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By Mattie VandenBoom at 4:01 pm, May 20, 2024



LOCAL NOTICE OF INTENT

for

**61 PROGRESSIVE STREET
(MAP 34 BLOCK 12 LOT 30)
WORCESTER, MA**

MAY 20, 2024

Prepared By:

**Level Design Group, L.L.C.
249 South Street, Unit 1
Plainville, MA 02762**

Prepared For:

**GOLD STAR BUILDERS, INC.
6 JACQUES STREET
WORCESTER, MA 01603**

***LDG Project No.:*
2109.00**

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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:

| | | |
|------------------------------|-----------------------|--------------|
| <u>61 Progressive Street</u> | <u>Worcester</u> | <u>01604</u> |
| a. Street Address | b. City/Town | c. Zip Code |
| <u>Map 34 Block 12</u> | <u>Lot 30</u> | |
| 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:

| | | |
|-------------------------|----------------------------------|---------------------------|
| <u>Tony</u> | <u>Nguyen</u> | <u>Gold Star Builders</u> |
| a. First Name | b. Last Name | c. Company |
| <u>6 Jacques Street</u> | | |
| d. Mailing Address | | |
| <u>Worcester</u> | <u>MA</u> | <u>01603</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>508-798-2314</u> | <u>goldstarbuilder@gmail.com</u> | |
| h. Phone Number | i. Fax Number | 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.

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

5. Representative (if any):

| | | |
|---------------------------------|-------------------------------|------------------|
| <u>Level Design Group, LLC</u> | | |
| a. Firm | | |
| <u>Nick</u> | <u>Facendola</u> | |
| b. Contact Person First Name | c. Contact Person Last Name | |
| <u>249 South Street, Unit 1</u> | | |
| d. Mailing Address | | |
| <u>Plainville</u> | <u>MA</u> | <u>02762</u> |
| e. City/Town | f. State | g. Zip Code |
| <u>508.695.2221</u> | <u>nfacendola@leveldg.com</u> | |
| h. Phone Number | i. Fax Number | 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:

Abandoned single family dwelling with no affiliated stormwater system.

9. General Project Description:

Three Single-Family Attached dwellings are proposed. Parking requirement is met through an interior garage space as well as one in the driveway. Site is graded away from the buildings as well as The site is serviced by City of Worcester's water and sewer. The roofs are collected and infiltrated in an underground infiltration system.

10. List distance/s to, number and type of storm drain system components within 100-ft of the project:

Less than a 100' from a catch basin located on Progressive 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: Multi-Family Residential, under 4 units

12. Property recorded at the Registry of Deeds for:

Worcester County

a. County

55447

b. Book

87

c. Page Number

d. Certificate # (if registered land)

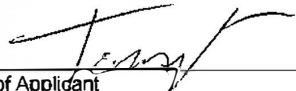
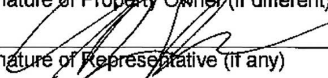
13. Total Fee Paid (from the City of Worcester Statement of Fee Calculation Form to be completed and included with this application)

\$500.00

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 | <u>5/20/24</u> _____ Date |
| _____ Signature of Property Owner (if different) | _____ Date |
|  _____ Signature of Representative (if any) | <u>5/20/24</u> _____ Date |

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

Step 1/Type of Activity

Project: 61 Progressive Street

Date: 5/20/24

7.2.3 Fees

| | Step 2/Number Of Activities | Step 3/Individual Fee | Step 4/Subtotal Activity Fee |
|-----------------------------------|--------------------------------|-----------------------------|------------------------------------|
| <u>Category 2 - 7.3.2.1-C (2)</u> | <u>1</u> | <u>\$500</u> | <u>\$500</u> |
| <hr/> | <hr/> | <hr/> | <hr/> |
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| <hr/> | <hr/> | <hr/> | <hr/> |
| <hr/> | <hr/> | <hr/> | <hr/> |

Step5/Total Project Fee: \$500

Payments:

Make Checks Payable to the City of Worcester.

Print Form

NARRATIVE
TO SUPPORT A
NOTICE OF INTENT
FOR
MULTI-FAMILY DEVELOPMENT
61 PROGRESSIVE STREET
WORCESTER, MASSACHUSETTS

The intent of this narrative is to outline the development at 61 Progressive Street. The Owner & Applicant, Gold Star Builders, seeks approval to construct a 3-unit multi-family structure on 61 Progressive Street

