

2024 MAR 21 Fri 3:41

March 5, 2024

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



RE: Parking Plan Application – 79 Pullman Street

Dear Members of the Board,

MidPoint Engineering + Construction, LLC (MidPoint), on behalf of its Client, Lacy Topaz, LLC, is pleased to submit this Parking Plan Application associated with redevelopment of 79 Pullman Street in Worcester, Massachusetts. The Applicant, Lacy Topaz, LLC, is the current owner of the property and plans to redevelop the site by removing improvements on the site and constructing a new Fast Casual style restaurant with pick-up window service. Prior use of the property was office/school in a 2,500 square foot building. The parking area for the prior use had capacity for approximately 26 vehicles.

The proposed restaurant will be 2,328 square feet and will have an outdoor seating area of approximately 360 square feet. In addition to the restaurant building, a new parking area with capacity of 29 vehicles is proposed as is landscaping, new utility services and parking area lighting. A pick-up window will allow customers who pre order their meals to conveniently collect their order without needing to park their vehicle and enter the building. The pick-up window will function much differently than traditional fast-food drive through service. Customers must pre-order and pay for their meals through an application available on their phone or computer. When ordering they select a time to retrieve their order. A message is sent to the customer when the order is ready. There are no menu boards, order boards along the lane and no payment is accepted at the pick-up window. This allows much less time to process the transaction and results in minimal queueing within the pick up lane. Should a customer arrive at the pick-up window before they are notified that their order is ready they would leave the window and park in one of two designated parking spaces. Once notified their order is ready they would then reenter the pickup window lane.

This Site is located partially in the ML-0.5 zoning district and partially with the MG-0.5 zoning district. Both of these districts allow "Food Service (drive-thru)" as a special permit use. An application is pending before the Zoning Board of Appeals related to this special permit..

The proposed parking has been designed in accordance with the review standards for accessory parking lots as noted below:

Standard 1. Access, capacity, circulation, compatibility, and safety to pedestrians using the facility and abutting streets.

The project has been designed with pedestrian connectivity in mind. A new sidewalk will be constructed along Pullman Street from the existing sidewalk on West Mountain Street which will provide convenient accessible access to the site. Internally, an accessible route will be constructed from the building entry to Pullman Street. There will be one crossing of vehicular paths. This location will be clearly marked as a crosswalk. The project has provided the appropriate number of parking spaces for the proposed use. 29 parking spaces are proposed which includes two spaces marked for pick up vehicles and six spaces designated as EV ready. The minimum number of spaces required per the ratio established in the zoning ordinance is 20 spaces.

Standard 2. Access, capacity, circulation, compatibility, and safety to vehicles using the facility and abutting streets.

The project has been designed in accordance with the Zoning Ordinance and City policies. The curb cut and drive aisle will be 24 feet wide. Parking spaces will be 9 feet wide by 18 feet deep. Signage is provided for wayfinding to the pick up window lane as well as restricted one way areas and stop conditions.

Standard 3. Adequacy of drainage facilities (including detention/retention ponds).

The project will include construction of a modern stormwater management system which meets the standards of the Massachusetts Stormwater Manual. Stormwater BMP's will reduce Total Suspended Solids (TSS) prior to discharge as will a underground chamber retention system. This system will overflow infrequently during large storm events into the City drainage system in Pullman Street.

Standard 4. Adequacy of illumination and prevention of glare with respect to lighting.

The project will include building and pole mounted lighting to provide safe pedestrian and vehicular access. Lighting has been designed in accordance with the Zoning Ordinance and will include LED lighting fixtures that are dark sky compliant. The lighting temperature proposed is 3000k. A photometric plan has been developed showing appropriate lighting levels in the vehicle and pedestrian areas and minimal spillage over property lines.

Standard 5. Grading impacts of the proposal.

The project site improvements are located in previously disturbed areas. The project area have shallow slopes toward an existing catch basin located in the existing parking area. Minor grading will be required to allow proper drainage of the parking and sidewalk areas.

Standard 6. Appropriateness of fencing and landscaping and other site design features.

The project site's landscaping has been designed in accordance with the Zoning Ordinance and will include street trees along Pullman Street and West Mountain Street and trees and planting beds within the parking area and adjacent to the building. Outdoor seating areas will provide additional interest during warm times of the year.

We respectfully request to be placed on the next available agenda of the Planning Board to review this application. Should you have any questions or require any additional information please contact me at (508) 721-1900 or via email at pdoherty@midpointengineering.com.

