

June 6, 2024

BY HAND DELIVERY AND E-MAIL – *planning@worcesterma.gov*

Division of Planning & Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608
Attn: Michelle M. Smith, Assistant Chief Development Officer

Re: *Polar Views LLC – Applications for Definitive Site Plan Approval and Special Permits for Inclusionary Zoning Incentives for Mixed-Use Eligible Development Project at 39 Lamartine Street, Worcester, Massachusetts*

Dear Ms. Smith:

This firm represents Polar Views LLC in its applications to the City of Worcester Planning Board (the “Board”) for definitive site plan approval and special permits for inclusionary zoning (IZ) incentives in connection with the construction and development of a new 6-story building (the “New Building”) with approximately 48,613 gross square feet, two levels of parking (one at the basement level and one at the ground floor), residential amenities, commercial retail space, 5 stories of multifamily Eligible Development which will include a mix of 1- and 2-bedroom apartments, as well as indoor and outdoor common areas, new landscaping, and other site features (the “Project”). The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new sidewalks and walkways, curb cuts (along Meade Street and Grosvenor Street), landscaped open spaces and indoor and outdoor amenity areas (e.g., fitness room, lounge, function room, dog park, second floor roof garden, balconies, decks, etc.), electric vehicle (EV) charging stations, interior and exterior bicycle storage areas and other site features.

We hereby submit the following items for filing with the Board:

1. Definitive Site Plan Application and IZ Special Permit Application with Statement in Support;
2. Zoning determination form;
3. Plan set;
4. Renderings, floor plans and elevations;
5. Traffic impact statement;
6. Stormwater management report; and

7. Certified List of Abutters.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees payable to the City of Worcester and necessary copies of the above items.

Kindly file these Applications with the City Clerk, and schedule these Applications to be presented and discussed at the Board's next available meeting, which is scheduled to occur on **July 10, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "J Lee Smith", written in a cursive style.

Joshua Lee Smith

JLS

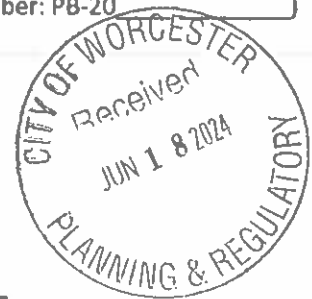
Enclosures

cc: Project team

RECEIVED
WORCESTER CITY CLERK

City of Worcester Planning Board

2024 JUN 20 PM 3: 28



(preferred)

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:

1. PROPERTY INFORMATION

- a. 39 Lamartine Street
Address(es) – please list all addresses the subject property is known by
- b. 05-014-00008
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 67447 Page 1
Current Owner(s) Recorded Deed/Title Reference(s)
- d. BG-3 0
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

- a. Polar Views LLC
Name(s)
- b. 89 West Main Street, Unit 101, Northborough, MA 01532
Mailing Address(es)
- c. jsmith@bowditch.com; (508)-926-3464
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

Polar Views LLC

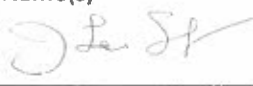
By [Signature] Daniel Yamie, Its Manager
(signature)

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

- a. Same
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

4. REPRESENTATIVE INFORMATION

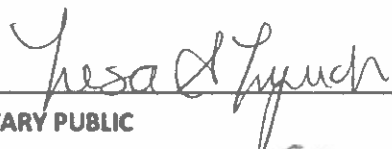
- a. Joshua Lee Smith, Esq.
Name(s)
- b. 
Signature(s)
- c. 311 Main Street, Worcester, MA 01608
Mailing Address(es)
- d. jsmith@bowditch.com, (508)-926-3464
Email and Phone Number
- e. Attorney
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. AUTHORIZATION

Authorization I, Daniel Yarnie, Manager of Polar Views LLC, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 05 Block 014 Lot(s) 00008, do hereby authorize Joshua Lee Smith, Esq. to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 29 day of May, 2024.

Polar Views LLC
By:  Daniel Yarnie, Its Manager

On this 29th day of May, 2024, before me personally appeared Daniel Yarnie, 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.


