

Received
Worcester City Clerk

2024 APR -3 PM 1:05



D. J. & Associates
7 Cedar Street
Clinton, Ma. 01510

Worcester Planning Board
c/o Division of Planning & Regulatory Services
455 Main Street, Room 404
Worcester, Ma. 01608

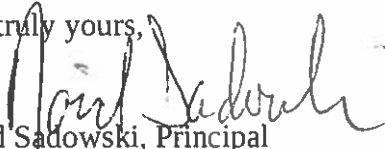
Re: Definitive Frontage Subdivision Planning
45 Laurel Street

Dear Planning Board Members,

I am writing on behalf of my client, Jonathan Matos, to request approval of the Definitive Frontage Subdivision Plan filed herewith for the property situated at 45 Laurel Street. The Zoning Board has voted to grant frontage and lot area relief to allow for the division of the property into two lots. See decision recorded in WDRD book 65596, page 243. Two easements, namely from National Grid underground cables on site and Ma Electric movement and replacement of a pole, needed to be secured prior to seeking any building permits. These easements have been granted for 45 Laurel Street. A demolition permit for the existing stand alone garage on site was received and demolition work of the garage structure was completed. No new road construction is proposed or necessary and the existing utilities available in the Laurel Street layout are adequate in all respects for the proposed use of the property. On behalf of my client, I also respectfully request that you grant as needed waivers of the Subdivision Rules and Regulations required for the approval of the plan filed herewith with the exception of those applicable to ANR submissions.

If anything else is needed, please don't hesitate to contact me directly.

Very truly yours,


David Sadowski, Principal
D. J. & Associates
March 30, 2024

cc: Jonathan Matos



DEFINITIVE "FRONTAGE" SUBDIVISION PLAN APPLICATION

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

1. The undersigned applicant, being the owner of all land included within a proposed subdivision shown on the accompanying plan entitled DEFINITIVE FRONTAGE SUBDIVISION PLAN
and prepared by DAVID TEACHOUT
Massachusetts Registered (Engineer) (Surveyor), Registration Number PLS # 32659,
dated MARCH 25 2024, submits such plan as a Definitive Plan of the proposed subdivision and makes application to the Board for approval thereof.
2. The land within the proposed subdivision is subject to the following easements and restrictions:
MASS ELECTRIC UNDERGROUND SYSTEM, REPLACE POLE # P7 - BOOK 67124, PAGE 378
VERIZON NEW ENGLAND INC UNDERGROUND CABLES - BOOK 68820, PAGE 254
3. There are appurtenant to the land within the proposed subdivision the following easements and restrictions: A Demolition permit was issued for the removal of the existing 2 bay garage which is located on the 45 Laurel Street property. The demolition has started, the garage structure was removed but the concrete garage slab along with two (2) concrete driveways remain on the property. These appurtenants will be removed when the individual building permits are issued for the 45 Laurel St property.
4. A preliminary Plan of the proposed subdivision was approved by the Board on 20 . The modifications recommended at this meeting have been incorporated in the accompanying plan.
5. The applicant agrees if the Definitive Plan is approved, to construct and install all improvements within the proposed subdivision required by the Rules and Regulations of the Worcester Planning Board as in force on the date of this application and as modified and supplemented by the work specifications and other requirements of the Public Works Commissioner and the Health and Code Enforcement Commissioner.
6. The applicant covenants and agrees to complete all said required improvements; (1) within three (3) years from the date of approval of a Definitive Subdivision Plan of ten lots or fewer; or (2) within five years from the date of approval of a Definitive Subdivision Plan of more than ten lots.
7. The applicant agrees if this application is approved, to file with the Board within twenty (20) days of such approval a bond in form satisfactory to the Board and conditioned on the completion of all required improvements in the time and manner prescribed, in a penal sum sufficient in the opinion of the Planning Board upon the advice of the Commissioner of Public Works to cover the cost of such work and executed by the applicant as principal and a surety company authorized to do business in the Commonwealth of Massachusetts and satisfactory to the Board as surety or secured by the deposit with the City Treasurer of money or negotiable securities satisfactory to the Board in the amount equal to the penal sum of the bond.

OR

8. The applicant further agrees, if this application is approved, to cause the Definitive Plan of the subdivision to be recorded in the Worcester District Registry of Deeds or in the Worcester Land Registry District within six (6) months of such approval, and agrees not to sell or to offer to sell, any of the lots within the subdivision.

9. The owner's title to the land is derived under deed from Pablo Frias- Mota & Rosalina Almonte-Frias, dated May 03, 2018, and recorded in the Worcester District Registry of Deeds, Book 58763, Page 110; or Land Court Certificate of Title Number _____, registered in Worcester Land Registry District, Book _____, Page _____ and Worcester Assessor's Book 01-032, Page 00053.