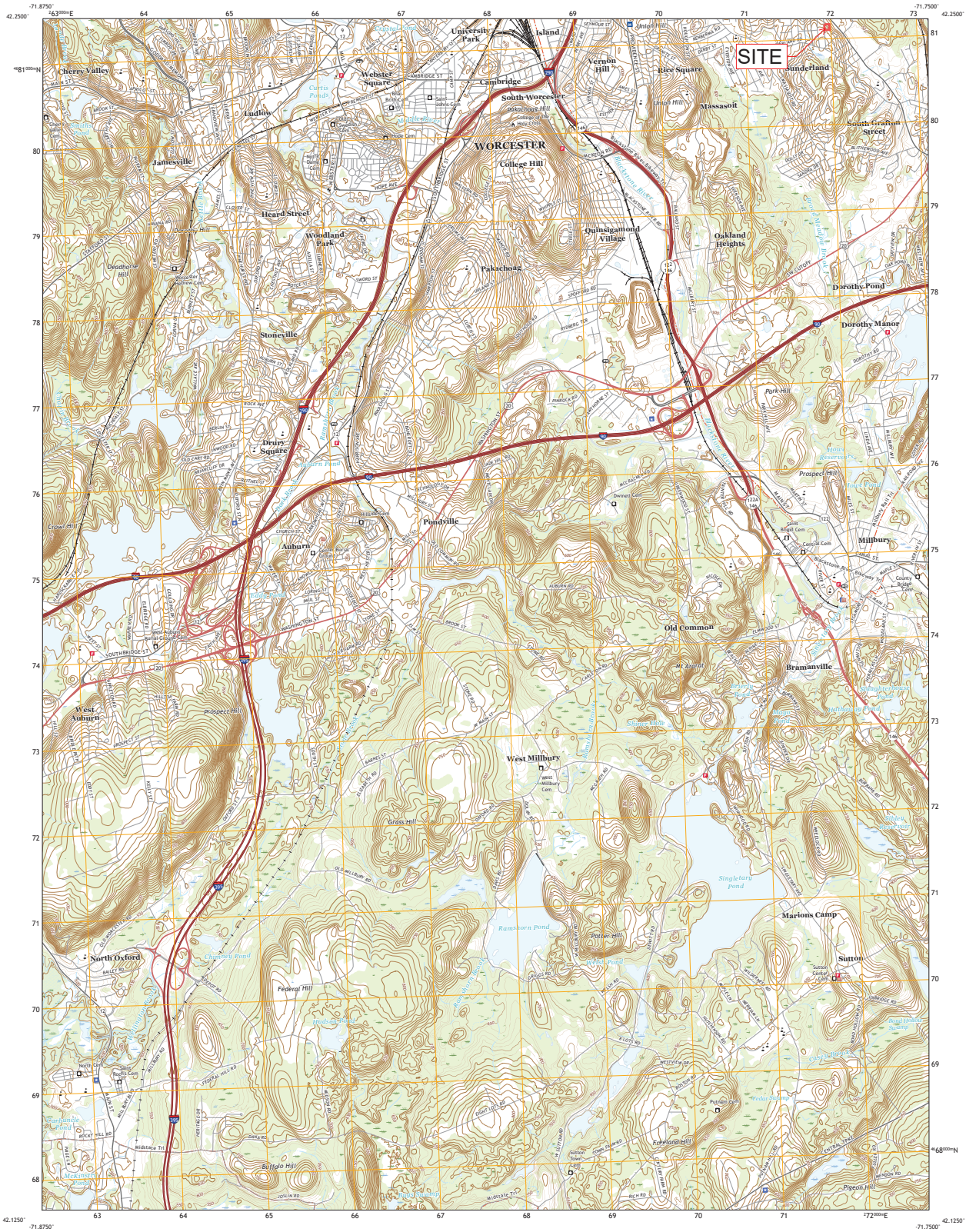
The development site consists of parcel MBL 34-12-30 located at 61 Progressive Street. The site is approximately 0.23 acres and is located within the RL-7 Zoning District. The use of a single-family attached is allowed by special use in the RL-7 Zoning District. The existing condition of the site is very flat with an existing 1,976 sf single family dwelling, two 160 sf sheds and 1,235 sf of paved driveway with no stormwater system.

The proposed development consists of three 787 sf single-family attached buildings. Parking requirements are provided through the one interior garage space as well as the one exterior space provided by the 667 sf of paved driveways. Water and sewer are provided by the city's systems with connections to Progressive Street. The site has been graded to promote drainage away from the buildings. The proposed development will be completely landscaped and have a stormwater system to promote reduction in runoff.

The proposed roofs will be piped by roof drains to an underground infiltration system that is sized to fully infiltrate the 100-year storm event. The development is exempt from needing a full stormwater analysis since it is a proposed multi-family housing development project with four or fewer units, including condominiums, cooperatives, apartment buildings, and townhouses, provided that there are no stormwater discharges that may potentially affect a critical area.

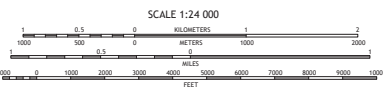
The remainder of the runoff is grass and will flow un-detained across the property to the western property line. The existing grading promotes this as well so no drainage patterns will be changed.

The proposed development meets or exceeds the requirements of the City of Worcester Wetlands Protection Ordinance. The redevelopment of the site will improve existing degraded areas within the site cleaning up an existing neglected area as well as incorporating an underground stormwater infiltration system to a site that has no current stormwater system.