NOTARY PUBLIC
My Commission Expires: October 16, 2026



(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
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 _____ 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 \$ _____ 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. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
Email and Phone Number

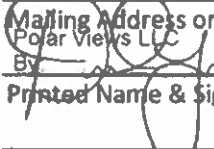
9. IF A PARTNERSHIP OR MULTIPLE OWNERS:

- 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. Polar Views LLC
Full Legal Name
- k. MA 89 West Main Street, Unit 101, Northborough, MA 01532
State of Incorporation Principal Place of Business
- l. 89 West Main Street, Unit 101, Northborough, MA 01532
Mailing Address or Place of Business in Massachusetts
Polar Views LLC
- m. By  Daniel Yarnie, Its Manager
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

The property is presently a vacant lot consisting primarily of impervious surface containing approximately 18,154 square feet.

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 checked="" type="checkbox"/>	Expansion/Addition	<input type="checkbox"/>
Mixed Use	<input checked="" type="checkbox"/>	Change of use	<input checked="" 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 type="checkbox"/>

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

The project includes the development of a new, approximately 48,613 gross square feet, two levels of parking (one at the basement level and one at the ground floor), residential amenities, commercial retail space, 5 stories of multifamily Eligible Development which will include a mix of 1- and 2-bedroom apartments, as well as indoor and outdoor common areas, new landscaping and other site features

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	18,154 SF		18,154 SF
Number of buildings	0	+1	1
Total square footage of building(s)	N/A	+48,613 SF	48,613+/- SF
Number of stories of building(s)	N/A	+6	6
Number of parking spaces			40
Number of loading spaces	0	0	0
Changes to on-street parking			
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>			
Square feet of wetlands			
Square feet of surface (open) water			
Square feet of area vegetated/wooded			
Number of trees over 9" in caliper			
Cubic yards of fill material to be imported/exported			
Square feet of property in floodplain			
Length of roadway (in feet or miles)			
Residential	Existing	Change +/-	Total
Number of units			36
If multi-family, number of bedrooms per unit			16-1BR; 20-2BR
Number of accessible units			
Number of affordable units			6
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area			1,581

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
Unknown	

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
Worcester Zoning Board	Variance	TBD	
Worcester Conservation Commission	Order of Conditions (Local)	TBD	
Worcester Planning Board	Definitive Site Plan		

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"/>	4
b. Locus plan with zoning information shown	<input type="checkbox"/>	4
c. Existing utilities	<input type="checkbox"/>	2
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	4
e. Soil types identified on the plan (including test-pit/boring locations)	<input type="checkbox"/>	4
f. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	N/A
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	Architecturals
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	
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"/>	
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 type="checkbox"/>	4-5
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 type="checkbox"/>	4

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 type="checkbox"/>	3
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	3
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	3
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	8
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	3

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"/>	3
b. Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts (see Note 5 to Table 4.4)	<input type="checkbox"/>	3
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input type="checkbox"/>	3
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	7
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input type="checkbox"/>	N/A

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 type="checkbox"/>	3
b. Number of compact parking spaces (8 x16)	<input type="checkbox"/>	3
c. ADA parking spaces	<input type="checkbox"/>	3
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	3
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	3
f. Loading spaces or docks (see Table 4.5 and related notes)	<input type="checkbox"/>	3
g. Screen planting between parking and edge of property or pedestrian paths	<input type="checkbox"/>	
h. Number of electric vehicle charging stations or "ready" (conduit run) spaces	<input type="checkbox"/>	3
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input type="checkbox"/>	3

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"/>	3
b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	<input type="checkbox"/>	Architecturals
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input type="checkbox"/>	3
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	
e. Parking and circulation directional signage	<input checked="" type="checkbox"/>	
f. Signage facing the street	<input type="checkbox"/>	3

5. Adequacy of stormwater and drainage facilities.

Feature	None	Page/ sheet #
a. Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	4-5

***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. Contact DWP&P to determine any applicable sewer connection or use change fees.	<input type="checkbox"/>	5
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	5
c. Footing or foundation drainage for a proposed structure or wall	<input checked="" type="checkbox"/>	