Sincerely,

Midpoint Engineering + Consulting, LLC



Patrick P. Doherty, PE, LEED AP
Principal

cc Michael O'Brien, Lacy Topaz, LLC

City of Worcester Planning Board



PARKING PLAN APPLICATION – ACCESSORY PARKING LOTS

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: planning@worcesterma.gov (preferred)

“The Planning Board shall be the approving authority for parking lots with 16 or more spaces. Such approval shall be required prior to the issuance of a building permit.

All existing parking lots are exempt from Parking Plan Approval provided that upon a change, alteration or expansion of the use it serves, it will continue to be utilized in its existing condition with no physical alterations except for changes in circulation and/or striping and provided the number of parking spaces satisfies the requirements of Table 4.4 [of the zoning ordinance].

The procedures provided in Article V, Site Plan Review, including those for administration, fees, powers, hearing, and time limits shall apply to approvals by the Planning Board for parking lots under its jurisdiction.” (Article IV, Section 7)

1. PROPERTY INFORMATION

a. **79 Pullman Street**

Address(es) – please list all addresses the subject property is known by

b. **23-01A-0006A**

Parcel ID or Map-Block-Lot (MBL) Number

c. **Worcester District Registry of Deeds, Book 66783 Page 141**

Current Owner(s) Recorded Deed/Title Reference(s)

d. **ML 0.5 & MG 0.5**

Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

a. **LACY TOPAZ, LLC**

Name(s)

b. **37 SUTTON RD, WEBSTER, MA 01570**

Mailing Address(es)

c. **MIKE@GALAXYDEVELOPMENT.NET (508) 721-0005**

Email and Phone Number(s)

d. **OWNER**

Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Planning Board grant the Parking Plan as described below

(Signature)

[Handwritten Signature]

Date

2/29/24

3. OWNER OF RECORD INFORMATION (IF DIFFERENT FROM APPLICANT)

- a. _____
Name(s)
- b. _____
Mailing Address(es)
- d. _____
Email and Phone Number
- e. _____
Owner Signature Date

4. REPRESENTATIVE INFORMATION

- a. _____
Name(s)
- b. _____
Signature(s) Date
- c. _____
Mailing Address(es)
- d. _____
Email and Phone Number
- e. _____
Relation to Project *(Architect/Attorney/Engineer/Contractor, etc.)*

I certify that I am requesting the Worcester Planning Board grant the Parking Plan as described below

(Signature)

Date

3. OWNER OF RECORD INFORMATION (IF DIFFERENT FROM APPLICANT)

a.

Name(s)

b.

Mailing Address(es)

d.

Email and Phone Number

e.

Owner Signature

Date

4. REPRESENTATIVE INFORMATION

a. **MIDPOINT ENGINEERING + CONSULTING - PATRICK DOHERTY**

Name(s)

b. **Patrick Doherty**

Digitally signed by Patrick Doherty
DN: cn=Patrick Doherty, o=MidPoint Engineering + Consulting, ou=Patrick Doherty, email=patrick.doherty@midpointengineering.com, c=US
Date: 2024.02.23 16:05:21 -0500

Signature(s)

Date

c. **37 Sutton Rd, Webster, MA 01570**

Mailing Address(es)

d. **pdoherly@midpointengineering.com (508) 721-1900**

Email and Phone Number

e. **Engineer**

Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY OF EACH IN PDF FORMAT VIA EMAIL TO PLANNING@WORCESTERMA.GOV AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 1 PHYSICAL COPY BY HAND DELIVERY OR MAIL:

- Zoning Determination Form obtained from the Inspectional Services Division (email inspections@worcesterma.gov or call 508 – 799 – 1198 for more information)
- Completed Parking Plan Application, signed by all parties involved.
- Completed Tax Certification for the ____ Applicant and ____ Owner (if different) are attached (page 4)
- A Certified Abutters List(s) issued within 3 months of this application's filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor's Office and includes all abutters and abutters to abutters within 300' of the edge of the land owner's property.
Note: if the property(s) is within 300 ft. of another town, an abutters list from that town may be required.
- Project Impact Statement describing the proposed project and analyzing how the project and parking layout were designed with consideration for and to be compatible with the review criteria in the Zoning Ordinance (see Item 12 on pages 7-8 of this application) .
- Parking Plan showing the full project scope and all elements listed in Item 11 of this application, stamped and signed by all applicable professionals; include photometric and landscaping plan sheets.
- Stormwater Report demonstrating compliance with Massachusetts Stormwater Standards for the project, as applicable based on project type and scope, and reflecting test pits (*contact staff to confirm*).
- Traffic Study, if necessary based on expected traffic generation (*contact staff to confirm*).

