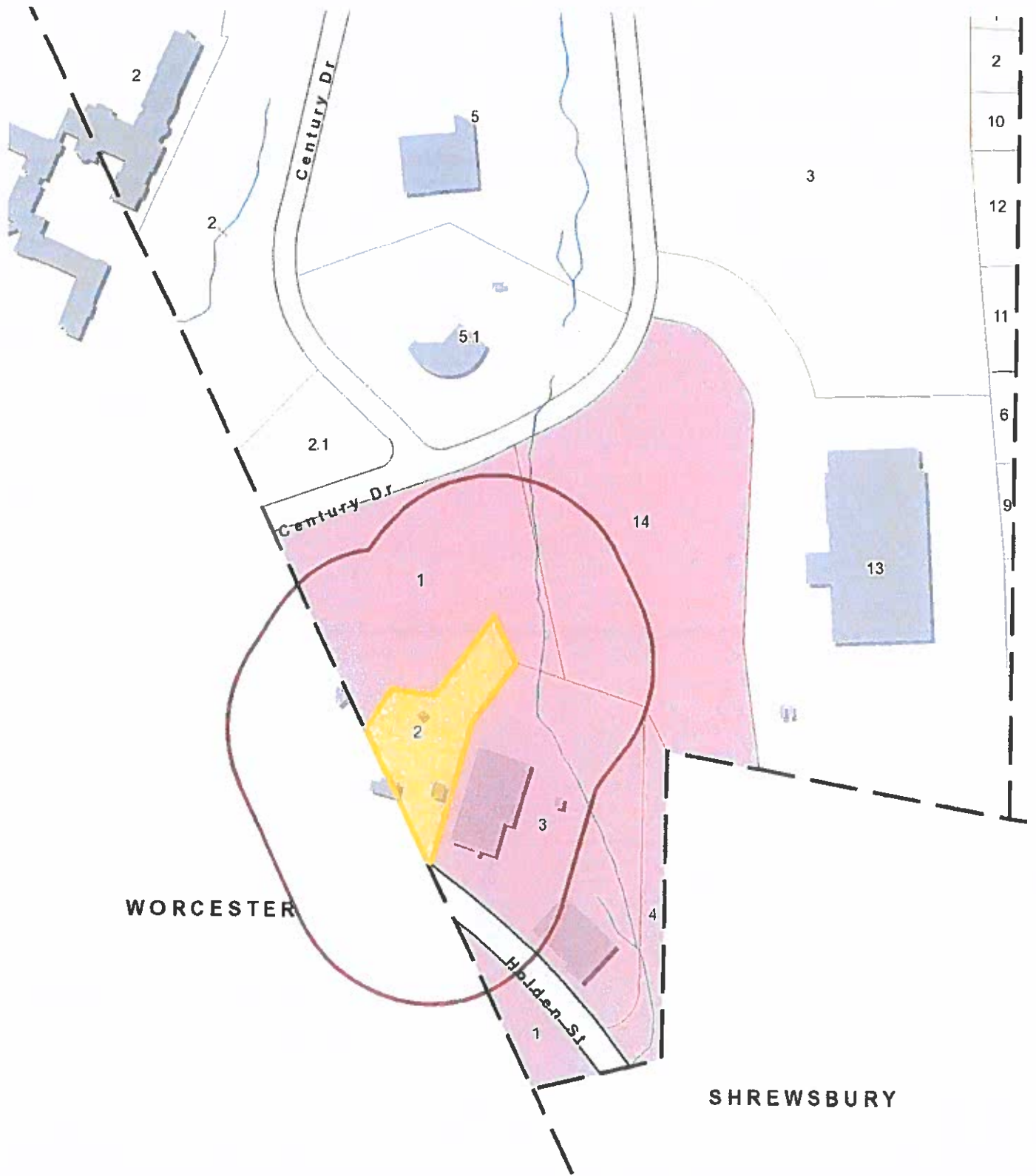


www.cai-tech.com

2/12/2024

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Page 1 of 1





**TOWN OF SHREWSBURY**  
 Richard D. Carney Municipal Office Building  
 100 Maple Avenue  
 Shrewsbury, Massachusetts 01545-5398