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"/>	4
b. Engineered slopes (rip-rap is not recommended)	<input checked="" type="checkbox"/>	
c. Planted buffers between parking facilities and adjacent properties or roads	<input type="checkbox"/>	
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	
e. Fencing, including information on material, height, and style (including gates)	<input type="checkbox"/>	3
f. Planted buffers along rear and side yard setbacks	<input 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"/>	
b. Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input type="checkbox"/>	3
c. Raised beds for a community garden or other urban agriculture provisions	<input checked="" type="checkbox"/>	
d. Paved pedestrian plaza area (includes patios) or deck	<input type="checkbox"/>	3
e. Interior common space and amenities or balconies	<input type="checkbox"/>	3

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 type="checkbox"/>	
b.	Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input type="checkbox"/>	
c.	Photometric plan for parking lots with ≥12 new spaces	<input type="checkbox"/>	
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"/>	
e.	Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input checked="" type="checkbox"/>	
f.	Limit of clearing, with mature vegetation protected where possible	<input type="checkbox"/>	

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"/>	3
c.	Fire hydrants and/or FDC connections	<input type="checkbox"/>	5

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 type="checkbox"/>	4
b.	Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	4

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"/>	6
b.	Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	6
c.	Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	6

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"/>	
b.	Historically-sensitive façade, window, and roof treatments	<input checked="" type="checkbox"/>	

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 type="checkbox"/>	3
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input type="checkbox"/>	3

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"/>	
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	5
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input type="checkbox"/>	5
d.	Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	<input checked="" type="checkbox"/>	
e.	Locations of material to cut or filled (including the location of the source material if fill)	<input type="checkbox"/>	4
f.	Dewatering plans	<input checked="" type="checkbox"/>	

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"/>	3
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	3
c.	Easements for any utilities, public access, or adjacent properties	<input checked="" type="checkbox"/>	
d.	Regularity factor for all lots	<input type="checkbox"/>	3
e.	% paving within the front-yard for residential uses	<input type="checkbox"/>	3
f.	Height of all structures in feet and stories	<input type="checkbox"/>	3



SPECIAL PERMIT FOR INCLUSIONARY ZONING INCENTIVES - 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. Property information

- a. 39 Lamartine Street
Address(es) – please list all addresses the subject property is known by
- b. 05-014-00008
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 67447 Page 1
Current Owner(s) Recorded Deed/Title Reference(s)
- d. BG-3.0
Zoning District and all Zoning Overlay Districts (if any)

The property is presently a vacant lot consisting primarily of impervious surface containing approximately 18,154 square feet.

- e. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use; attached separate narrative if necessary):
- f. 0 existing bedrooms: 20-1 BR, 15-2 BR and 6-bed penthouse. Total of 56 bedrooms proposed.
If residential, describe how many bedrooms are existing and how many are proposed

2. Applicant Information

- a. Polar Views LLC
Name(s)
- b. 89 West Main Street, Unit 101, Northborough, MA 01532
Mailing Address(es)
- c. jsmith@bowditch.com; 508-926-3464
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 to grant the Special Permit as described below

Polar Views LLC

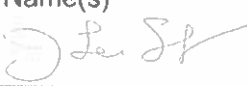
By  Daniel Yamie, Its Manager

(Signature)

3. Owner of Record Information (if different from Applicant)

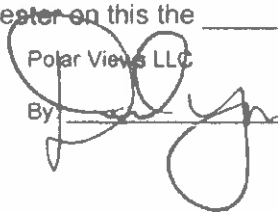
- a. Same as Applicant
Name(s) _____
- b. _____
Mailing Address(es)
- d. _____
Email and Phone Number

4. Representative Information

- a. Joshua Lee Smith, Esq
Name(s) _____
- b. 
Signature(s) _____
- c. Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608
Mailing Address(es)
- d. jsmith@bowditch.com, 508-926-3464
Email and Phone Number
- e. Attorney
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.) _____

5. Owner Authorization

Authorization I, Daniel Yarnie, Manager of Polar Views LLC, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 05 Block 014 Lot(s) 00008, do hereby authorize Joshua Lee Smith, Esq to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the _____ day of _____, 2024.


