

PLANNING BOARD
DEFINITIVE SITE PLAN APPLICATION &
81G STREET OPENING APPLICATION
SINGLE-FAMILY HOUSE LOTS
& STREET IMPROVEMENTS

0 Myrick Avenue
Worcester, MA 01605

Prepared for:

Kendall Homes Inc.
P.O. Box 766
Southborough, MA 01772

Date:

December 20, 2023

Prepared By:



100 Grove Street
Worcester, MA 01605
T 508-856-0321
F 508-856-0357
gravesengineering.com

December 20, 2023

Michelle Smith
Assistant Chief Development Officer
455 Main Street
Room 404
Worcester, MA 01608



**Subject: Definitive Site Plan Application and 81G Street Opening Application
Single-Family House Lots & Street Improvements
0 Myrick Avenue, Worcester, MA 01605**

Dear Ms. Smith,

Please find enclosed the following for inclusion on the next available Planning Board agenda for the subject project:

- One (1) copy of the "Definitive Site Plan Application", dated December 20, 2023, with attached Certified List of Abutters and Zoning Determination Form.
- One (1) copy of the "81G Street Opening Application", dated December 20, 2023.
- One (1) copy of the site plan drawings "Single-Family House Lots & Street Improvements", dated December 20, 2023. (8 sheets)
- One (1) copy of the "Stormwater Report for Single-Family House Lots & Street Improvements, 0 Myrick Avenue, Worcester, MA 01605", dated December 18, 2023.
- One (1) stamped, addressed envelope for each party on the Certified List of Abutters and one (1) stamped, addressed envelope for the project property owner.

A fee amount of \$250.00 for the Definitive Site Plan Application is anticipated and a fee amount of \$165.00 for the 81G Street Opening Application is anticipated. The check payments will be delivered when the amounts are verified by the Division of Planning & Regulatory Services.

Paper copies of the above documents will be provided upon request.

Project Summary

The proposed project consists of clearing the undeveloped lot and the construction of four single-family detached dwellings. The project includes bituminous asphalt driveways for the dwellings, retaining walls, lot grading, and roof drain groundwater recharge systems. The proposed project will also include gravity sanitary sewer and water services for each dwelling from Myrick Avenue, which is also proposed to be extended and improved as part of this project. A paved turnaround area and a stormwater treatment unit are proposed at the end of the road extension. The project triggers Site Plan Review as the proposed work on the site affects an area with a slope of 15% or greater and requires a Building Permit.

We look forward to discussing this project further with your office and the Board. If you have any questions concerning this application, please feel free to contact our office.

Respectfully Submitted,
Graves Engineering, Inc.



Ronald Méndez
Project Engineer

City of Worcester Planning Board



DEFINITIVE SITE PLAN APPLICATION

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)

1. PROPERTY INFORMATION

- a. 0 Myrick Avenue
Address(es) – please list all addresses the subject property is known by
- b. 33-019-154-5
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 69936 Page 43
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RS-7 (Residence, Single Family, 7,000 SF)
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

- a. Kendall Homes Inc.
Name(s)
- b. P.O. Box 766, Southborough, MA 01772
Mailing Address(es)
- c. kendallhomes@aol.com 508-395-3500
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 Definitive Site Plan as described below

CM K. P. ... P. T. T. 12/19/23
(Signature)

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

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

Division of Planning & Regulatory Services
455 Main St., 4th Floor, Worcester, MA 01608
Office 508-799-1400 – Fax 508-799-1406
Planning@worcesterma.gov

4. REPRESENTATIVE INFORMATION

a. Michael Andrade (Graves Engineering, Inc.)

Name(s)

b. Michael Andrade, P.E., Pitt. Mendell Homes 12/20/23
Signature(s)

c. 100 Grove Street, Suite 219, Worcester, MA 01605
Mailing Address(es)

d. mandrade@gravesengineering.c 508-856-0321 x103
Email and Phone Number

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

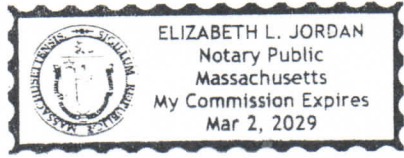
5. AUTHORIZATION

Authorization I, Kendall Homes Inc., Owner of Record of the property listed with the
Assessing Division of the City of Worcester, Massachusetts as Map 33 Block 019 Lot(s) 15c, do hereby
authorize Graves Engineering, Inc to file this application with the Division of Planning & Regulatory
Services of the City of Worcester on this the 20th day of December, 2023.