**CERTIFIED ABUTTERS LIST**  
 369-377 HOLDEN ST 300 SQ. FT  
 115 NORTHEAST CUTOFF WORCESTER MA

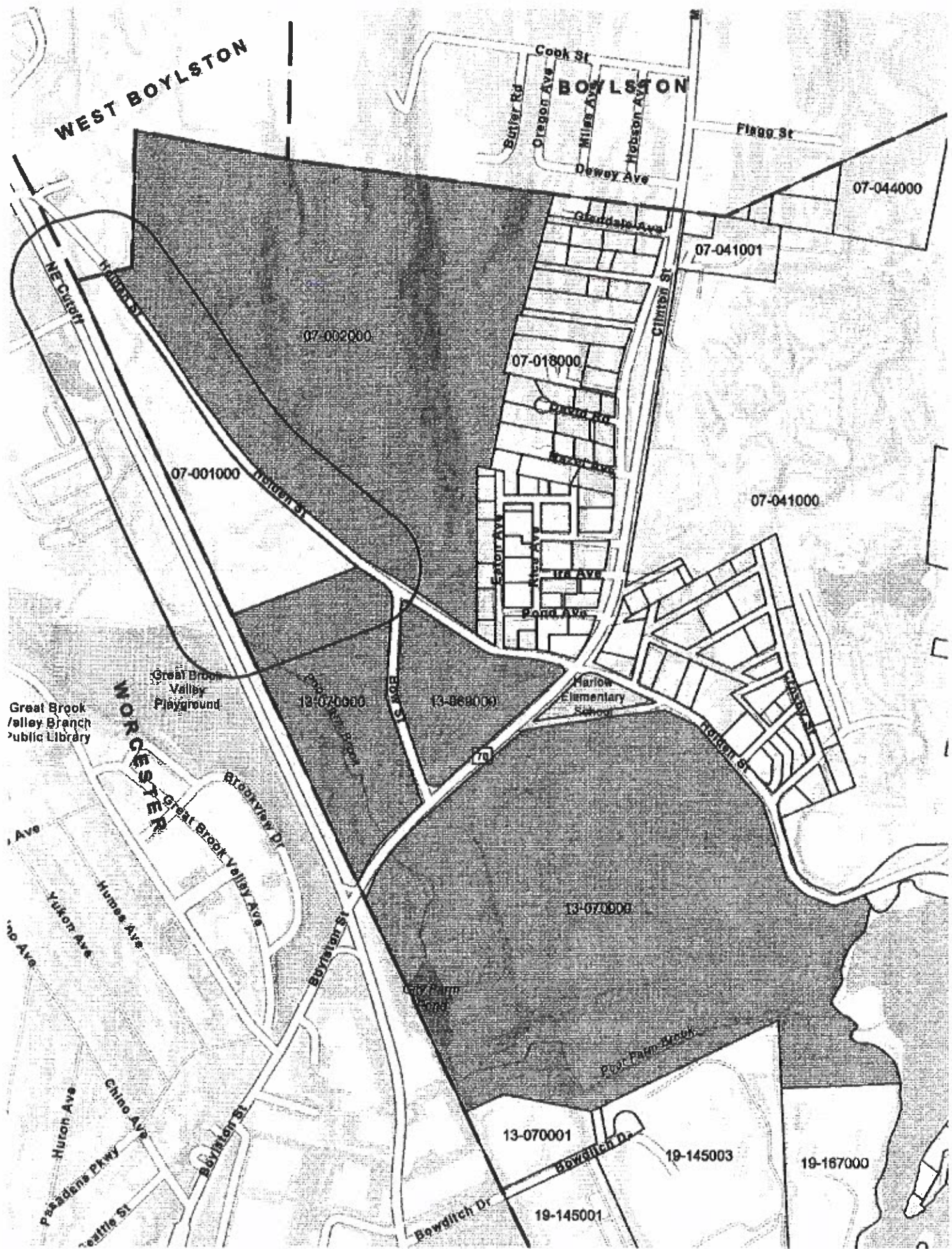
Parcel ID	Location	Grantee	Co. Grantee's Name	Mailing Address	Mailing Address 2	City	State	Zip
07 001000	369-377 HOLDEN ST	CHACHARONE MELETIOS D TRUSTEE	CURZAN ZACHARY M TRUSTEE	1 WEST BOYLSTON STREET	SUITE 1105	WORCESTER	MA	01605
07 002000	274-378 HOLDEN ST	160 HOLDEN STREET LLC		133 PEARL ST		BOSTON	MA	02110
13 069000	59 CLINTON ST	STORAGE PORTFOLIO I LLC		P O BOX 71870	6890 S 2300 E	SALT LAKE CITY	UT	84171
13 070000	215 8359 HOLDEN S	WORCESTER CITY OF COMM OF PUBLIC WORKS	DEPT OF PUBLIC WORKS	C/O BUSINESS MANAGER	20 EAST WORCESTER ST	WORCESTER	MA	01604-3650