By _____ Daniel Yarnie, Its Manager

6. Proposal (attach a separate narrative if necessary)

The project includes the development of a new, approximately 48,613 gross square feet, two levels of parking (one at the basement level and one at the ground floor), residential amenities, commercial retail space, 5 stories of multifamily Eligible Development which will include a mix of 1- and 2-bedroom apartments, as well as indoor and outdoor common areas, new landscaping and other site features.

a. _____
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)

Article IV, Table 4.1 - Multifamily dwelling, high rise - permitted by right

b. Article IV, Table 4.1 - Food service; retail food sales; service shop, personal services - permitted by right

Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property.

c. No.

Are you aware if this property has been previously granted approvals from any City Board or Commission? If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions)

d. No.

Have you applied for or are you aware if other applicants have applied for a Building Permit for this site and been refused for non-compliance with the Zoning Ordinance (e.g. a cease and desist order has been issued)?

e. Please see Statement in Support.

List any additional information relevant to the Special Permit (s)

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)

1. Social, economic or community needs that are served by the proposal:

See Statement in Support.

2. Traffic flow and safety, including access, parking and loading areas:

See Statement in Support.

3. Adequacy of utilities and other public services:

See Statement in Support.

4. Neighborhood character and social structure:

See Statement in Support.

5. Impacts on the natural environment:

See Statement in Support.

6. Potential fiscal impact, including city services needed, tax base, and employment:

See Statement in Support.

SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMIT

Complete the requested information for the Special Permit requested. Attach additional documentation as necessary.

Developments must include at least five percent (5%) of the units for the overall project with income restrictions at the sixty percent (60%) AMI limit to be eligible to apply (Article VII, Section 6A)

1. Total proposed units: 36
2. Percentage of units proposed for households earning 60% or less AMI: 5.5% (2 of 36 units proposed)

Off-Street Parking and Loading Incentives (Article VII, Section 6A. ii. b.)

1. Describe what relief is being sought under the Special Permit (loading requirements; parking dimensional requirements, landscaping requirements, layout requirements, number of required parking spaces, etc.). If known, indicate the standard requirements as they would apply to the project and then indicate what is being proposed instead:

Applicant is seeking the grant of inclusionary zoning incentive (IZ) special permits pursuant to Article VII, Section 6.A.ii.b for noncompliance with the loading requirements as set forth in Table 4.5. A total of 2 loading spaces are required based on the gross floor areas of the New Building, and only a noncompliant loading area is provided off of Meade Street as shown on the plans. Applicant is also seeking IZ special permits for noncompliance with parking dimensions (i.e., compact spaces), parking setbacks and landscape requirements.

2. If applicable, indicate locations, square footages, and dimensions of relief sought under the Special Permit:

Loading area is provided off of Meade Street and is not 12 feet in width nor 50 feet in length.

3. If applicable, provide number of parking/loading spaces required and relief requested through the Special Permit (*the total reduction in parking shall not exceed fifty percent (50%) and may not be combined with reductions permitted in Article IV, Section 7, A. 2.*):

Applicant is also seeking a special permit for a total reduction of the parking requirements up to 50% of the base requirement. Based on the proposed 36 residential units and the gross floor area of the retail sales use (1,581 square feet) within the New Building, and applying the 25% parking reduction entitlement under Article VII, Section 6.A.ii.a, the Project requires a minimum of 60 off-street parking spaces.

The Project will provide 40 parking spaces so the Applicant will require a special permit for an additional 20 spaces of relief after the entitlement (48% of base requirement).