On this 20th day of December, 2023, before me personally appeared

Charles K Black, to me known to be the person described in and who executed the foregoing
instrument and acknowledged that they executed the same as their free act and deed.

[Signature]
NOTARY PUBLIC
My Commission Expires: March 2, 2029



(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

6. PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY 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 Site Plan Application, signed by all parties involved.
- Completed **Tax Certification** for the Applicant and Owner (if different) are attached (page 4)
- If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 2)
- 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 site layout were designed with consideration for and to be compatible with the review criteria in the Zoning Ordinance.
- Site Plan** showing the full project scope and all elements listed in Item 11 of this application, stamped and signed by all applicable professionals
- Architectural drawings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals
- Stormwater Report** demonstrating compliance with Massachusetts Stormwater Standards for the project, as applicable based on project type and scope (*contact staff to confirm*)
- Traffic Study**, if necessary based on expected traffic generation (*contact staff to confirm*)

7. 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 \$ 250.00 is enclosed (*see fee schedule or contact staff to confirm amount*).

8. 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. Kendall Homes Inc. Charles K. BlauM, P.r + Tr.
Name
- b. Chrl W. Mnd, P.r + Tr.
Signature certifying payment of all municipal charges
- c. P.O. Box 766, Southborough, MA 01772
Mailing Address
- d. kendallhomes@aol.com 508-395-3500
Email and Phone Number

9. IF A PARTNERSHIP OR MULTIPLE OWNERS:

- e. _____
Names
- f. _____
Signatures certifying payment of all municipal charges
- 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

If a Corporation or Trust:

- j. _____
Full Legal Name
- k. _____ Principal Place of Business
State of Incorporation
- l. _____
Mailing Address or Place of Business in Massachusetts
- m. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges

10. PROJECT TYPE AND DESCRIPTION

a. **Existing Conditions.** Describe the current/existing use of the property

One parcel of vacant (wooded) land

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

| Proposed Project Type | | | |
|--------------------------|-------------------------------------|---------------------------|-------------------------------------|
| Residential | <input checked="" type="checkbox"/> | New Construction | <input checked="" type="checkbox"/> |
| Industrial/manufacturing | <input type="checkbox"/> | Rehabilitation/Renovation | <input type="checkbox"/> |
| Business | <input type="checkbox"/> | Expansion/Addition | <input type="checkbox"/> |
| Mixed Use | <input type="checkbox"/> | Change of use | <input type="checkbox"/> |
| Subdivision | <input type="checkbox"/> | Drive-through | <input type="checkbox"/> |
| | | Gas station | <input type="checkbox"/> |
| | | Lodging House | <input type="checkbox"/> |
| | | Historic Property | <input type="checkbox"/> |
| | | Abuts Historic Property | <input type="checkbox"/> |
| | | Billboard | <input type="checkbox"/> |
| | | Airport Environs Overlay | <input type="checkbox"/> |
| | | ≥15% Slope Disturbed | <input checked="" type="checkbox"/> |

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

Four (4) parcels with single-family houses with municipal water and sewer services. Paved portion of Myrick Avenue will be extended to access the four new parcels.

d. Fill in all information relevant to the proposed project

| All Projects | Existing | Change +/- | Total |
|--|----------|---------------------|---------|
| Overall lot size in square feet | 29,870 | 0 | 29,870 |
| Number of buildings | 0 | +4 dwellings | 4 |
| Total square footage of building(s) | 0 | +2,055 per dwelling | 8,220 |
| Number of stories of building(s) | 0 | +2 per dwelling | 8 |
| Number of parking spaces | 0 | +2 per dwelling | 8 |
| Number of loading spaces | 0 | N/A | N/A |
| Changes to on-street parking | N/A | N/A | N/A |
| Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i> | N/A | +16 | +16 |
| Square feet of wetlands | 0 | 0 | 0 |
| Square feet of surface (open) water | 0 | 0 | 0 |
| Square feet of area vegetated/wooded | 21,000 | -21,000 | 0 |
| Number of trees over 9" in caliper | Unknown | As needed | Unknown |
| Cubic yards of fill material to be imported/ exported | N/A | +500 | 500 |
| Square feet of property in floodplain | 0 | 0 | 0 |
| Length of roadway (in feet or miles) | 0 | +330 ft. | 330 ft. |
| Residential | Existing | Change +/- | Total |
| Number of units | 0 | +4 | 4 |
| If multi-family, number of bedrooms per unit | N/A | N/A | N/A |
| Number of accessible units | 0 | 0 | 0 |
| Number of affordable units | 0 | 0 | 0 |
| Business/ Industrial | Existing | Change +/- | Total |
| Gross square feet of floor area | N/A | N/A | N/A |