Applicant's Signature: Jonathan Matos

Applicant's Name (Please Print): Jonathan Matos

Applicant's Address: 177 Shawmut Avenue, New Bedford, Ma 02740

Applicant's Phone Number: 774-444-2009 Fax Number: None

Accepted this _____ day of _____, 20____ as duly submitted under the Rules and Regulations of the Planning Board.

For WORCESTER PLANNING BOARD

By: Division of Planning & Regulatory Services

8821 Attachment

Designee

Name: U.S. Small Business Administration

Address: 14925 Kingsport Road, Fort Worth, TX 76155

CAF Number: None

Telephone Number: 800-659-2955

8821 Attachment

Designee

Name: U.S. Small Business Administration

Address: 14925 Kingsport Road, Fort Worth, TX 76155

CAF Number: None

Telephone Number: 800-659-2955



OWNER AUTHORIZATION

Owner Authorization

I, Jonathan Matos, as owner of the subject property hereby authorize _____, to act on my behalf in all matters relative to work authorized by this building permit.

Jonathan Matos
Signature of Owner

2/22/24
Date

Owner/ Authorized Agent Declaration:

I, MICHAEL POTSKY, as Owner/Authorized Agent, hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief.

Signed under the pains and penalties of perjury.

MICHAEL POTSKY
Print Name

[Signature]
Signature of Owner/ Authorized Agent

2/22/24
Date



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 45 Laurel st.
Worcester, MA 01605

MBL No. _____

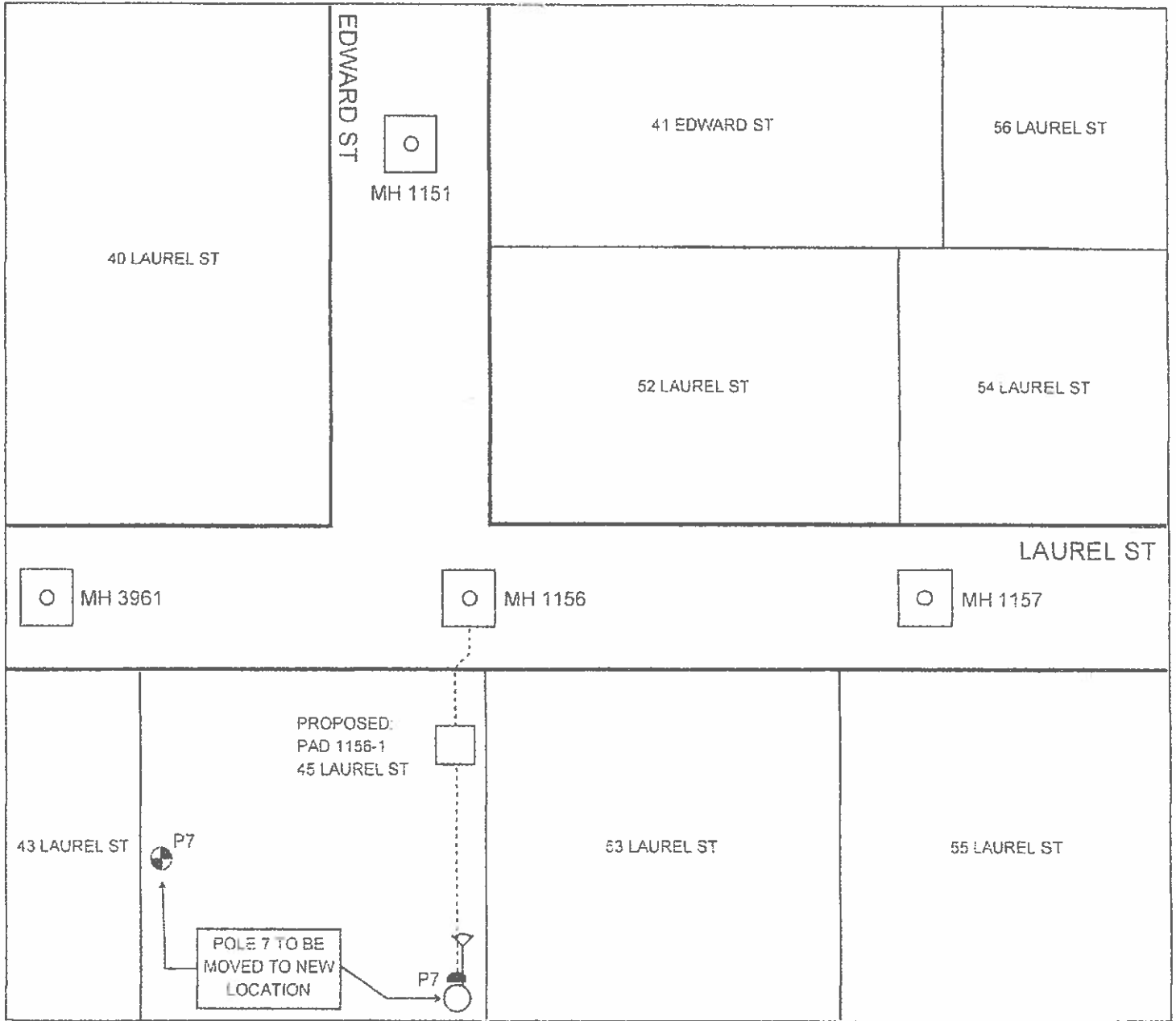
REASON: PLANNING
 ZONING
 LICENSE COMMISSION
 CONSERVATION COMMISSION
 HISTORICAL COMMISSION
 OTHER- _____