6. PROVIDE 1 PHYSICAL COPY OF THE FOLLOWING ITEMS:

- One stamped (i.e. postage paid) pre-addressed envelope for *each* party on the Abutters List and the applicant (if different from the owner), with the following return address:

Division of Planning and Regulatory Services
455 Main Street (City Hall), Room 404
Worcester, MA 01608
- Filing Fee of \$_____ is enclosed (*see fee schedule or contact staff to confirm amount*).

7. TAX CERTIFICATION

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

If a Single Owner or Proprietorship:

- a. _____
Name
- b. _____
Signature certifying payment of all municipal charges Date
- c. _____
Mailing Address
- d. _____
Email and Phone Number

8. IF A PARTNERSHIP OR MULTIPLE OWNERS:

- e. _____
Names
- f. _____
Signatures certifying payment of all municipal charges Date
- g. _____
Mailing Address
- h. _____
Email and Phone Number

Applicant, if different from owner:

- i. _____
Printed Name & Signature of Applicant, certifying payment of all municipal charges Date

If a Corporation or Trust:

- j. _____
Full Legal Name
- k. _____
State of Incorporation Principal Place of Business
- l. _____
Mailing Address or Place of Business in Massachusetts
- m. Michael O'Brien, [Signature] Mgr 2/29/24
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges Date
- n. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges Date
- o. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges Date
- p. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges Date

9. PROJECT TYPE AND DESCRIPTION

a. **Existing Conditions.** Describe the current use of the property including existing number of parking spaces, square footage of impervious area, drainage infrastructure, curb cuts, lighting, and landscaping.

Existing property has been vacated prior use included the Sylvan Learning Center
 The property contained a 2,400 sf building and parking area with capacity of
 26 +/- vehicles

b. **Proposed Conditions.** Check the box for all of the categories that describe the proposed project:

Proposed Project Type					
Accessory (≥16 spaces)	<input type="checkbox"/>	New Construction	<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>
Non-Accessory (≥9 spaces)	<input type="checkbox"/>	Rehabilitation/Renovation	<input type="checkbox"/>	Industrial/Manufacturing	<input type="checkbox"/>
		Expansion/Addition	<input type="checkbox"/>	Business	<input type="checkbox"/>
				Mixed Use	<input type="checkbox"/>

c. Describe the proposed use of the property (attach separate narrative if needed)

The Applicant proposes to remove all existing site improvements and construct
 a 2328 sf building for a Food Service with Drive Thru use. A parking area with
 capacity of 29 vehicles will be constructed to service the use.

d. Fill in all information relevant to the proposed project

	Existing	Change +/-	Total
Number of parking spaces	26	3	20
Number of loading spaces	0	0	0
Number of curb cuts	1	0	1
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>			234
Number of trees over 9" in caliper	0	0	0
Cubic yards of fill material to be imported/exported			1000
Lighting fixtures		4	4
Impervious area	14,605	4,817	19422

10. ZONING RELIEF OR PERMITS REQUIRED

If this project has pending or already-granted approvals by the Zoning Board of Appeals or the Conservation Commission, please list the relief below and attach any recorded decisions.

Type of Relief/Approval	Granting Board/Agency	Date Approved
Food Service w/ Drive Thru Special Permit	ZBA	

11. PLAN REQUIREMENTS

The following information is required of all applications submitted for Parking Plan Review. If you are not providing one of these, please check "waiver requested" next to the item.