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. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
Email and Phone Number

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. Polar Views LLC
Full Legal Name
- k. MA 89 West Main Street, Unit 101, Northborough, MA 01532
State of Incorporation Principal Place of Business
- l. 89 West Main Street, Unit 101, Northborough, MA 01532
Mailing Address or Place of Business in Massachusetts
Polar Views LLC
- m. [Signature] Daniel Yarnie, Its Manager
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

**Statement in Support and Project Impact Statement of
Polar Views LLC’s Application to City of Worcester Planning Board for Site Plan Review
Approval and Special Permits for Inclusionary Zoning Incentives for
Mixed-Use Eligible Development Project at 39 Lamartine Street, Worcester, Massachusetts**

I. Background and Project Scope.

Polar Views LLC is the owner of the property known and numbered as 39 Lamartine Street, Worcester, Massachusetts,¹ which contains approximately 18,154 square feet of land located at the corners of Lamartine Street, Grosvenor Street and Meade Street (the “Property”). The Property last contained a warehouse and office building that was unoccupied for years and was recently razed and removed.

The Property is located entirely within the Business, General (“BG-3.0”) zoning district and no overlay districts, and is bounded by the Inspectional Services Department building to the south, a vacant parcel to the west, a municipal parking lot to the east and undeveloped commercial property to the north. The Property is located in close proximity to Polar Park and is surrounded by residential properties and various businesses and commercial uses, e.g., laundromat, storage, supply store, parking lots, etc.

Polar Views LLC (“Polar Views”) is seeking site plan review approval and special permits for inclusionary zoning incentives from the City of Worcester Planning Board (the “Board”) as more particularly described herein, in connection with the construction and development of a new 6-story building (the “New Building”) with approximately 48,613 gross square feet,² two levels of parking (one at the basement level and one at the ground floor), residential amenities, commercial retail space, 5 stories of multifamily Eligible Development³ which will include a mix of 1- and 2-bedroom apartments, as well as indoor and outdoor common areas, new landscaping and other site features (the “Project”). A total of 40 parking spaces will be provided to serve the occupants of the New Building. The Project also includes the construction and/or installation of related site improvements at the Property, including, but not limited to, new sidewalks and walkways (i.e., existing sidewalks will be replaced and/or repaired as needed, new walkways will be provided on-locus to provide access to entry doors), curb cuts (along Meade Street and Grosvenor Street), landscaped open spaces and indoor and outdoor amenity areas (e.g., fitness room, lounge, function room, dog park, second floor roof

¹ 39 Lamartine Street has a parcel identification of 05-014-0008.

² This excludes basement and garage areas.

³ An Eligible Development is defined in the Zoning Ordinance as “developments that include at least five percent (5%) of the units for the overall project with income restrictions at the sixty percent (60%) AMI limit.” The Project will contain 6 affordable units (4 units at 80% AMI and 2 units at 60% AMI) and will, therefore, constitute an Eligible Development.

garden, balconies, decks, etc.), electric vehicle (EV) charging stations,⁴ interior and exterior bicycle storage areas⁵ and other site features.

II. Requirements for Site Plan Review Approval and Special Permits for Inclusionary Zoning Incentives.

The development of 5 or more dwelling units requires site plan review approval by the Board pursuant to Table 5.1 of Article V of the Zoning Ordinance. The New Building will contain 36 dwelling units, and, therefore, the Project requires site plan review approval by the Board.

Polar Views is seeking the grant of special permits for inclusionary zoning (IZ) incentives from the Board for the Project for noncompliance with parking (i.e., minimum count, dimensions, if required,) and loading requirements.

With respect to minimum parking, Polar Views is seeking a special permit for a parking space reduction of up to 50% of the base requirement. Based on the proposed 36 residential units and the gross floor area of the retail sales use (approximately 1,581 square feet) within the New Building, and applying the 25% Eligible Development parking reduction entitlement under Article VII, Section 6.A.ii.a, the Project requires a minimum of 60 off-street parking spaces, including 54 spaces for the multifamily use and 6 spaces for the retail use.⁶ The Project proposes a total of 40 parking spaces (i.e., 48% relief from the 77 space base requirement), 36 of which will be attributable to the multifamily use and 4 of which will be attributable to the retail use. Therefore, Polar Views is seeking a special permit for 20 spaces of relief.

With respect to loading, Polar Views is seeking a special permit pursuant to Article VII, Section 6.A.ii.b⁷ for noncompliance with loading requirements as set forth in Table 4.5. A total of 2 loading spaces are required based on the gross floor area of the New Building, and only one

⁴ 9 EV-“ready” charging (i.e., conduit run) spaces will be designated for future electric vehicle parking.