Footage for radius _____

CONTACT: NAME: Jonathan Maters
ADDRESS: 197 Shawmut Ave, New Bedford MA, 02740
TELEPHONE: 774-444-2003



EXHIBIT 'A' NOT TO SCALE
 THE EXACT LOCATION OF
 SAID FACILITIES TO BE
 ESTABLISHED BY AND UPON
 THE INSTALLATION AND
 ERECTION OF THE FACILITIES
 THEREOF.



LEGEND	
	EXISTING JOINTLY OWNED POLE
	PROPOSED JOINTLY OWNED POLE
	EXISTING OVERHEAD CONDUCTOR
	PROPOSED RISER
	EXISTING NGRID MANHOLE
	PROPOSED UG FEED
	PROPOSED PAD
	PROPOSED ANCHOR/GUY

EASEMENT SKETCH 45 LAUREL ST, WORCESTER MA		Date: 10/18/2021 Designer: CARLEI W/R: 30424202
SKETCH TO ACCOMPANY EASEMENT: INSTALL 75KVA XFMR AT PAD 1156-1, REPLACE POLE P7 TO NEW LOCATION TO RE-FEED BACKWARD POLE LINE		

ATTEST: WORC Kathryn A. Toomey, Register

DECISION

At a remote meeting of the Board on March 15, 2021, and on motion duly made and seconded, it was voted 5-0 by Board members Joseph Wanat, Russell Karlstad, Jordan Berg Powers, George Cortes, and Robert Haddon to approve the following requested relief:

Lot 1A Laurel Street (Proposed):

Variance: For relief of 232 SF from the 3,000 SF minimum lot area dimensional requirement for a single-family semi-detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief of 5 FT from the 30 foot minimum frontage dimensional requirement for a single-family semi-detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Lot 2A Laurel Street (Proposed):

Variance: For relief of 232 SF from the 3,000 SF minimum lot area dimensional requirement for a single-family semi-detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief of 5 FT from the 30 foot minimum frontage dimensional requirement for a single-family semi-detached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

With the following conditions of approval:

1. Prior to the issuance of a Building Permit, provide one (1) full-size, to-scale, stamped/sealed original of a final revised site plan-set and architectural plans, and a PDF file of the same, to the Division of Planning & Regulatory Services.
2. That the property shall be limited to one 12 foot curb-cut, per lot, as shown on the plans.
3. That gutters shall be installed and directed to rain barrels in order to help manage stormwater on-site.
4. That parking and/or paved areas be limited to those areas depicted on the approved plan and other areas shall remain permeable, landscaped areas with a nominal exception for walkways of typical dimension and placement, or deck/patio areas located to the rear of the properties.
5. Provided that the project is constructed in substantial accordance with the findings of fact, all final revised plans and operations and maintenance schedules on file with the City of Worcester and in accordance with all applicable governmental codes.

The Board also unanimously voted to approve waivers of the following plan requirements:

1. The requirement to provide the percentage of the lot covered by the principal & accessory structure.
2. To provide the distances to adjacent buildings on the plan.

The Variances shall not take effect until the petitioner records, at his or her own expense, a copy thereof with the Worcester District Registry of Deeds, pursuant to Massachusetts General Laws, Chapter 40A, Section 11, as amended. The rights authorized by the Variances must commence no later than one year from the grant hereof. If the requested Variances are litigated, all time periods for recording and construction shall not commence to toll until a final, favorable decision of the Honorable Court is rendered.

Appeals of this decision shall be made pursuant to M.G.L. c. 40A § 17 and shall be filed within twenty days after the filing of this decision in the office of the City Clerk.

It was **ORDERED** by the Board that persons notified of the hearing be notified of the foregoing decision.