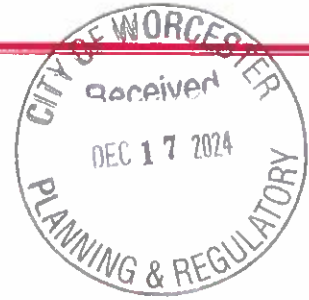




**VARIANCE & SPECIAL PERMIT APPLICATION**

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



Fill in information for the Variances (s) you are applying for. Attach additional documentation as necessary.

<b>Lot Area</b>		<b>Front Yard Setback</b>		<b>Rear Yard Setback</b>	
Square footage required:		Setback required:		Setback required:	
Square footage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
<b>Frontage</b>		<b>Side Yard Setback</b>		<b>Exterior Side Yard Setback</b>	
Frontage required:		Setback required:		Setback required:	
Frontage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
<b>Off-street Parking/Loading</b>		<b>Height</b>		<b>Accessory Structure 5-foot Setback</b>	
Parking required:	997	Height permitted:		Type of structure:	Retaining Wall
Parking provided:	793	Height provided:		Square footage of structure:	
Relief requested:	204	Relief requested:		Relief requested:	1.8'
Loading required:	13	<b>Other Variances</b>			
Loading provided:	9				
Relief requested:	4 (by SP)	Zoning Ordinance Article & Section:			
<b>Signs</b>		Requirement:			
Area permitted:		Provided:			
Area provided:		Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for.			
Relief requested:					
Height permitted:					
Height provided:					
Relief requested:					
Setback permitted:					
Setback provided:					
Relief requested:					

2024 DEC 18 PM 3:02  
RECEIVED

**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:** 4 Brandt Lane & O Grafton Street

(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:** Brandt Lane Development, LLC

(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 38 Brentwood Drive, Holden, MA 01520

5. Worcester District Registry of Deeds (WDRD) Book(s) 68959, Page(s) 58

(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 39 Block 26 Lot 3A & 44

(List

MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** Brandt Lane Development, LLC

8. Address of Applicant: (same)

9. Telephone: (508) 929-1630 (Attorney Stephen Madaus)

10. Email: smadaus@mirickoconnell.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.)

12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):

BG-2.0 and RL-7

**13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):**

Currently on the property is a vacant two-story home, which the Applicant has scheduled for demolition. The property, consisting of approximately 16.9 acres, has historically been used as a dump/landfill. Some areas of the parcel are paved, some areas have a packed earthen surface, and other areas have scrubby vegetation. Exposed piles of earthen materials, wood chips, construction debris, scrap metal, including old vehicles, parts, and other solid waste are found throughout the site. Invasive vegetation has overtaken large areas of the site, resulting in a green vegetative cover essentially growing over layers of various types of fill (broken concrete, brick, asphalt, glass and other demolition materials). The Applicant has commenced the clean-up of the site by removing more than twenty junk vehicles and tons of auto parts, scrap metal, and other solid waste.

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

The Applicant seeks to develop the property into a multi-structure rental community, consisting of four (4), four-story apartment buildings with basement parking, located primarily in the interior of the site and a mixed-use building along the Grafton Street frontage, with commercial space on the ground floor and apartments above. The proposed development will include associated parking facilities and amenities for the residential use, such as a perimeter walking path, dog parks, pickle ball courts, a half basketball court, a bocce court, and open lawn areas with seating and fire pits. The development will include the clean up the site, with the removal of debris and solid waste, and the restoration of and significant improvements to the wetland and stormwater systems on the property.

**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 used of the property):**

Article IV, "Use Regulations", Section 2, Table 4.1, "Permitted Uses by Zoning Districts", a multi-family dwelling, high rise, and some business uses are allowed as of right in the BG-2.0 Zoning District.

**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):**

Previously granted approvals include:

Preliminary Subdivision Plan; application filed on March 30, 2023; approval issued by the Planning Board on May 17, 2023 (PB-2023-026).  
Definitive Subdivision Plan (showing improvements to Brandt Land); application filed October 11, 2023; approval issued by the Planning Board on January 24, 2024 (PB-2023-094).