11. ZONING

If this project has already been granted Zoning Relief by the Zoning Board of Appeals, please list the relief below:

| Type of Relief | Date Approved |
|----------------|---------------|
| | |
| | |
| | |

12. PERMITS REQUIRED

List any **Federal, State, or City of Worcester** agencies from which permits or other actions have been or will be sought. Please continue list on an attached sheet if needed.

| Agency Name | Permit Type | Date Filed | File Number |
|-------------------------|------------------|------------|-------------|
| Conservation Commission | Notice of Intent | 01-10-24 | |
| | | | |
| | | | |
| | | | |
| | | | |

13. PLAN REQUIREMENTS

The following information is required of all applications submitted for Site 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. Site Plan at a minimum 1" = 40'-0" scale, legend, & properly oriented north arrow | <input type="checkbox"/> | C102 |
| b. Locus plan with zoning information shown | <input type="checkbox"/> | C001, C101 |
| c. Existing utilities | <input type="checkbox"/> | C101, C104 |
| d. Existing and proposed grading using differing linetypes, showing 2' contours | <input type="checkbox"/> | C101, C103 |
| e. Soil types identified on the plan (including test-pit/boring locations) | <input type="checkbox"/> | C103 |
| f. Location of all trees over 9" caliper inches on existing conditions plan | <input checked="" type="checkbox"/> | |
| g. Architectural elevations or renderings (including exterior materials) | <input type="checkbox"/> | Arch. Plans |
| h. Landscape plan including plantings, and details for all landscape elements | <input type="checkbox"/> | C102 |
| i. Shade trees to reduce heat island effect. (1 tree required per dwelling unit and a minimum of 1 tree required for every 10 interior parking spaces, 3.5" caliper size) | <input type="checkbox"/> | C102 |
| j. Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. <i>All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.</i> | <input checked="" type="checkbox"/> | |
| k. For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. <i>Note: See Article IV, Section 2, Table 4.2, footnote 3.</i> | <input checked="" type="checkbox"/> | N/A |

14. REVIEW STANDARDS

The following standards shall be used by the Planning Board in reviewing all applications for site plan review. These standards are intended to provide a frame of reference for the applicant in development of applications. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention or innovation. Applicants are encouraged to evaluate the extent to which the site plan, its immediate and general locus and the City more generally can tolerate the development being proposed and adjust their proposals accordingly.

Applicants should additionally provide a narrative “project impact statement” summarizing how the proposed project has been designed with the following criteria in mind by evaluating their proposal on the basis of the following 16 review standards, as outlined in the Zoning Ordinance per Article V, Section 5, B.

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

1. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

| Feature | None | Page/ sheet # |
|---|-------------------------------------|---------------|
| a. Pedestrian pathways internal to the site, with dimensions of path widths | <input checked="" type="checkbox"/> | N/A |
| b. Pedestrian pathways connecting to sidewalks or nearby amenities | <input checked="" type="checkbox"/> | N/A |
| c. Doors/egress to all existing and proposed buildings | <input type="checkbox"/> | C102 |
| d. Pedestrian paving and surface treatment details | <input checked="" type="checkbox"/> | N/A |
| e. Safe, ADA accessible pedestrian crossings at driveways and intersections | <input checked="" type="checkbox"/> | N/A |

2. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls.

| Feature | None | Page/ sheet # |
|--|-------------------------------------|---------------|
| a. Driveway layout & materials | <input type="checkbox"/> | C102 |
| b. Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts (<i>see Note 5 to Table 4.4</i>) | <input type="checkbox"/> | C102 |
| c. Access control and directional signage (e.g. gates, pavement markings, etc.) | <input checked="" type="checkbox"/> | N/A |
| d. Pavement and curb details, including level sidewalks at driveways | <input type="checkbox"/> | C501, C502 |
| e. Permeable or porous paving, and/ or cool pavements/ treatments | <input checked="" type="checkbox"/> | |

