

NOTICE OF INTENT - LOCAL ORDINANCE ONLY

PARK AVENUE GREEN LIVING – MIXED-USE DEVELOPMENT

487 Park Avenue
Worcester, MA 01603

Prepared for:

Gjinko Realty, LLC
487 Park Avenue
Worcester, MA 01603

Date:

September 12, 2023

Prepared By:



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

September 12, 2023

Worcester Conservation Commission
Division of Planning & Regulatory Service
455 Main Street, Room 404
Worcester, MA 01605



**Subject: Notice of Intent – Local Ordinance Only
Park Avenue Green Living – Mixed-Use Development
487 Park Avenue, Worcester, MA
Applicant: Gjinko Realty, LLC**

Dear Members of the Commission,

Please find enclosed the following for inclusion on the next available Conservation Commission agenda for the subject project:

- “Notice of Intent – Local Ordinance Only, Park Avenue Green Living – Mixed-Use Development, 487 Park Avenue”, dated September 12, 2023, prepared by Graves Engineering, Inc.
- “Stormwater Report, Mixed Use – Multi-Family Development, 487 Park Avenue”, dated September 7, 2023, prepared by Graves Engineering, Inc.
- Site Plans entitled “Park Avenue Green Living, Mixed-Use Development, 487 Park Avenue”, dated September 7, 2023, prepared by Graves Engineering, Inc. (11 sheets)
- Architectural drawings entitled “Mixed Use Building, 487 Park Avenue, Worcester, MA”, dated September 5, 2023. (4 sheets)

An electronic (.pdf) copy of the above documents will also be emailed to the Worcester Conservation Commission office at planning@worcesterma.gov. A check will also be provided once the fee has been confirmed by the Commission. GEI estimated the total fee amount to be \$525 (\$525 = \$25 (Advertising Fee) + \$500 (Category 3 – (7.2.3.1-C) activity 2) each building (for development) and site, including multi-family).

The project triggers Notice of Intent as the proposed work on the site is within 100 feet of a catch basin (Stormwater Protection Zone). The project also requires a Site Plan Review as the proposed work results in the creation of more than 5 units (40 units total). The project was present to the Worcester Interdepartmental Review Team (IRT) on July 13, 2023.

Project Summary

The project consists of razing an existing used car dealership and auto service business for the proposed 6-story mixed-use building. The ground floor proposes a café space and a specialized electric vehicle inspection and repair spaces (lights, tires, safety items only). Floors two through six will contain 40 two-bedroom residential apartment (rental) units. Building amenities will include designated electric vehicle parking with charging station, a gym, and rooftop garden and recreation areas. Other proposed green project features include rooftop solar, geothermal systems for heating and cooling, and a roof runoff collection tank for re-use.

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

Respectfully Submitted,
Graves Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'D. Sheehan', with a stylized flourish at the end.

Daniel Sheehan, E.I.T.
Project Engineer

cc: Client

Notice of Intent Application Form

City of Worcester Wetlands Protection Ordinance

To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flooding trigger (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act **and** the Ordinance.

A. General Information

1. Project Location:

487 Park Avenue Worcester 01603
 a. Street Address b. City/Town c. Zip Code
 MBL # 08-006-0004A -
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

3. Applicant:

Olsi Gjinko Gjinko Realty, LLC
 a. First Name b. Last Name c. Company
 487 Park Avenue
 d. Mailing Address
 Worcester MA 01603
 e. City/Town f. State g. Zip Code
 (508) 751-6688 N/A
 h. Phone Number i. Fax Number
 olsiautosales@gmail.com
 j. Email address

Check if more than one owner

4. Property owner (if different from applicant):

If there is more than one property owner, please attach a list of these property owners not listed on this form.

a. First Name b. Last Name c. Company
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email address

5. Representative (if any):

Graves Engineering, Inc.
 a. Firm
 Daniel Sheehan
 b. Contact Person First Name c. Contact Person Last Name
 100 Grove Street
 d. Mailing Address
 Worcester MA 01605
 e. City/Town f. State g. Zip Code
 508-856-0321 x106 508-856-0357
 h. Phone Number i. Fax Number
 dsheehan@gravesengineering.com
 j. Email address

Notice of Intent Application Form

City of Worcester Wetlands Protection Ordinance

*To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flooding (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act **and** the Ordinance.*

6. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

7. Which provision of the City of Worcester Wetland Protection Ordinance is this project being filed under?

The proposed project is located within 100 feet of any existing or proposed storm drain, catch basin or storm drain component.

The proposed project includes impacts to Isolated Lands Subject to Flooding (an isolated depression or closed basin without an inlet or an outlet which at least once a year confines standing water to a volume of at least 1/8 acre-foot)

8. Describe current site conditions:

Auto sales and service.

9. General Project Description:

The project consists of razing an existing used car dealership and auto service business for the proposed 6-story mixed-use building. The ground floor proposes a cafe space and a specialized electric vehicle inspection and repair space (lights, tires, safety items only). Floors two through six will contain 40 two-bedroom residential apartment (rental) units.

10. List distance/s to, number and type of storm drain system components within 100-ft of the project:
±12 feet and ±37 feet to existing catch basins (2) in Shirley Street.

11. Does this application meet the requirements of the Massachusetts Stormwater Policy?

Yes (If yes, please attach a Stormwater Management Form) No

Not Applicable. Explain why: _____

12. Property recorded at the Registry of Deeds for:

Worcester

a. County

49590

b. Book

392

c. Page Number

-

d. Certificate # (if registered land)

13. Total Fee Paid (from the City of Worcester Statement of Fee Calculation Form to be completed and included with this application)

\$525

a. Total Fee Paid

B. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.