Petition for rezoning a portion of the property from RL-7 to BG-2.0 filed with the Worcester City Council on November 8, 2023; the amendment to the Zoning Map was approved and ordained by vote of the City Council on July 16, 2024 Amendment No. 1249).

**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; the Applicant has not applied for, and is not aware of other applicants applying, for a Building Permit for the site.

**18. List any additional information relevant to the Variance (s) and Special Permit (s):**

The variance from the parking requirement of two parking spaces per dwelling unit will result in a parking ratio of 1.62 spaces per unit, which is reasonable when one considers that of the 491 apartments, 309 will be one-bedroom units (224) and studios (85). The reduction in required parking will be consistent with the recommendations in the City of Worcester's recent master plan, entitled "Worcester Now Next" plan (see "Reduce Off-Street Parking Requirements Where Appropriate" on page 155).

The reduction in the required number of parking spaces, and the Special Permits to allow (i) 34% of the parking spaces to be compact spaces; (ii) for a 22'-wide aisle width in the 2-level parking deck to be constructed between Building 2 and Building 3; and (iii) for 9 loading spaces on-site instead of 13, all will result in less impervious surfaces on the site.

## VARIANCE FINDINGS OF FACT

**Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.**

1. Describe how a literal enforcement of the provision of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

Requiring the construction of two parking spaces per dwelling unit will result in an increase in impervious surfaces on the site and create an excess of parking, when considering that 85 of the proposed apartments will be studio units and 224 of the proposed apartments will be one-bedroom units. Therefore, a literal enforcement of the Zoning Ordinance would impose a financial hardship on the Applicant, or any developer of the property, to design and construct parking that will not be needed.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located:

The conditions at the site are such that much of the soil is contaminated, due to the historic use of the property as a landfill, including the deposit and burial of construction debris, old vehicles, vehicle parts, asphalt, municipal street sweepings, and other solid waste and contaminants (the property is subject to a Release Tracking Number (RTN) issued by MA DEP). In addition, there is a wetlands resource area, including a stream, located along the front portion of the property, thereby limiting the areas available for on-site surface parking. Any redevelopment of the property will require a cleanup and environmental remediation of the site, including addressing the conditions under the RTN, as well as extensive improvements to the wetland resource areas and the design and construction of a storm-water management system. Requiring the applicant to construct two parking spaces per dwelling unit will result in increased costs that may make the project uneconomical, considering all the site cleanup/environmental remediation required and the limited areas to locate surface parking. Approval of the variance will result in less impervious surface being developed on the site and less infrastructure costs, thereby aiding the Applicant's environmental remediation efforts.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Worcester Zoning Ordinance:

Granting the relief from the requirement for two parking spaces per dwelling unit will not be a detriment to the public good or nullify or substantially derogate from the intent or purpose of the Zoning Ordinance because a ratio of 1.62 parking spaces per dwelling unit will be sufficient off-street parking for the proposed development, especially when considering that 309 of the 491 apartments to be constructed will be either one-bedroom units (224) or studios (85).

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship:

With the variance from the requirement to provide two parking spaces per dwelling unit, the development will provide 1.62 parking spaces per dwelling unit. The Applicant has determined that the lesser ratio will provide sufficient parking for the residential and mixed-use development.

## VARIANCE FINDINGS OF FACT

**Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.**

1. Describe how a literal enforcement of the provision of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

Requiring the retaining wall (Wall B5) to be constructed near the boundary of the property along a portion of the northern sideline of Pine Hill Road to be set back 5' from the property line will result in a financial hardship for the owner because the proposed it would require Building No. 5 to be reduced in size, thereby diminishing or eliminating the economic benefit in constructing the mixed-use building along Grafton Street.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located:

The conditions at the site are such that much of the soil is contaminated, due to the historic use of the property as a landfill, including the deposit and burial of construction debris, old vehicles, vehicle parts, asphalt, municipal street sweepings, and other solid waste and contaminants (the property is subject to a Release Tracking Number (RTN) issued by MA DEP). In addition, there are wetlands resource areas, including a stream, located along the front portion of the property, thereby limiting the developable land areas. Any redevelopment of the property will require a cleanup and environmental remediation of the site, including addressing the conditions under the RTN, as well as extensive improvements to the wetland resource areas and the design and construction of a storm-water management system. Requiring the applicant to construct the retaining wall 5' from the property line along the northern sideline of Pine Hill Drive will further diminish the land area available for development, thereby resulting in less opportunity to obtain the necessary economic return on the re-development of the property to fund the required clean up.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Worcester Zoning Ordinance:

The layout of Pine Hill Road is wider than than the paved way and the adjacent sidewalks. The proposed retaining wall (Wall 5B) will be set back more than 5' from the edge of the northern sidewalk along Pine Hill Road, but not more than 5' back from the northern sideline of the layout of the way. The requested relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance because the retaining wall will be set back more than 5' from the edge of the sidewalk, so the retaining wall will appear to be in compliance with the Zoning Ordinance, for all practical purposes.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship:

The requested relief does not directly relate to floor space, bulk, number of occupants or other, similar measurers. The requested relief does, however, serve to ensure that Building No. 5 may be constructed as proposed, resulting in adequate floor space and bulk to provide the owner with an adequate economic return to compensate for the substantial funding required to complete the environmental clean up of the property.

## **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:

The proposed development will bring much needed new housing stock to the City of Worcester. The offerings will include studio apartments, one-bedroom, two-bedroom, and a few three-bedroom apartments. The project will result in a significant investment to cleanup a former dumping ground and convert it into a vibrant new community.

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

See "Special Permit Findings of Fact - Response No. 2 and Response No. 4", attached.

3. Adequacy of utilities and other public services:

The Applicant has been working with the City of Worcester DPW&P and Mass. Electric/National Grid and determined that adequate utilities are available to provide service to the proposed development.

4. Neighborhood character and social structure:

See "Special Permit Findings of Fact - Response No. 2 and Response No. 4", attached.

5. Impacts on the natural environment:

The proposed development will result in the cleanup of an existing environmental hazard and improvements to the wetlands resource area and the stream which crosses the site. Land that has been utilized as a dumping ground will be transformed into a planned, modern, residential development

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

The project will expand the tax base of the City of Worcester and provide number of construction jobs, during construction. Post-construction, there will be a need for services, such as landscaping, building management, and pool maintenance.

The project will provide a much-needed expansion of the market for apartments in the City of Worcester.

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

By: [Signature]  
(Signature of Applicant or Applicant's Agent)  
If more than one applicant, all applicants must fill out information.

Brandt Lane Development, LLC  
(Name of Applicant)

38 Brantwood Drive, Holden, MA 01520  
(Address)

(508) 929-1630 (Atty. Madaus)  
(Contact Phone Number)

smadaus@mirickoconnell.com  
(Email)

10/21/24  
(Date)

By: \_\_\_\_\_  
(Signature of Property Owner or Owner's Agent)  
If more than one property owner, all owners must fill out information.

(same)  
(Name of Property Owner)

(same)  
(Address)

(same)  
(Contact Phone Number)

(same)  
(Email)

\_\_\_\_\_  
(Date)

**SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS ONLY**

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 and the 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 the neighborhood than the existing 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 to be utilized for the use:
  
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 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:





10. 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:  

The Applicant requests Special Permits to allow (i) 34% of the parking spaces to be compact spaces (the Zoning Ordinance allows for 25% of the parking spaces to be compact spaces); (ii) for a narrower aisle width of 22' (24' required) in both levels of the 2-level parking deck to be constructed between Building 2 and Building 3; and (iii) to allow for 9 loading spaces instead of 13 loading spaces, as shown on the plans submitted herewith.
2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:  

The location of the compact parking spaces (seeking relief of an additional 8.9% of the parking spaces to be compact, for a total of 33.9% compact spaces) are as show on the plans; the narrower aisles of 22' (seeking relief from the required 24'-wide aisle) will be located within the 2-deck parking structure, as shown on the plans.
2. If applicable, provide number of parking/loading spaces required and relief requested through the Special Permit:  

Thirteen (13) located spaces are required and the Applicant proposes to provide 9 loading spaces (seeking relief from 4 required); the location of the 9 loading spaces are shown on the plans.