This is to certify that the owners listed above are as shown in the latest Assessors records.

*Ruth Anderson*  
 RUTH ANDERSON, PRINCIPAL ASSESSOR  
 2/12/2004  
 Date

WEST BOYLSTON

BOYLSTON



Great Brook Valley Branch Public Library

Great Brook Valley Playground

Harlow Elementary School

WORCESTER

Yukon Ave  
Huron Ave  
Pabodians Pkwy  
Chino Ave  
Beattie St

13-070001

19-145003

19-167000

19-145001

07-002000

07-001000

07-018000

07-041001

07-044000

07-041000

13-070000

13-068000

13-070000

13-070000



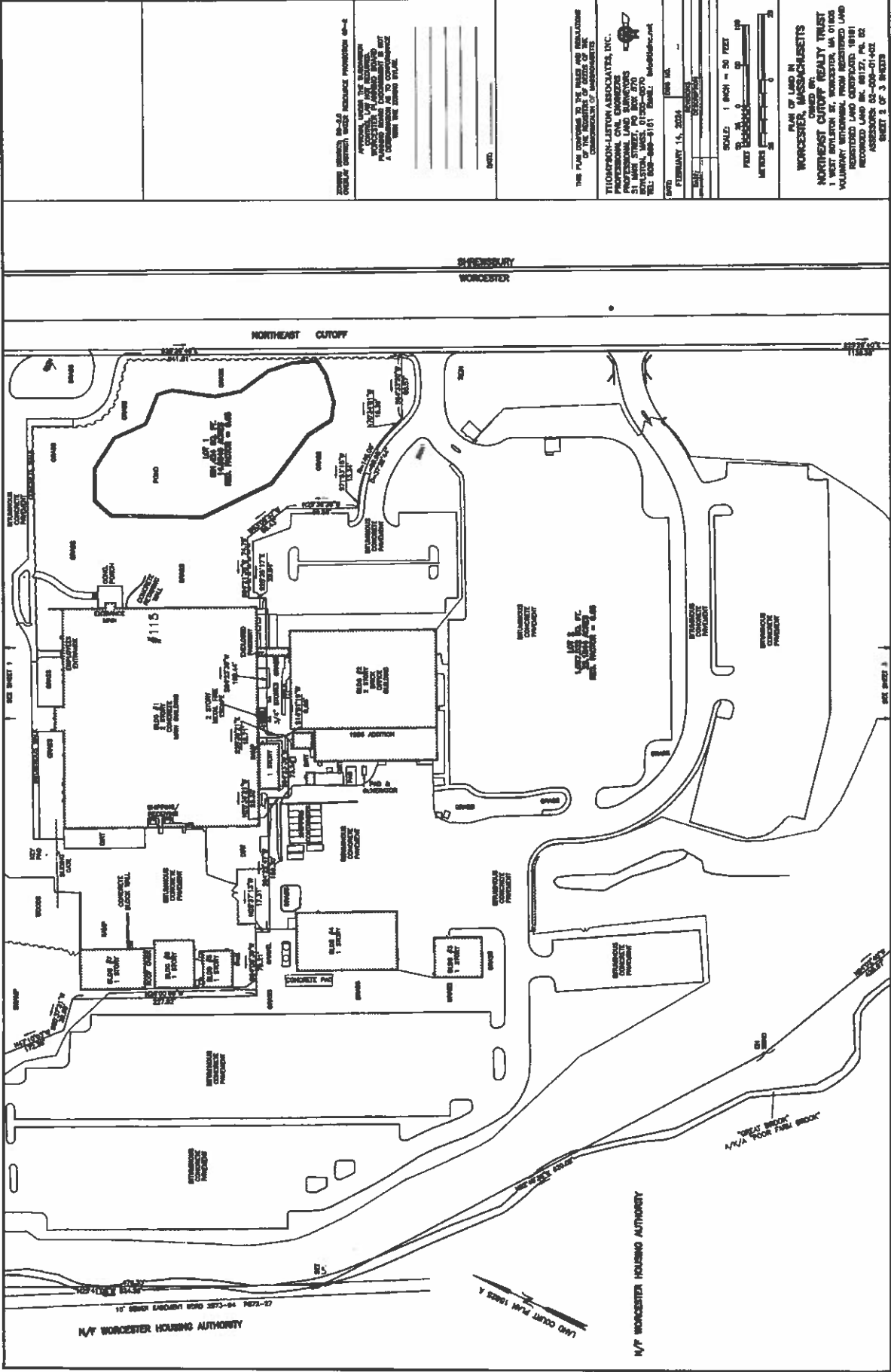
LOT 115  
 1,097,032 SQ. FT. 25.18± ACRES  
 REG. FACTOR = 0.68  
 8.1% IMPERVIOUS

LOT 125  
 651,424 SQ. FT. 14.95± ACRES  
 REG. FACTOR = 0.65  
 38.5% IMPERVIOUS

APPROX. PROPOSED LOT LINE

<b>THOMPSON-LISTON ASSOCIATES, INC.</b> Professional Engineers Professional Land Surveyors 31 Main Street, Post Office Box 370 Worcester, Massachusetts 01608 Telephone: 508-855-6131 