Signature of Applicant

09.11.2023
Date

Signature of Property Owner (if different)

Date



Signature of Representative (if any)

09/11/23
Date

Statement of Fee Calculation
 City of Worcester Wetlands Protection Ordinance & Regulations

Project: Park Avenue Green Living - Mixed-use Development

Date: 9/12/23

7.2.3 Fees

Step 1/Type of Activity	Step 2/Number Of Activities	Step 3/Individual Fee	Step 4/Subtotal Activity Fee
<u>Advertising Fee - (7.2.1)</u>	<u>1</u>	<u>\$25</u>	<u>\$25</u>
<u>Category 3 - 2 (City)</u>	<u>1</u>	<u>\$500</u>	<u>\$500</u>
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Step5/Total Project Fee: \$525

Payments:

Make Checks Payable to the City of Worcester.

Print Form

Notification to Abutters Under the City of Worcester Wetlands Protection Ordinance

In accordance with the City of Worcester Wetlands Protection Ordinance Section 5(a) and Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is Gjinko Realty, LLC.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Worcester seeking permission to perform work within 100 feet of a storm drain component. The project does not trigger filing with the Massachusetts Department of Environmental Protection under the Wetlands Protection Act.
- C. The address of the lot where the activity is proposed is 487 Park Avenue.
- D. The proposed project involves: The project consists of razing an existing used car dealership and auto service business for a 6-story mixed-use building. The ground floor proposes a café space and a specialized electrical vehicle inspection and repair space (lights, tires, safety items only). Floors two through six will contain 40 two-bedroom residential apartment (rental) units.
- E. This application may be viewed 8:30 am - 2:00 pm at the Division of Planning & Regulatory Services, City Hall, 455 Main Street, Room 404, Worcester, MA Contact phone number – 508-799-1400 x 31440.
- F. Information regarding the date, time, and place of the public hearing may be obtained from the Worcester Conservation Commission by calling this telephone number (508) 7499-1400 between the hours of 8:30am and 5:00pm on the following days of the week: Monday through Friday.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least seven (7) days in advance in the Worcester Telegram & Gazette.

NOTE: Agenda for the public hearing, including its date, time, and place, will be posted on the City website (<http://www.worcesterma.gov/city-clerk/agendas-minutes/boards-commissions>) not less than forty-eight (48) prior to the hearing.

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: 18

Parcel Address: 487 PARK AVENUE
 Assessor's Map-Block-Lot(s): 08-006-0004A
 Owner: GJINKO REALTY
C/O LEEMILTS PETROLEUM INC
 Owner Mailing: 487 PARK AVE
WORCESTER, MA 01610
 Petitioner (if other than owner): MICHAEL ANDRADE, P.E
 Petitioner Mailing Address: GRAVES ENGINEERING, INC.
 Petitioner Phone: 508-856-0321 X103

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

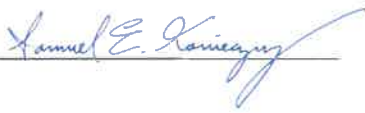
Historical: _____ Cannabis: _____ Other: _____

14-009-00015	VRUSHO BEVERLY M	98 BLAKES HILL RD	NORTHWOOD NH 03261
08-005-00018	MERCADO OSVALDO +	0003 SHIRLEY ST	WORCESTER MA 01603
08-005-00021	NGUYEN NGA +	004A MAPLEWOOD RD	WORCESTER MA 01602
08-006-0004A	GJINKO REALTY LLC	0487 PARK AVE	WORCESTER MA 01610
14-009-00030	482 PARK AVENUE LLC	0052 FAIRLAWN DR	SHREWSBURY MA 01545
08-006-00012	IGWENAGU PATRICK C TRUSTEE	PO BOX 7354	WORCESTER MA 01605

14-009-00014	GAVAL JOSHUA J +STEVE NADER	PO BOX 35454	CHARLOTTE NC 28235
14-009-00013	FREEDOM ALLIANCES LLC	0006 LILAC CT	WALPOLE MA 02081
14-010-005-7	USRP FUNDING 2001-A LP	ONE DAVE THOMAS BLVD	DUBLIN OH 43017
08-005-00017	MERCADO OSVALDO + YVETTE	0005 SHIRLEY ST	WORCESTER MA 01610
08-006-0006A	CHEN SEN GUAN +	77 WRENTER	QUINCY MA 02169
08-006-0013A	DIAZ MIGUEL	0006 BIRCH ST	WORCESTER MA 01610
08-006-00011	MATTHEW 25 INC	52 QUEEN STREET	WORCESTER MA 01610
08-006-00013	DJAFARI WEST LLC	0226 DEWEY ST	WORCESTER MA 01605
08-006-00001	CLARK UNIVERSITY TRUSTEES OF	0950 MAIN ST	WORCESTER MA 01610
08-006-00010	GAVAL ADAM +	PO BOX 35454	CHARLOTTE NC 28235
08-006-00009	NGUYEN MINDY T	0001 WOODLAND PRKWY	WORCESTER MA 01610
08-006-010-2	GAVAL ADAM +	PO BOX 35454	CHARLOTTE NC 28235

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 08-006-0004A as cited above.

Certified by:


Signature

08/28/2023

Date



Abutters Map