**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:

*VARIANCE & SPECIAL PERMIT APPLICATION*  
*Brandt Lane Development, LLC*

**SPECIAL PERMIT FINDINGS OF FACT  
RESPONSE NO. 2 AND RESPONSE NO. 4**

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

*The allowance of 33.9% of the parking spaces to be compact spaces will not be detrimental to the traffic flow or safety. The Zoning Ordinance allows for 25% of the parking spaces to be compact spaces; an increase of 8.9% in compact parking spaces is not excessive. It is anticipated that many of the renters of urban apartments will have compact vehicles.*

*The narrower aisle width in parking areas of 22' (instead of the requirement of 24') is limited to single aisles in the two-level parking deck to be constructed between Building 2 and Building 3. All other parking facilities provide the required 24' aisle width. The 22' aisle width in the parking deck will not be disruptive to traffic flow or safety within the development.*

*The reduction in the number of loading spaces, from 13 to 9, will result in less impervious surface in the development. Note that of the 9 proposed loading spaces, some are intended for moving trucks and others are intended for package delivery vans. One moving truck space has been provided at each of the building and the Applicant/owner will manage and schedule move-ins. Four of the buildings also have separate loading spaces for package deliveries by Amazon, USPS, UPS, and the like.*

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

*The development has been designed to minimize adverse effects on the neighborhood. It should be noted that of the four major boundaries to the property, only one (the eastern boundary) is bound primarily by residential uses.*

*The eastern sideline is bound by residential properties along Waban Avenue. The development is set back from this boundary due to a 25' wide "buffer strip", which is in the RL-7 Zoning District. In addition, a dense screening of trees and shrubs is proposed, along with a decorative fence, between the perimeter driveway / walkway and the eastern boundary. The landscaped buffer and fencing will provide an attractive screening to block any glare from headlights that might be visible from the residences. With full-cutoff light fixtures, effects upon any of the neighboring residences will be minimized. Loud uses such as pickleball and basketball have been intentionally sited in the interior of the site, and on the opposite side of the apartment buildings from the property boundaries, to minimize any noise at the property lines.*

*Along the northern boundary of the property is an industrial building with waste processing and auto repair activities. Although a chain link fence exists along the boundary, after removal of invasive vegetation and solid waste, an open line of sight will exist between the industrial uses and Building 3. This presents an issue with visibility and noise. In this area a tall sound wall is proposed which will provide both visual screening and noise reduction from these operations. To the northeast is the Perkins Farm conservation land under the care and control of the*

*VARIANCE & SPECIAL PERMIT APPLICATION  
Brandt Lane Development, LLC*

*Conservation Commission. With full cutoff lighting and landscaping, limited or no direct effects from the new development will be experienced on the conservation land.*

*The southern sideline of the property is bound by Pine Hill Road, a private street, and one single family home. The single-family home sits much lower on the landscape than the development site. Along this boundary, a retaining wall is proposed, together with landscape plantings at the bottom and top of the wall, to lessen the appearance of the wall. Atop the wall, between the parking/ walkway and the property boundary a fence will be constructed to create additional visual screening to the apartment building.*

*The western sideline of the property is bound by commercial properties along Grafton Street, such two auto parts stores, a "quick lube" auto oil service center, a bank, and a tire store/service center. The commercial properties are separated from the property by a tree buffer and the surface intermittent stream that runs from north to south. Maintaining the vegetated buffer along the westerly side of the property, together with the separation to the nearest building that result from the wetland resources and setbacks, will prevent any direct effect upon these abutting properties by the construction of a rental community.*

