



**SPECIAL PERMIT APPLICATION**

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

**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:** 1059 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: No

3. **OWNER OF RECORD:** Angelo Pizzarella Trustee of Pizzarella Irrevocable Trust-2019  
(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 232 Plantation Street, Worcester, MA 01602

5. Worcester District Registry of Deeds (WDRD) Book(s) 61607, Page(s) 65  
(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 38 Block 035 Lot 00002  
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** 1059 Grafton Street, LLC

8. Address of Applicant: 1380 Soldiers Field Road, Boston, MA 02135

9. Telephone: c/o Donald J. O'Neil (508) 755-5655

10. Email: c/o djo@oneilbarrister.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):  
BL-1.0 / RL-7 (split lot)
13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):  
The portion of the property that the Applicant seeks to build upon, containing 4.4 acres, is vacant. ANR Plan for the division of property into two lots, wherein the property is shown as Parcel B, is recorded in Registry of Deeds Plan Bk. 967, Plan 122. See attached copy.
14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):  
Construct and operate a car wash facility on the portion of the property zoned BL-1.0. No use of the residentially zoned land making up the balance of the lot is planned or anticipated. To insure that a permanent buffer zone is maintained Applicant is prepared to restrict the future use of the residential land for open space through the granting of a conservation easement to the City of Worcester or in the alternative another non-profit entity to be determined.
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, Section 2, Table 4.1
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):  
Unknown.
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.
18. List any additional information relevant to the Special Permit (s):  
See additional materials filed herewith which modify prior proposal submitted for the site.

## 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 car wash will help satisfy the unmet need of City residents and others for the services to be provided. The facility will be based upon the most up to date design and engineering available to reduce water consumption and streamline the process for customers.

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

The traffic flow and safety issues associated with the proposed use have been fully investigated and studied with no adverse issues presented by the proposed use. See attached Traffic Report submitted herewith.

3. Adequacy of utilities and other public services:

Existing utilities in Grafton Street are adequate in all respects for the proposed use.

4. Neighborhood character and social structure:

The proposed is is consistent with surrounding uses along Grafton Street as well as the rear portion of the lot which the Applicant proposed to maintain as an open space buffer through the granting of a conservation restriction to the City of Worcester or some other non-profit land conservation entity to be determined.

5. Impacts on the natural environment:

The area to be built upon is limited to the area zoned for business on the Grafton Street frontage. Applicant's proposal to restrict the future the rear of the property, which occupies somewhere around three acres of land, to maintain an open space buffer will have a positive impact on the natural environment by setting aside this land permanently as conservation land.

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

The proposed use will significantly increase the City's tax base and provide employment opportunities for City residents with very little demand on City services.

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

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

1059 Grafton Street, LLC  
(Name of Applicant)

1320 Scituate Field Road, Scituate, MA 02533  
(Address)

c/o Donald J. O'Neil, Esq. (508) 755-5655  
(Contact Phone Number)

djo@oneilbarrister.com  
(Email)

February 6, 2023  
(Date)

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

Pizzarella Irrevocable Trust- 2019  
(Name of Property Owner)

232 Planation Street, Worcester, MA 01602  
(Address)

c/o Paul J. Demoga, Esq. (508) 612-4805  
(Contact Phone Number)

pidemoga@aol.com  
(Email)

February 6, 2023  
(Date)

**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 utilized for that use:
  
5. Explain how the extension, alteration or change itself complies with the current requirements of the Ordinance:
  
6. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed use: 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:

**Residential Use allowed only by Special Permit in a particular zoning district  
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed residential use:  
The Applicant is proposing to construct and operate a car wash facility, which is expected to be open from 7:00 A.M. to 9:00 P.M. with two to three employees per shift.
2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:  
The building square footage will be approximately 4,225. Lot area is approximately 4.4 acres with approximately 1 acre to be devoted to the proposed use.
3. Number and dimensions of off-street parking spaces to be provided and location (garage, driveway). Off-street parking spaces must be located outside of the front yard and exterior side yard setbacks.  
15 vac spaces proposed, including 1 ADA space, and 3 additional parking spaces set aside for employees for a total of 18 parking spaces.

**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 Pizzarella Irrevocable Trust 2019

Business Address 232 Plantation Street, Worcester, MA 01602

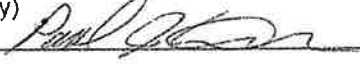
Printed Names of Trustees: \_\_\_\_\_ Address \_\_\_\_\_

Michael Pizzarella \_\_\_\_\_ 12 Mildred Ave., Millbury, MA 01527

Printed Names of Beneficiaries: \_\_\_\_\_ Address \_\_\_\_\_

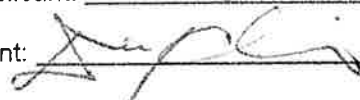
Angelo Pizzarella \_\_\_\_\_ 232 Plantation Street, Worcester, MA 01602

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

 Date: February 6, 2023  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

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

Printed Name of Applicant: 1059 Grafton Street, LLC

Signature of Applicant:  Date: February 6, 2023