3. Location, arrangement, appearance and sufficiency of off-street parking and loading.

| Feature | None | Page/ sheet # |
|---|-------------------------------------|---------------|
| a. Number of parking spaces provided (9 x 18) | <input checked="" type="checkbox"/> | N/A |
| b. Number of compact parking spaces (8 x16) | <input checked="" type="checkbox"/> | N/A |
| c. ADA parking spaces | <input checked="" type="checkbox"/> | N/A |
| d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces) | <input checked="" type="checkbox"/> | N/A |
| e. Parking is outside front & exterior side yard/setback (except residential drives) | <input checked="" type="checkbox"/> | N/A |
| f. Loading spaces or docks (see Table 4.5 and related notes) | <input checked="" type="checkbox"/> | N/A |
| g. Screen planting between parking and edge of property or pedestrian paths | <input checked="" type="checkbox"/> | N/A |
| h. Number of electric vehicle charging stations or “ready” (conduit run) spaces | <input checked="" type="checkbox"/> | N/A |
| i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO) | <input checked="" type="checkbox"/> | N/A |

4. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.

| | Feature | None | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | Building entrance fronting on the sidewalk | <input type="checkbox"/> | C102 |
| b. | Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.) | <input checked="" type="checkbox"/> | N/A |
| c. | Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments | <input checked="" type="checkbox"/> | N/A |
| d. | Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet | <input checked="" type="checkbox"/> | N/A |
| e. | Parking and circulation directional signage | <input checked="" type="checkbox"/> | N/A |
| f. | Signage facing the street | <input checked="" type="checkbox"/> | N/A |

5. Adequacy of stormwater and drainage facilities.

| | Feature | None | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas | <input type="checkbox"/> | C101, C103 |
| 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"/> | C103 |
| d. | Overflow or other connection to City stormwater infrastructure*** | <input type="checkbox"/> | C103 |

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

6. Adequacy of water supply and sewerage disposal facilities.

| | Feature | None | Page/ sheet # |
|----|--|--------------------------|---------------|
| a. | Connections to or extensions of city sanitary sewer and water utilities. <i>Contact DWP&P to determine any applicable sewer connection or use change fees.</i> | <input type="checkbox"/> | C104 |
| b. | Connections to or extensions of city storm drainage infrastructure | <input type="checkbox"/> | C104 |
| c. | Footing or foundation drainage for a proposed structure or wall | <input type="checkbox"/> | C502 |

7. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in Article V, Section-5(C).

| | Feature | None | Page/ sheet # |
|----|--|-------------------------------------|------------------|
| a. | Walls, including height (show top & bottom elevations at highest and all intersecting points, minimize height whenever possible), materials, and related drainage. | <input type="checkbox"/> | C102, C103, C502 |
| b. | Engineered slopes (rip-rap is not recommended) | <input checked="" type="checkbox"/> | |
| c. | Planted buffers between parking facilities and adjacent properties or roads | <input checked="" type="checkbox"/> | |
| d. | Proposed plantings and areas to be seeded (number, species or mix, size) | <input type="checkbox"/> | C102, C103 |
| e. | Fencing, including information on material, height, and style (including gates) | <input checked="" type="checkbox"/> | |
| f. | Planted buffers along rear and side yard setbacks | <input checked="" type="checkbox"/> | |

8. In the case of an apartment complex or other multiple dwelling, the adequacy of useable common property or open space. Note: for residential uses in Business Districts see Article IV, Section 2, Table 4.2, footnote 3.

| | Feature | None | Page/ sheet # |
|----|---|-------------------------------------|---------------|
| a. | Outdoor seating (i.e. benches, seat walls, picnic tables, etc.) | <input checked="" type="checkbox"/> | N/A |
| b. | Recreation or play area (Is it designed for children/ families? Circle: YES NO) | <input checked="" type="checkbox"/> | N/A |
| c. | Raised beds for a community garden or other urban agriculture provisions | <input checked="" type="checkbox"/> | N/A |
| d. | Paved pedestrian plaza area (includes patios) or deck | <input checked="" type="checkbox"/> | N/A |
| e. | Interior common space and amenities or balconies | <input checked="" type="checkbox"/> | N/A |

9. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

| | Feature | None/ | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | Plan locating all existing (to remain) & proposed light fixtures | <input checked="" type="checkbox"/> | N/A |
| b. | Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover | <input checked="" type="checkbox"/> | N/A |
| c. | Photometric plan for parking lots with ≥12 new spaces | <input checked="" type="checkbox"/> | N/A |
| d. | Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable) | <input checked="" type="checkbox"/> | N/A |
| e. | Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors | <input checked="" type="checkbox"/> | N/A |
| f. | Limit of clearing, with mature vegetation protected where possible | <input type="checkbox"/> | C101 |

10. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.

| | Feature | None | Page/ sheet # |
|----|---|-------------------------------------|---------------|
| a. | Diagram of fire truck access path (applicant should coordinate turning radius and access requirements with the Fire Department) | <input checked="" type="checkbox"/> | |
| b. | Clearly marked fire or emergency loading areas | <input checked="" type="checkbox"/> | N/A |
| c. | Fire hydrants and/or FDC connections | <input type="checkbox"/> | C102, C104 |

11. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

| | Feature | None | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | All buildings and utilities are located at or above the 500-year flood elevation | <input checked="" type="checkbox"/> | N/A |
| b. | Drainage infrastructure is designed to reduce ponding and slow runoff | <input checked="" type="checkbox"/> | N/A |

12. Adequacy of erosion and sedimentation control measures to be utilized during and after construction.

| | Feature | None | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | Erosion control plan narrative sequence (including perimeter controls and temporary stormwater management) for construction activities | <input type="checkbox"/> | C101 |
| b. | Plans for securing of any stockpiles on site during construction | <input type="checkbox"/> | C101 |
| c. | Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient) | <input type="checkbox"/> | C501 |
| d. | Slopes ≥2.5H:1V are engineered (note: loam and seed is not sufficient) | <input checked="" type="checkbox"/> | |
| e. | Temporary sediment basins and other means of stormwater velocity attenuation or conveyance proposed during construction | <input checked="" type="checkbox"/> | |

13. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.

| | Feature | None | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | Protection of existing historic architectural or site features | <input checked="" type="checkbox"/> | N/A |
| b. | Historically-sensitive façade, window, and roof treatments | <input checked="" type="checkbox"/> | N/A |

14. Adequacy and impact on the regional transportation system.

| | Feature | None | Page/ sheet # |
|----|---|-------------------------------------|---------------|
| a. | Bus service within ¼ mile (indicate number of stops and route numbers) | <input checked="" type="checkbox"/> | |
| b. | Improvements to neighborhood walk/bike-ability or public transportation | <input checked="" type="checkbox"/> | |

15. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.

| | Feature | None | Page/ sheet # |
|----|--|-------------------------------------|---------------|
| a. | Snow storage locations (outside of basins and required parking/landscape buffer) | <input checked="" type="checkbox"/> | N/A |
| b. | Water quality structures to remove total suspended solids (TSS) from runoff | <input type="checkbox"/> | C103 |
| c. | Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.) | <input type="checkbox"/> | C103 |
| d. | Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL) | <input checked="" type="checkbox"/> | N/A |
| e. | Locations of material to cut or filled (including the location of the source material if fill) | <input checked="" type="checkbox"/> | |
| f. | Dewatering plans | <input checked="" type="checkbox"/> | N/A |

16. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.

| | Feature | None | Page/ sheet # |
|----|---|-------------------------------------|---------------|
| a. | Minimum yard setbacks (for front, side, and rear) | <input type="checkbox"/> | C102 |
| b. | Property and right-of-way boundary lines (include the status of ways) | <input type="checkbox"/> | C102 |
| c. | Easements for any utilities, public access, or adjacent properties | <input checked="" type="checkbox"/> | |
| d. | Regularity factor for all lots | <input checked="" type="checkbox"/> | |
| e. | % paving within the front-yard for residential uses | <input type="checkbox"/> | C102 |
| f. | Height of all structures in feet and stories | <input type="checkbox"/> | C102 |

City of Worcester Planning Board



M.G.L. CHAPTER 41, §81G STREET OPENING CHECKLIST, REQUIREMENTS & APPLICATION

Division of Planning & Regulatory Services
455 Main Street, Room 404; Worcester, MA 01608
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

1. A completed **81G Street Opening Application** including:
 - ❑ One (1) signed, original application form. The owner/petitioner must sign the application.
 - ❑ Fifteen (15) copies of the signed application form. *Double-siding is encouraged.*
 - ❑ Certified List of Abutters, which may be obtained at City Hall – Second Floor. This list must be attached to the application.
2. One (1) stamped, addressed envelope for each Party on the Certified List of Abutters.

Return address should be: Division of Planning and Regulatory Services; 455 Main Street, Room 404; Worcester, Massachusetts 01608
3. **81G Street Opening Plan**
 - ❑ A signed original and fifteen (15) ***folded*** copies of the 81G Street Opening Plan.
4. **Filing Fee** - Checks payable to the City of Worcester.

****ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED**
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER
POSSIBLE**

**CITY OF WORCESTER REVISED ORDINANCES
CHAPTER 12 STREETS & SIDEWALKS
SECTION 12 PERMIT FOR THE CONSTRUCTION OF WAYS**

(a) No person shall construct, repair, alter or otherwise open a way for use by the inhabitants thereon or the general public unless 1) the way has been approved by the planning board pursuant to the subdivision control law; or 2) unless the location of the way is in accordance with the official map of the city as amended from time to time; or 3) has been approved by the planning board pursuant to §81G of chapter 41 of the General Laws; and, in the case of 2) and 3) above, unless the planning board has approved the grading, surfacing and drainage of such way.

(b) No person shall construct, repair, alter or otherwise open a way for use by the inhabitants thereon or the general public as described in subsection (a) above without first obtaining an inspection permit from the commissioner. The commissioner may impose reasonable conditions and limitations concerning work to be performed under such permit which shall include, but not be limited to, the following:

(i) unless the completion of the proposed work is validly secured under the subdivision control law, the commissioner shall require the applicant to secure the work in any one or combination of the methods set forth in said subdivision control law (G.L. c. 41, §81U);

(ii) a permit issued hereunder shall be valid for one construction season only, which shall commence on April 1st and end on November 15th. The commissioner, in his sole discretion, may allow the issuance of a permit for work to be undertaken during the time period from December 1st to the end of February;

(iii) the applicant shall establish a time period and schedule for the completion of the permitted work, but in no event shall such time period exceed the term of the permit;

(iv) the applicant shall provide the commissioner a detailed schedule of construction activities;

(v) the applicant shall submit an erosion control plan, which must be approved by the commissioner, relative to the work to be undertaken pursuant to the permit;

(vi) all related inspection fees must be paid in full prior to issuance of the permit;

(vii) a pre-construction conference with the engineering division of the department of public works shall be held prior to issuance of the permit.

(a) No person shall open a way for public use unless 1) the way has been approved by the planning board pursuant to the subdivision control law; or 2) unless the location of the way is in accordance with the official map of the city as amended from time to time; or 3) has been approved by the planning board pursuant to § 81G of chapter 41 of the General Laws; and, in the case of 2) and 3) above, unless the planning board has approved the grading, surfacing and drainage of such way.

(b) No person shall open a way for public use as described in subsection (a) above without first obtaining an inspection permit from the commissioner. The commissioner may impose reasonable conditions and limitations concerning work to be performed under such permit, including a requirement that the applicant post a bond or other form of surety, indemnity, and evidence of adequate insurance coverage with the commissioner before such permit is issued.

City of Worcester Planning Board



M.G.L. CHAPTER 41, §81G STREET OPENING APPLICATION

Division of Planning & Regulatory Services
455 Main Street, Room 404; Worcester, MA 01608
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

1. The undersigned applicant, being the owner of all land included within property shown on the accompanying plan entitled Single-Family House Lots & Street Improvements and prepared by Michael Andrade (Graves Engineering, Inc.) Massachusetts Registered (Engineer) (Surveyor), Registration Number 45689, dated December 20 2023, submits such plan and makes application to the Board for approval thereof.
2. The land within the proposed street opening is subject to the following easements and restrictions:
Wetland buffer zone
3. There are appurtenant to the land within the proposed street opening the following easements and restrictions:
Wetland buffer zone
4. The applicant agrees if the Plan is approved, to construct and install all improvements within the proposed street opening plan required by the Planning Board and supplemented by the work specifications and other requirements of the Public Works Commissioner and the Health and Code Enforcement Commissioner.
5. The applicant further agrees to complete all said required improvements within two (2) years from the date of approval of the street opening by the Board unless the Board approves a different period of time.
6. The applicant further agrees if this application is approved by the Planning Board, to file with the Public Works Commissioner for an inspection permit in accordance with the requirements of Chapter 12, § 12 of the Revised Ordinances.
7. The owner's title to the land is derived under deed from Mohammed Ziad Ramadan to Kendall Homes Inc. dated November 2, 2023, and recorded in the Worcester District Registry of Deeds, Book 69936, Page 43; or Land Court Certificate of Title Number _____, registered in Worcester Land Registry District, Book _____, Page _____ and Worcester Assessor's Book 33-019-154-5, Page _____.