**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: \_\_\_\_\_

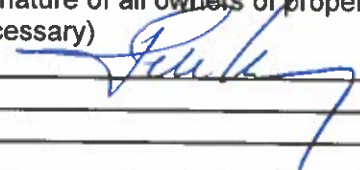
**(3) If a Corporation:**

Full Legal Name Brandt Lane Development, LLC  
State of Incorporation Massachusetts  
Principal Places of Business 38 Brentwood Drive, Holden, MA 01520  
Place of Business in Massachusetts (same)

Printed Names of Officers of Corporation:		Title
<u>John Maroney</u>	<u>Manager</u>	
<u>Kirill Vesselov</u>	<u>Manger</u>	
_____	_____	
_____	_____	

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

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

 Date: 10/21/24  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

**(4) If a Trust:**

Name of Trust \_\_\_\_\_  
Business Address \_\_\_\_\_

Printed Names of Trustees:	Address
_____	_____
_____	_____
_____	_____

Printed Names of Beneficiaries:	Address
_____	_____
_____	_____
_____	_____

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

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

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

Printed Name of Applicant: Brandt Lane Development, LLC

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

Edward M. Augustus, Jr.  
CITY MANAGER



Timothy J. McGourthy  
CHIEF FINANCIAL OFFICER

Samuel E. Koneczny  
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

### 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: 80

4 BRANDT LN AND 0 GRAFTON ST

Parcel Address:

Assessor's Map-Block-Lot(s):

38-026-0003A & 38-026-00044

Owner:

BRANDT LANE DEVELOPMENT LLC

Owner Mailing:

38 BRENTWOOD DR  
HOLDEN, MA 01520

Petitioner (if other than owner):

Petitioner Mailing Address:

STEPHEN F MADUAS  
100 FRONT ST  
WORCESTER, MA  
5089291630

Planning: X

Zoning: X

Liquor License: \_\_\_\_\_

ConComm: \_\_\_\_\_

Historical: \_\_\_\_\_

Cannabis: \_\_\_\_\_

Other: \_\_\_\_\_

VSMT REALTY,LLC	34-025-22+27	0048 JUNCTION SQUARE DR	CONCORD, MA 01742
JOLMA STREET LLC	38-248-002+2	0097 BANCROFT ST	AUBURN, MA 01501
CITY OF WORCESTER SCHOOL DEPT	34-025-003+5	20 IRVING ST	WORCESTER, MA 01609
DICKEY, RONALD R + DONNA J	38-033-00A+C	0001 PINE HILL RD	WORCESTER, MA 01604-2039
AUTOZONE PARTS INC	38-026-00001	0123 SOUTH FRONT ST	MEMPHIS, TN 38103
PELLERIN, GEORGE R + JOYCE	38-023-00091	21 ONSET ST	WORCESTER, MA 01604
KOP PERKINS FARM MARKETPLACE LLC	38-024-00003	0200 RIDGE PIKE SUITE 100	CONSHOHOCKEN, PA 19428
DIAS, ARISTOLINO +	38-030-004-6	0010 WABAN AVE	WORCESTER, MA 01604
TIBBETTS, RICHARD P JR +	38-030-00047	0011 ONSET ST	WORCESTER, MA 01604-2040
981 GRAFTON STREET LLC	38-24A-0001A	0244 GANO ST	PROVIDENCE, RI 02906
ZIRIDAMU, RONALD B +	38-030-0052A	0008 WABAN AVE	WORCESTER, MA 01604
ASARE, LETICIA O	38-030-04B-2	0006 LITCHFIELD ST APT 3	WORCESTER, MA 01603
PALDINO, MARIE + ARMANDO C	38-023-0029C	0005 PORTER ST	WORCESTER, MA 01604
AAND PROPERTY LLC	38-24B-00002	24 JOLMA ROAD	WORCESTER, MA 01604
RACIUKAITIS, RITA + GEDIMINAS J	38-023-0027A	3 PORTER STREET	WORCESTER, MA 01604
FISHER, DAVID	38-023-0027B	90 LYNNWOOD LANE	WORCESTER, MA 01609
15 WABAN LLC	38-023-40-43	0199 COBURN AVE	WORCESTER, MA 01604