FAX: 508-855-0842		C.T. NO. 1433 DATE FEB. 12, 2024	JOB NO. 348-3261 SCALE 1"=200'	SKETCH OF LOT DIVISION FOR <b>CHACHARONE PROPERTIES</b> 115 NORTH EAST AVENUE WORCESTER, MASSACHUSETTS
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THIS PLAN IS TO BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE ENGINEER'S LIABILITY IS NOT TO BE EXTENDED TO ANY OTHER PROJECTS OR TO ANY OTHER PURPOSES. THE ENGINEER'S LIABILITY IS NOT TO BE EXTENDED TO ANY OTHER PROJECTS OR TO ANY OTHER PURPOSES.

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SCALE: 1 INCH = 50 FEET  
 FEET DIMENSIONS  
 METERS DIMENSIONS

PLAN OF LAND IN  
 WORCESTER, MASSACHUSETTS  
 CHANGED BY:  
 NORTHWEST CUTOFF REALTY TRUST  
 1 WEST BOSTON ST. WORCESTER, MA 01605  
 VOLUNTARILY WITHDREW FROM THE RECORDS OF THE MASSACHUSETTS DEPARTMENT OF REVENUE AND TAXATION  
 RECORDED LAND BOOK 86137, PAGE 52  
 RECORDED DEED BOOK 86137, PAGE 52  
 SHEET 2 OF 3 SHEETS