⁵ Two secure bicycle storage rooms will be provided, one on the first level to accommodate 9 bikes, and one that can be accessed from the interior at the below grade parking level to accommodate 21 bikes. Exterior bike racks for 14 bikes will also be provided.

⁶ Multifamily use minimum parking: $(36 \text{ units} \times 2 \text{ spaces per unit}) \times 0.75 = 54$ spaces required. Retail use minimum parking: $1,525 \text{ s.f.} / 300 \text{ s.f.} = 5.08 = 6$ spaces required. Total required spaces = $54 + 6 = 60$ spaces. Without the automatic 25% IZ parking entitlement, the base requirement is 77 spaces. Please see plans for more detailed calculations.

⁷ The Zoning Board of Appeals is the special permit granting authority pursuant to Article IV, Section 7.A.2 for any special permits with respect to Notes 2(b), 3 and 5 of Table 4.4 and loading requirements. However, Article VII, Section 6.A.ii.b of the Zoning Ordinance provides that the Planning Board may grant a special permit to modify the loading requirements; parking dimensional, landscaping, and layout requirements, including the number of required parking spaces, where it is demonstrated that with such modification there will be adequate space for off-street parking and/or loading to provide for the needs of the subject building or use.

noncompliant time-limited loading space is proposed offsite and within Meade Street as shown on the plans.

Polar Views is also seeking certain waivers as specified herein. The Project will also require the submission of applications to the Worcester Zoning Board of Appeals for variances for noncompliance with minimum frontage.

III. Reasons for Definitive Site Plan Review Approval and Special Permits for Inclusionary Zoning Incentives.

The Project satisfies the site plan review standards and special permit criteria as set forth in Article V, Section 5.B, Article II, Section 6.A.2 and Article VII, Section 6.A.ii.b of the Zoning Ordinance for the reasons stated herein:

1. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls; Traffic flow and safety, including access, parking and loading areas (special permit criteria); Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

The proposed curb cuts and off-street parking will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic, and propose suitable alignment with property lines, buildings, parking, access and walkways. The building design was developed such that the resident parking will be in close proximity to the lobby entrances of the New Building. The proposed parking and loading areas, drive aisles, curb cuts and building entrances will not cause any nuisance or hazard to vehicles or pedestrians within or off the Property, or line of sight hazards along nearby streets. The proposed drive aisles within the parking areas will provide sufficient widths and turning radii necessary for safe and efficient passenger vehicle travel.

As discussed below, the proposed parking will adequately serve the occupants of the New Building and will not have a material negative impact on the neighborhood with respect to parking. The proposed parking layout provides adequate ingress and egress to the parking areas by means of clearly defined access driveways, to provide the most safe, effective and efficient flow to and from the Property.

Emergency vehicles will be able to access the Property from the curb cuts along Grosvenor Street and Meade Street, or by parking on the adjoining streets. Safe, convenient and efficient pedestrian access to the New Building will be provided along accessible walkways and sidewalks. Loading will occur within Meade Street, and trash pick-up will occur next to the New

Building within Grosvenor Street. The proposed loading area will be in close proximity to the New Building and a safe distance from electric utility equipment and pedestrian walkways.

Proximity of the Project to public transit services (e.g., WRTA bus, MBTA commuter rail and Amtrak) and interior and exterior bicycle accommodations are expected to promote less reliance on automobiles as compared to other residential developments in the City in less transit-friendly locations. The Project will not result in a substantial increase in trip generation levels to and from the Property, and the minor traffic generated and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character. Traffic-volume increases for the Project are estimated at 18 trips for the AM peak hour and 17 trips for the PM peak hour. Peak hour traffic capacity analysis indicates that the estimated site generated traffic represents a very small percentage of the existing future traffic volumes in the area, and, therefore, the development would have negligible impact of area traffic operations. See the traffic impact statement prepared by J.M. Grenier Associates Inc.