FLOOD,DONNA M +	38-023-00020	0001 PORTER ST	WORCESTER, MA 01604
SINCLAIR,ROSEMARIE	38-023-00044	0019 ONSET ST	WORCESTER, MA 01604
HAYES,MICHAEL	38-023-13-16	0020 WABAN AVE	WORCESTER, MA 01604
BRANDT LANE DEVELOPMENT LLC	38-026-00044	0038 BRENTWOOD DR	HOLDEN, MA 01520
SELOVER,BRANDON JOSEPH	38-023-07-10	0012 WABAN AVE	WORCESTER, MA 01604
MCDONALD,JUDITH A	38-023-30-39	13 WABAN AVE	WORCESTER, MA 01604-2020
FATICANTI,BRIAN K	38-030-00001	0051 PINE HILL RD	WORCESTER, MA 01604
JOLMA REALTY LLC	38-24A-00004	0790 WORCESTER ST	NATICK, MA 01760
ELBEHISY,AMRO + KHALED	38-023-000A1	0651 BROADWAY APT 28	EVERETT, MA 02149
ALAS,MILTON + AMBER	38-030-04B-1	0013 ONSET ST	WORCESTER, MA 01604
SMITH,FRANCIS +	38-023-0000C	0009 WABAN AVE	WORCESTER, MA 01604
BATTERY PLAZA LLC	34-025-00026	1000 GRAFTON ST	WORCESTER, MA 01604
HOLLUP,ROBERT P	38-033-01-06	0004 POCASSET ST	WORCESTER, MA 01604
COLLINS,FREDERIC J JR	38-030-00054	0059 PINE HILL RD	WORCESTER, MA 01604-2014
LANDGREN,KENNETH D	38-030-00052	0006 WABAN AVE	WORCESTER, MA 01604
PANARELLI,JOANNE	38-030-0002A	0005 WABAN AVE	WORCESTER, MA 01604
FLORES,ANA ROSA	38-030-0053A	0004 WABAN AVE	WORCESTER, MA 01604
FATICANTI,KURT P	38-030-0001B	0003 WABAN AVE	WORCESTER, MA 01604
LAJ PROPERTIES LLC	38-035-00004	0211 SHREWSBURY ST	WEST BOYLSTON, MA 01583
BOMBARD,MARY	38-030-0002B	0007 WABAN AVE	WORCESTER, MA 01604
GENERELLI,KIM J	38-030-00053	0002 WABAN AVE	WORCESTER, MA 01604-2021
MCDONALDS CORP 020/0014	34-025-0002D	P.O. BOX 182571	COLUMBUS, OH 43218-2571
WRYC LLC	38-026-0011A	1009 GRAFTON ST	WORCESTER, MA 01604
MCDONALDS CORP 020/0014	34-025-0002E	PO BOX 182571	COLUMBUS, OH 43218-2571
D+R REALTY ASSOCIATES LLC	34-025-0002B	0172 WORCESTER RD	NATICK, MA 01760
NNN REIT LP	38-026-0011B	0450 SOUTH ORANGE AVE	ORLANDO, FL 32801
DINH,NGOC T	38-033-63-66	0003 OCKWAY ST	WORCESTER, MA 01604
OREILLY AUTO ENTERPRISE LLC	38-026-00013	PO BOX 9167	SPRINGFIELD, MO 65801-9167
DIGIOIA,LUIGI	34-025-0003G	0178 PLANTATION ST	WORCESTER, MA 01604
HANRAHAN,ALISON	38-033-00B-1	0049 A PINE HILL RD	WORCESTER, MA 01604
ROY, ROBERT J JR	38-033-07-10	0006 POCASSET ST	WORCESTER, MA 01604
SHEA,JUSTINE M	38-033-0000B	0047 PINE HILL RD	WORCESTER, MA 01604
OWUSU-YEBOAH,SANDRA	38-033-0005L	034B PINE HILL RD	WORCESTER, MA 01604
EIP ATLAS STREET LLC	38-031-00001	0020 PICKERING ST SUITE 200	NEEDHAM, MA 02492
VALLEJOS,WILMA	38-030-0004L	0038 PINE HILL RD	WORCESTER, MA 01604
ALBAIDHANI,WILSAM	38-033-0005R	034A PINE HILL RD	WORCESTER, MA 01604
SCOLA,JOSEPH F	38-030-0004R	0036 PINE HILL RD	WORCESTER, MA 01604
BLACK,MARIA F +	38-030-00102	0051 CHERRY ST	SHREWSBURY, MA 01545
ALADE,OLUWATOSIN M	38-033-007-2	030B PINE HILL RD	WORCESTER, MA 01604
BELINSKAS,KURT D	38-030-0003L	0042 PINE HILL RD	WORCESTER, MA 01604
DASILVA,ANA PAULA RODRIGUES	38-033-0008R	001B OCKWAY ST	WORCESTER, MA 01604
LILA,ARTUR + IMELDA	38-033-007-1	0077 CUTLER ST	WORCESTER, MA 01604
JOHNSON,EMELIA A	38-030-0003R	0040 PINE HILL RD	WORCESTER, MA 01604
SIEGAL,ASHLEY +	38-033-0009R	001D OCKWAY ST	WORCESTER, MA 01604
FREMPPONG,ANITA	38-033-0008L	001A OCKWAY ST	WORCESTER, MA 01604
MITCHELL,EDWIN +	38-033-006-2	0032 B PINE HILL RD	WORCESTER, MA 01604
GUERRA,CLINT A	38-033-003-2	0005 POCASSET ST	WORCESTER, MA 01604
COSTA,JULIO C MARTINS +	38-033-0009L	001C OCKWAY ST	WORCESTER, MA 01604
GEDZAH,MARY Y	38-033-006-1	032A PINE HILL RD	WORCESTER, MA 01604