Feature	Waiver Requested	Location in Set (Sheet/ page #)
a. The size of the plan shall be at least 8.5" x 11" or 11" x 17", drawn to scale 1-inch equals 40 feet.	<input type="checkbox"/>	
b. North point	<input type="checkbox"/>	
c. Names of streets	<input type="checkbox"/>	
d. Summary of zoning classification requirements and minimum yard dimensions	<input type="checkbox"/>	
e. Names of owners of properties up to abutters of abutters within 300 feet of the applicant's property lines	<input checked="" type="checkbox"/>	
f. The location of any existing buildings or use of the property	<input type="checkbox"/>	
g. Distances from adjacent buildings	<input type="checkbox"/>	
h. Property lines shall be verified in the field and shown on the plan	<input type="checkbox"/>	
i. Dimensions of the lot	<input type="checkbox"/>	
j. Percentage of the lot covered by the principal and accessory buildings, proposed and existing	<input type="checkbox"/>	
k. Elevations and contours of the finished site	<input type="checkbox"/>	
l. Existing rights of way, entrances and exits, and circulation	<input type="checkbox"/>	
m. Capacity and drainage (including detention/retention ponds); profiles of trunk lines, types and sizes of pipes	<input type="checkbox"/>	
n. Location, size and arrangement of lighting and signs	<input type="checkbox"/>	
o. Berms	<input type="checkbox"/>	
p. Curbing	<input type="checkbox"/>	
q. Fences (existing and proposed)	<input type="checkbox"/>	
r. Walkways and sidewalks	<input type="checkbox"/>	
s. Landscaped areas with a planting table including quantity, species, and size, and other design features	<input type="checkbox"/>	

The following information is strongly recommended to be included:

t. Available area for snow storage	
u. Dumpster location	
v. Loading spaces	
w. Driveways and aisles	
x. Locus plan and legend	
y. Location, dimensions, number and construction materials of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking spaces, loading spaces, access aisles, sidewalks, walkways and pathways	
z. Methods and location of erosion and sedimentation control devices for controlling erosion and sedimentation during and post construction	

12. REVIEW STANDARDS FOR ACCESSORY PARKING LOTS

The Planning Board shall examine said parking plans with respect to access, drainage, capacity, circulation, compatibility, safety to pedestrians and vehicles using the facilities and using abutting streets and shall integrate such considerations into the review process.

Applicants should additionally provide a narrative "project impact statement" summarizing how the proposed parking lot has been designed with the following criteria in mind by evaluating their proposal on the basis of the following six (6) review standards, as outlined in the Zoning Ordinance per Article IV, Section 7, A(2) & A(3).

Provide the following information about the proposed project in relation to the review standards. If you are not providing one of these features please mark "none" next to the item.

1. Access, capacity, circulation, compatibility, and safety to pedestrians using the facilities and abutting streets.

Feature	None	Page/ sheet #
a. Pedestrian pathways internal to the site, with dimensions of path widths	<input type="checkbox"/>	C2
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	C2
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	C2
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	C2
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	C2
f. EV or EV ready parking spaces	<input type="checkbox"/>	C2

2. Access, capacity, circulation, compatibility, and safety to vehicles using the facilities and abutting streets.

Feature	None	Page/ sheet #
a. Driveway layout & materials	<input type="checkbox"/>	C2
b. Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts (see Note 5 to Table 4.4)	<input type="checkbox"/>	C2
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input type="checkbox"/>	C2
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	C2
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input checked="" type="checkbox"/>	

3. Adequacy of drainage facilities (including detention/retention ponds).

Feature	None	Page/ sheet #
a. Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas	<input checked="" type="checkbox"/>	
b. Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	<input checked="" type="checkbox"/>	
c. Infiltration of clean runoff to maintain groundwater supply	<input type="checkbox"/>	C3+C4
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	C3+C4

***Contact DWP&P to determine any applicable connection or use change fees

4. Adequacy of illumination and prevention of glare with respect to lighting.

Feature	None	Page/ sheet #
a. Plan locating all existing (to remain) & proposed light fixtures	<input type="checkbox"/>	SE-1
b. Details of all proposed light fixtures: showing max temperature of 3,000K, dark-sky compliant, and with shielding to prevent light spillover	<input type="checkbox"/>	SE-1
c. Photometric plan for parking lots demonstrating no spillover	<input type="checkbox"/>	SE-1
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	SE-1

5. Grading impacts of the proposal.

Feature	None	Page/ sheet #
a. Existing and proposed 2' contours using different linetypes	<input type="checkbox"/>	C3
b. Cubic yards of fill material to be imported/ exported	<input type="checkbox"/>	C3
c. Walls, including height (show top & bottom elevations at highest and all intersecting points, minimize height whenever possible), materials, and related drainage.	<input checked="" type="checkbox"/>	
d. Engineered slopes (rip-rap is not recommended)	<input checked="" type="checkbox"/>	
e. Stabilization measures and erosion controls to be used	<input type="checkbox"/>	C1