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 19T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery:NAP, July 2016 - September 2016
Roads:U.S. Census Bureau, 2018
Names:National Hydrography Dataset, 2004
Contours:National Elevation Dataset, 2012
Boundaries:Multiple sources; see metadata file 2016 - 2017
Wetlands:FWS National Wetlands Inventory 2008

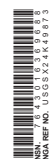


| | | |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |

1 Station
2 Worcester North
3 Boundary
4 Landcover
5 Wetland
6 Contour
7 Underbridge



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN DATUM OF 1983
This map was produced in conformance with the
National Geospatial Program US Topo Product Standard.



GIS Map

Property Tax Parcels
2023 Aerial Imagery



61 PROGRESSIVE ST

Location 61 PROGRESSIVE ST

Mblu 34/ 012/ 00030/ /

Acct# 34-012-00030

Owner GOLD STAR BUILDERS INC

Assessment \$413,800

PID 28105

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$295,100 | \$118,700 | \$413,800 |

Owner of Record

Owner GOLD STAR BUILDERS INC

Co-Owner

Address 6 JACQUES ST
WORCESTER, MA 01603

Sale Price \$162,000

Certificate

Book & Page 55447/0087

Sale Date 06/08/2016

Instrument 1V

Ownership History

| Ownership History | | | | | |
|------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| GOLD STAR BUILDERS INC | \$162,000 | | 55447/0087 | 1V | 06/08/2016 |
| GOLD STAR BUILDERS INC | \$6,000 | | 55447/0081 | 1V | 06/08/2016 |
| FALCO,KAREN M | \$0 | | 26583/0103 | | 05/14/2002 |
| FALCO FAMILY TRUST | \$100 | | 13204/0188 | 1B | 01/18/1991 |

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 1,920
Replacement Cost: \$388,701
Building Percent Good: 75
Replacement Cost Less Depreciation: \$291,500

| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Duplex |
| Model | Two Family |
| Grade: | Average |
| Stories: | 1.00 |
| Occupancy | 2 |
| Exterior Wall 1 | Aluminum/Vinyl |

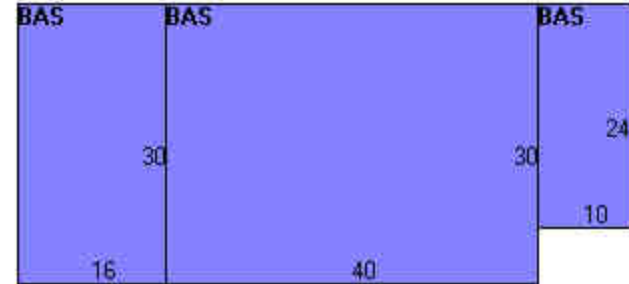
Building Photo



(<https://images.vgsi.com/photos2/WorcesterMAPhotos/\A00\06\46\26.jpg>)

| | |
|--------------------|----------------|
| Exterior Wall 2 | Veneer Brk/Stn |
| Roof Structure: | Gable |
| Roof Cover | Asphalt |
| Interior Wall 1 | Dry Wall |
| Interior Wall 2 | |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | |
| Heat Fuel | |
| Heat Type: | Water Fh |
| AC Type: | None |
| Total Bedrooms: | 3 Bedrooms |
| Total Full Bthrms: | 2 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | 0 |
| Total Rooms: | 8 |
| Bathrm Style | |
| Kitchen Style | |
| Base Area | 1920 |
| Cndtn | |
| Fdtn Type | Slab |
| Bsmt Type | None |
| Total Kitchens | |
| Fireplaces | |
| Half Bath Grade | |
| Fndtn Cndtn | |

Building Layout



(https://images.vgsi.com/photos2/WorcesterMAPhotos//Sketches/28105_2i)

| Building Sub-Areas (sq ft) | | | <u>Legend</u> |
|----------------------------|-------------|------------|---------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,920 | 1,920 |
| | | 1,920 | 1,920 |

Extra Features

| Extra Features | | | | <u>Legend</u> |
|----------------|-----------------|-------------|---------|---------------|
| Code | Description | Size | Value | Bldg # |
| SHFR | Wood Frame Shed | 150.00 S.F. | \$2,100 | 1 |
| SHFR | Wood Frame Shed | 110.00 S.F. | \$1,500 | 1 |

Land

Land Use

Use Code 1040
Description TWO FAMILY
Zone RL-7
Neighborhood 103
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 10000
Depth 821
Assessed Value \$118,700

Outbuildings

| Outbuildings | <u>Legend</u> |
|--------------------------|---------------|
| No Data for Outbuildings | |

Valuation History

Assessment

| Valuation Year | Improvements | Land | Total |
|-----------------------|---------------------|-------------|--------------|
| 2023 | \$257,700 | \$103,200 | \$360,900 |
| 2022 | \$257,700 | \$82,600 | \$340,300 |
| 2021 | \$206,200 | \$66,100 | \$272,300 |

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