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

Table 4.4 of Article IV of the Zoning Ordinance provides minimum parking requirements for properties in the BG-3.0 zoning district based on use. Multifamily use requires 2 spaces per dwelling unit and retail sales use requires 1 space per 300 square feet of gross floor area. However, Article VII, Section 6.A.ii.a of the Zoning Ordinance provides that Eligible Developments are entitled to an automatic 25% reduction from minimum parking requirements provided that a Transportation Management Program (TMP) is submitted to the Board.

As discussed above, based on the proposed 36 residential units and the gross floor area of the retail sales use (1,581 square feet), and applying the 25% parking reduction entitlement under Article VII, Section 6.A.ii.a, the Project requires a minimum of 60 off-street parking spaces. A total of 40 parking spaces are provided for the Project. The proposed parking space to unit ratio for the Project of 1.11 is higher than the parking ratios of other similar high-rise multifamily projects that have been approved in the City. The Project will accommodate 1 to 1 residential parking for all 36 units while providing 4 spaces for the remaining nonresidential use at the New Building.

The proposed parking will adequately serve the occupants of the New Building, and will not have a material negative impact on the neighborhood with respect to on- or off-street parking. There will continue to be ample on-street parking on surrounding streets. The neighborhood is transit-oriented in nature (i.e., WRTA bus stations), and facilities at the Property will accommodate alternate means of transportation (e.g., bicycle storage). There exist amenities in close proximity to the Property and there is a nearby downtown employer hub.

The proposed parking areas are designed to reduce the amount of at-grade land devoted to parking and utilize parking areas more efficiently by providing a subterranean parking level, which results in a more urban look and feel by not overwhelming the Property with surface parking. Less parking on the surface level allows for more areas that can be devoted to affordable units, open space, amenities and commercial space.

As noted above, the loading area will allow delivery and garbage trucks to safely enter the site into the loading area from Meade Street.

3. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs; Social, economic or community needs that are served by the proposal (special permit criteria); Neighborhood character and social structure; buildings, noise, glare (special permit criteria); Potential fiscal impact, including city services needed, tax base, and employment (special permit criteria).

The Project will dramatically enhance and improve the surrounding area and will improve the safety, efficiency, aesthetic appeal, design and quality of the site, which was underutilized as a former warehouse and office building and contains limited natural terrain features.

The kind, size, height and nature of the New Building and the proposed site improvements for the Project are consistent with buildings in this neighborhood (including, but not limited to, the size and height of the City's ISD building) in and around Polar Park and other neighborhoods within the City that have been developed for mixed-use high rise multifamily use. The building façades will incorporate a contemporary approach with dynamic but efficient massing. Variations in exterior wall material depth and detailing will provide a rich texture and variation to the building exterior, bringing in natural tones. The New Building will provide other architecturally appealing features and massing and changing façade heights. The New Building will be accessible, with modern finishes, energy efficient appliances, state-of-the-art HVAC systems and large windows that will make the units comfortable, safe and reflective of modern design standards. The walkways, open spaces, balconies and roof deck will help activate outdoor common and recreational areas and improve connections within the site and surrounding areas. Except as otherwise provided herein, the New Building will comply with dimensional requirements as set forth in the Zoning Ordinance, including height, floor-to-area ratio and yard setbacks.

The Project is functionally and aesthetically compatible with the surrounding municipal, commercial and residential properties in the neighborhood, which include a mix of City department, single, 2- and 3-family, multifamily, business and commercial uses. The Property

was most recently occupied with underutilized warehouse and office use, and the proposed New Building and improvements to the site will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood. Based on the foregoing, the New Building and improvements to the Property in connection therewith will fit into the present character of the neighborhood, and granting this approval will promote an appropriate use of the site.

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

Proposed new lighting will be modern in design, and will not have a deleterious effect on or cause a nuisance to neighboring properties or abutting streets. The proposed outdoor lighting will be adequate for safe and secure access to and from the New Building, walkways, sidewalks and the loading area. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets. Any new identification signage will be provided in compliance with the Zoning Ordinance.