Applicant's Signature: Charles Black, P.E.

Applicant's Name (Please Print): Charles Black (Kendall Homes Inc.)

Applicant's Address: P.O. Box 766

Southborough, MA 01772

Applicant's Phone Number: 508-395-3500 Fax Number: _____



City of Worcester

Department of Inspectional Services

Zoning Determination Form



To obtain a building permit, you are required to file the following Board application(s):

Property Address:

0 Myrick Avenue

Zoning Board of Appeals (indicate all that apply)

Variance(s) (indicate relief needed for all that apply)

| Dimension | Requirement | Provided | Relief Requested |
|---------------------|---------------|----------|------------------|
| Gross Area (SF) | | | |
| Frontage (ft.) | | | |
| Setback (ft.) | Front | | |
| | Side | | |
| | Exterior Side | | |
| | Rear | | |
| Height (ft.) | | | |
| Floor to Area Ratio | | | |

Zoning District: RS-7

Planning Board (indicate all that apply)

Site Plan (circle all that apply):

Preliminary Definitive

Trigger(s) ¹: (circle all that apply) _____

15% Slope Lodging Historical
WRP # of Units GFA
Subdivision Flood Plainⁱ
Special Permit related

| | | | |
|------------------|--|--|--|
| Parking (spaces) | | | |
| Landscaping | | | |
| Other | | | |

Parking Plan:

of Spaces _____

Special Permits (circle all that apply)¹

AROD FPOD CCRC
WRP MU Cluster CCOD
Common Drive AHDB AOD

Applicable Section of Zoning Ordinance

Article: _____

Section: _____

Paragraph: _____

Other Filings (either Board)

- Amendment** _____
- Administrative Appeal**
- Extension of Time**
- Comprehensive Permit**
- Other** _____

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming
Structure Use

Non-Residential/Residential Conversion

Other Special Permit

Department of Inspectional Services
Authorized Signature Required TM DJH DC

¹ AOD= Arts Overlay District, AHDB=Affordable Housing, AROD=Adaptive Reuse Overlay District, CCRC=Continuing Care Retirement Community, FPOD = Flexible Parking, FP Flood Plain, MU= Mixed Use WRP=Water Resources Protection.



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 0 Myrick Avenue

MBL No. 33-019-154-5

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

Footage for radius 300 feet

CONTACT: NAME: R. Mendez (Graves Engineering)
 ADDRESS: 100 Grove Street, Worcester
 TELEPHONE: 508-856-0321 x110

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: 40

Parcel Address: 0 MYRICK AVE
 Assessor's Map-Block-Lot(s): 33-019-154-5
 Owner: KENDALL HOMES INC
 Owner Mailing: 4 WILLIAM COLLEARY LN
SOUTHBOROUGH MA 01772
 Petitioner (if other than owner): R MENDEZ
 Petitioner Mailing Address: 100 GROVE ST
WORCESTER, MA
 Petitioner Phone: 5088560321 X110

Planning: X Zoning: _____ License Commission: _____ Conservation Commission: _____

Historical: _____ Cannabis: _____ Other: _____

| | | | |
|--------------|------------------------------|-------------------|--------------------|
| 55-15D-00041 | VASEL DOROTHEA A LIFE EST + | 0082 LYNNWOOD LN | WORCESTER MA 01609 |
| 55-15C-00046 | TINGUE LISA D | 0012 LANTERN LN | WORCESTER MA 01609 |
| 33-019-00154 | BEAHN AMANDA A | 0016 MYRICK AVE | WORCESTER MA 01605 |
| 33-019-00412 | ASSUMPTION COLLEGE | 0500 SALISBURY ST | WORCESTER MA 01605 |
| 55-15C-00048 | SOTER PAUL N + ANGELICA | 0018 LANTERN LN | WORCESTER MA 01609 |
| 55-15D-00061 | LALOS CONSTANTINOS D + FROSO | 0003 LANTERN LANE | WORCESTER MA 01609 |