6. Appropriateness of fencing and landscaping and other site design features.

Feature	None	Page/ sheet #
a. Planted buffers between parking facilities and adjacent properties or roads	<input type="checkbox"/>	LA 1
b. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	LA 1
c. Fencing, including information on material, height, and style (including gates)	<input checked="" type="checkbox"/>	
d. Location of designated snow storage areas.	<input type="checkbox"/>	C2
e. Identification of public shade trees***	<input checked="" type="checkbox"/>	

***Removal of trees providing shade to a public ROW requires a meeting with the Tree Warden



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 79 Pullman Street

MBL No. 23-01A-0006A

REASON: PLANNING
 ZONING
 ____ LICENSE COMMISSION
 CONSERVATION COMMISSION
 ____ HISTORICAL COMMISSION
 ____ OTHER-_____

Footage for radius _____

CONTACT: NAME: Patrick Doherty
 ADDRESS: 37 Sutton Rd Webster MA
 TELEPHONE: 774 287-7937





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: 24

Parcel Address: 79 PULLMAN ST
 Assessor's Map-Block-Lot(s): 23-01A-0006A
 Owner: LACY TOPAZ LLC
 Owner Mailing: 79 PULLMAN ST
WORCESTER, MA 01570
 Petitioner (if other than owner): PATRICK DOHERTY
 Petitioner Mailing Address: 37 SUTTON RD
WEBSTER, MA
 Petitioner Phone: 774 287 7937

Planning: X Zoning: X License Commission: _____ Conservation Commission: _____
 Historical: _____ Cannabis: _____ Other: _____

32-002-01+10	FEALY PARIS JASON	0084 WEST MOUNTAIN ST	WORCESTER MA 01606
32-002-12+13	NOZZOLILLO JONATHAN J +	076A MOUNTAIN ST WEST	WORCESTER MA 01606
23-01A-5A+06	85 GREEN STREET LLC	0013 WINTER ST	WORCESTER MA 01613
49-048-00001	COMM OF MASS HIGHWAY DEPT	403 BELMONT ST	WORCESTER MA 01605

32-002-00009	RILEY BRIAN	0080 HIGHLAND VIEW DR	SUTTON MA 01590
32-002-00120	ARROYO NINA	0039 HUNNEWELL RD	WORCESTER MA 01606
32-004-00032	BHR DEVELOPMENT LLC	0046 LEANNE WAY	FRANKLIN MA 02038
32-004-00030	HEITMAN GREGORY J	2951 S BAYSHORE DR UNIT 615	MIAMI FL 33133
32-002-00004	BOURASSA MARY BETH	0033 HUNNEWELL RD	WORCESTER MA 01605
32-004-00007	BOUSQUET PATRICIA A	0088 MOUNTAIN ST WEST	WORCESTER MA 01606
32-002-0004A	GRIFFIN DENNIS K + LOUISE M	0029 HUNNEWELL RD	WORCESTER MA 01606
32-002-00011	NOZZOLILLO JONATHAN J +	0076 W MOUNTAIN ST	WORCESTER MA 01606
32-002-00115	MILLER RONALD R	0025 HUNNEWELL RD	WORCESTER MA 01606
23-01A-0006A	LACY TOPAZ LLC	0037 SUTTON RD SUITE 1	WESBETR MA 01570
23-01A-00009	HARRISON GREGORY TRUSTEE	1055 E COLORADO BLVD SUITE 310	PASADENA CA 91106
23-01A-00005	PULLMAN STREET LLC	684 PIERCE ST	LEOMINSTER MA 01453
23-01A-51R-1	BOTANIST WORCESTER LLC	1720 E TRADITION LN	LAKE HAVASU CITY AZ 86404
37-023-0001A	299 BROOKS STREET LLC	0299 BROOKS ST	WORCESTER MA 01606
23-01A-005-2	RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD MA 01886
32-002-00002	SAGE GEORGE J + MARY E	3 OGDEN ST	WORCESTER MA 01606
32-002-00014	60 WEST MOUNTAIN STREET LLC	0060 MOUNTAIN ST WEST	WORCESTER MA 01605
32-002-00007	HEADLEY ASHLIE M + OWEN	0021 HUNNEWELL RD	WORCESTER MA 01606
32-002-00008	PINEAU LINDA S TRUSTEE	0003 RADCLIFFE ST	WORCESTER MA 01606
32-002-00006	BAYLE CHRISTINA	0056 MOUNTAIN ST WEST	WORCESTER MA 01606

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 23-01A-0006A as cited above.

Certified by:



Signature

01/04/2024

Date



Abutters Map