KRAUS,EVA + TRACY MARUSAK	38-033-004-1	0003 POCASSET ST	WORCESTER, MA 01604
KEGBEH,SYLVESTER K	38-033-004-2	0001 POCASSET ST	WORCESTER, MA 01604
SENDAWULA,ROSALYNE	38-033-002-1	004A OCKWAY ST	WORCESTER, MA 01604
FRIMPONG AGYEN + BOADU,DORIS A	38-033-001-1	002A OCKWAY ST	WORCESTER, MA 01604
AMPARBENG,URIEL D + GLORIA	38-033-001-2	002B OCKWAY ST	WORCESTER, MA 01604
WORCESTER AMA REALTY VENTURES LLC	34-025-0002C	PO BOX 262	NORWOOD, MA 02062
BRANDT LANE DEVELOPMENT LLC	38-026-0003A	0038 BRENTWOOD DR	HOLDEN, MA 01520
WORCESTER CONSERVATION COMMISSION	38-024-00001	0455 MAIN ST RM 203	WORCESTER, MA 01608
OBENG-ASIEDU,EMMANUEL M	38-033-008-2	0049 B PINE HILL RD	WORCESTER, MA 01604
PIZZARELLA,ANGELO TRUSTEE	38-035-00002	0232 PLANTATION ST	WORCESTER, MA 01604
BERKSHIRE BANK	38-026-0010A	PO BOX 1308	PITTSFIELD, MA 01202
DILORIO,NANCY	38-023-17-19	0004 PORTER ST	WORCESTER, MA 01604
ANKOMAH,YAA	38-035-00003	0012 PINE HILL RD	WORCESTER, MA 01604
1059 GRAFTON STREET LLC	38-035-0002A	1380 SOLDIERS FIELD RD SUITE 2100	BOSTON, MA 02135-1023

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 38-026-0003A & 38-026-00044 as cited above.  
Certified by:

Signature Samuel E. Konicajny

10/21/2024  
Date



**Abutters Map**

