

COMMERCIAL REAL ESTATE INSIGHT & NEWS

The Bowditch & Dewey Real Estate Blog

Mark Borenstein Represents Continuing Care Retirement Community in Zoning Board Approval

MAY 18, 2021

The Zoning Board of Appeals in Worcester recently approved a special permit and variance for the redevelopment of the former St. Peter-Marian Junior/Senior High School site. Mark Borenstein, an attorney in the firm's Real Estate and Environmental practice, represents Goddard/Homestead which has plans to build a 145-unit continuing care retirement community on the 24-acre property.

> Mark Borenstein, a lawyer from Bowditch & Dewey representing Goddard/Homestead, explained that research on the average need for parking at senior housing developments like the one proposed at 781 Grove St. and 94 Parkton Ave. indicated 89 parking spaces would have been sufficient.
>
> Borenstein noted that overall, he expects that the site will see a reduction in traffic of around 40% compared to its previous use as a high school.

> Borenstein said the vegetative buffer around the edges of the property will be preserved, and said the neighborhood was informed of the plans ahead of Monday's hearing. He said there was a virtual call with neighbors, and said the proposal received a fairly positive reception.

> Borenstein said that as part of the continuing care retirement model, the new facility will provide an array of services, including respite care, access to third-party medical care, a licensed social worker, a resident services director, local transportation, dining services and activities.

©2026 Bowditch & Dewey LLP. All Rights Reserved.

Continue reading "Worcester Zoning Board OKs permit, variance for redevelopment of former St. Peter-Marian site" on the *Worcester Telegram* website (subscription required).

©2026 Bowditch & Dewey LLP. All Rights Reserved.