

Received  
Worcester City Clerk



**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: Criterion Group, LLC
- 2. Address of Applicant: 28-18 Steinway Street, Astoria, NY 11103
- 3. Telephone: 718-204-0300
- 4. Interest in Property (check one):  
A. Owner  B. Developer  C. Other

5. Owner of Record: 135 Brooks Street Industrial LLC  
(If \_\_\_\_\_ different from Applicant)

6. Address of Owner of Record: 28-18 Steinway Street, Astoria, NY 11103

7. **AUTHORIZATION:** I, Shibber A. Khan, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 37 Block 23 Lot(s) 5, do hereby authorize Bohler Engineering to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

On this 1st day of March, 2024, before me personally appeared Shibber A. Khan, 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.

\_\_\_\_\_  
NOTARY PUBLIC

**SALIM JUBAIRE**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01SA6338006  
QUALIFIED IN QUEENS COUNTY  
COMMISSION EXPIRES FEB 29, 2028

My Commission Expires: 2/29/28

(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:  
135 Brooks Street
- 9. Legal Description of Property:
- 10. Zoning Classification(s):  
MG-0.5: Manufacturing, General, 0.5 to 1 FAR

11. Present Use:  
Today the site contains a large movie theater with associated parking and utilities.  
Use code 362: Movie Theatre (Showcase Cinemas)

12. Zoning Relief Previously Granted (Variances, Special Permits with dates approved):

13. Development Contains the Following:

Residential

Number of Dwelling Units	<u>0</u>
Number of Buildings	<u>0</u>
Number of Parking Spaces	<u>0</u>

Non-Residential

Building Square Footage	<u>95,652</u>
Number of Buildings	<u>1</u>
Number of Parking Spaces	<u>453</u>

14. Describe Proposed Use/General Description of Proposed Development of Property:  
The proposed project consists of the construction of a new 207,000 warehouse distribution facility including paved parking areas, landscaping, associated utilities, and improvements to the existing stormwater system.

15. Describe proposed amendments to the approved Definitive Site Plan (may answer by attaching separate letter):

Our client is working with a perspective tenant in Restaurant Depot. The Restaurant Depot would be utilizing approximately 51,441 SF of the 207,000 SF building. The remaining building will remain available for other future tenants. To accommodate Restaurant Depots preferred layout, we are proposing to move the main entrance from the side of the building facing Brooks Street to the side facing North, or the side parking field. In addition, Restaurant Depot was looking for more available parking spaces on the side lot instead of more trailer storage space.