| | | | |
|--------------|-------------------------------------|--------------------------|-----------------------|
| 33-018-180-2 | MUSTAFA ARWA S + ZIAD H | 0011 MYRICK AVE | WORCESTER MA 01602 |
| 55-15D-00040 | MEOLA FRANCES & ODETTE | 78 LYNNWOOD LANE | WORCESTER MA 01609 |
| 33-019-00214 | GAR REALTY TRUST LLC | 0035 BERLIN ST | AUBURN MA 01501 |
| 55-15D-00043 | SHEAR DEBRA B | 0008 LANTERN LN | WORCESTER MA 01609 |
| 55-15D-00058 | ROGAN ARTHUR + CHRISTINA | 0009 LANTERN LN | WORCESTER MA 01609 |
| 33-019-154-4 | VU GARY + JENNIFER K | 0022 MYRICK AVE | WORCESTER MA 01605 |
| 55-15D-00044 | MUCKIAN SARA A SWILLO + ROBERT F | 0010 LANTERN LN | WORCESTER MA 01609 |
| 55-15D-00057 | TRAN DAVID V + LE | 0011 LANTERN LN | WORCESTER MA 01609 |
| 55-15D-00056 | GANIAS HELEN | 0015 LANTERN LN | WORCESTER MA 01609 |
| 55-15C-00034 | DENNETT SCOTT J + | 0066 LYNNWOOD LN | WORCESTER MA 01609 |
| 55-15C-00055 | BIGONAHY DADBEH | 0017 LANTERN LN | WORCESTER MA 01609 |
| 55-15C-00032 | HSIEH HWA HSIN | 62 LYNNWOOD LANE | WORCESTER MA 01609 |
| 55-15C-00047 | HSIEH HWA HSIN + LORRAINE L CO | 00062 LYNNWOOD LANE | WORCESTER MA 01609 |
| 55-15C-00053 | CAIN JEFFREY E | 0021 LANTERN LN | WORCESTER MA 01609 |
| 33-019-154-3 | TAYLOR DORCAS + | 0020 MYRICK AVE | WORCESTER MA 01609 |
| 33-018-00143 | WILSON LISA A | 14 MYRICK AVE | WORCESTER MA 01605 |
| 55-15D-00060 | PANAGIOTOU NICOLE RENEE + ELIZABETH | 0005 LANTERN LN | WORCESTER MA 01609 |
| 55-15D-00059 | WYNN KEVIN + JENNIFER MARKHAM | 0007 LANTERN LN | WORCESTER MA 01609 |
| 33-018-00204 | MAYER DOUGLAS P | 001A MINTHORNE ST | WORCESTER MA 01603 |
| 33-019-154-2 | PERSSON CARL D + ANNIE M | 0018 MYRICK AVE | WORCESTER MA 01605 |
| 55-15D-00042 | HAXHI GILDJON + ALIN | 0004 LANTERN LN | WORCESTER MA 01609 |
| 55-15D-00039 | JONGELING KRISTI M | 0074 LYNNWOOD LN | WORCESTER MA 01609 |
| 33-019-154-5 | KENDALL HOMES INC | 0004 WILLIAM COLLEARY LN | SOUTHBOROUGH MA 01772 |
| 55-15C-00054 | HENRY DAVE + | 0019 LANTERN LN | WORCESTER MA 01609 |
| 55-004-00001 | ASSUMPTION COLLEGE | 0500 SALISBURY ST | WORCESTER MA 01609 |
| 33-019-00422 | ASSUMPTION COLLEGE | 0500 SALISBURY ST | WORCESTER MA 01609 |
| 55-15D-00036 | DENARDO JEANNE L (LIFE ESTATE) | 0070 LYNNWOOD LN | WORCESTER MA 01609 |
| 55-15D-00045 | TINGUE LISA D | 0012 LANTERN LN | WORCESTER MA 01609 |
| 33-018-180-1 | FONTAINE TIMOTHY + MEAGHAN | 0013 MYRICK AVE | WORCESTER MA 01605 |
| 33-019-164-1 | MACY-LESPERANCE ERICA LEE + | 0021 MYRICK AVE | WORCESTER MA 01605 |
| 33-019-164-2 | NORDSTROM STEVE M + MEREDITH K | 19 SERVANT WAY | SOUTHBRIDGE MA 01550 |
| 33-019-164-3 | NORDSTROM STEVE M + MEREDITH K | 19 SERVANT WAY | SOUTHBRIDGE MA 01550 |
| 33-019-164-4 | NORDSTROM STEVE M + MEREDITH K | 19 SERVANT WAY | SOUTHBRIDGE MA 01550 |
| 33-019-00226 | ABG REAL ESTATE LLP | 0078 PLEASANT ST | WORCESTER MA 01608 |

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 03-025-00012 as cited above.

Certified by:

Signature

12/8/2023

Date



The City of
WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

Abutters Map