The Project will improve the economic vitality of the neighborhood and surrounding areas by increasing the number of residents in the area who will patronize local businesses and economic centers in and around the neighborhood. The Project will create new construction jobs, sustain post-construction jobs, and will generate additional tax revenues and fees for the City.

4. Adequacy of stormwater and drainage facilities; Adequacy of utilities, water supply and sewerage disposal facilities and other public services (special permit criteria).

The development does not anticipate any adverse effect on drainage patterns. The best management practices for stormwater are incorporated in the design of the Project, and will be adequate to manage stormwater runoff generated by the Project and to satisfy the requirements of the Zoning Ordinance, the Worcester Department of Public Works and Massachusetts Stormwater standards. Stormwater runoff collected on-site will be directed away from the New Building and discharged to the City's existing drainage system in Lamartine Street, Meade Street and Grosvenor Street via underground connections. A CDS treatment unit will provide 80% TSS removal for runoff from the access driveway to the subsurface parking. The majority of stormwater will be developed by the proposed roof top which is directly discharged into the combined sewer system. Post-development peak runoff rates will be mitigated by reducing on-

site impervious area compared to pre-development conditions. One or more backflow preventers and sump pump pits in the basement and elevator pit will be installed.

New water and sewer connections, gas and electric service facilities and infrastructure will need to be provided for the New Building and the Project. However, such utility lines and infrastructure currently exist within Lamartine Street, Meade Street and Grosvenor Street and are readily available to be connected to any new utilities that are necessary for the Project.

5. 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); Adequacy of useable common property or open space.

The Project proposes to provide enhanced open space by way of landscape buffers that will contain a variety of aesthetically appealing and native trees, shrubs and other plantings not currently provided at the site. The landscape buffers will comply with the Zoning Ordinance, and will serve as a visual buffer between the site and adjoining properties and streets. All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer compliant. Other open space amenity areas (e.g., dog park, balconies, roof deck and other areas) will also be provided throughout the site. The Project proposes to create ample common areas and open space amenity areas at the site as described herein that can be used by residents for outdoor leisure and/or passive recreation.

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

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed lighting will be dark-sky compliant, will not exceed a color temperature of 3,000K, will be appropriately arranged with directional shields so as to minimize light from shining and/or spilling onto abutting properties and streets while maintaining pedestrian and vehicular safety, and will not have a deleterious effect on neighboring properties. Site lighting is designed to meet IESNA (Illuminating Engineering Society of North America) guidelines for security minimums within parking and pedestrian areas.

Trash receptacles will be stored within the ground floor and brought out to the loading/trash pick-up zone only on days scheduled for trash pick-up.

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

There is no special emergency zone noted on the plans. However, fire trucks and other emergency vehicles will be able to access the Property by parking within the access driveways on site and/or on multiple streets surrounding the site in close proximity to the New Building. The New Building will be serviced by existing municipal fire hydrants located within the sidewalk on Lamartine Street. The New Building will utilize a fire suppression system with a direct connection to the water service main within Grosvenor Street. There are no new hydrants proposed as part of the new development.

8. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion; Adequacy of erosion and sedimentation control measures to be utilized during and after construction; Impacts on the natural environment (special permit criteria).

There are no natural terrain features at the Property, and the Project will minimize, to the extent practicable, changes to the natural terrain as a result of the Project. The proposed drainage and site design layout of the Project improvements are designed to reduce any susceptibility of ponding, flooding and erosion. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas on the Property. There will not be any negative impacts on the groundwater. During construction, appropriate measures will be taken for controlling erosion, sedimentation and pollution as set forth in the plans submitted. The premises will remain maintained upon completion of the construction phase.

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

The Project complies with the design requirements of Article V, Section 5.B, Article IV, Section 7.A.3 and other applicable provisions of the Zoning Ordinance by providing sufficient off-street parking spaces necessary to accommodate the residents and occupants of the New Building. The proposed drive aisles within the parking area will provide sufficient widths and turning radii necessary to provide for safe and efficient travel for passenger vehicles. The garage doors will be setback from the street in order to allow vehicles to safely and conveniently enter the New Building with minimal impact to public ways. The proposed parking, walkways and landscaping-related improvements are arranged for safe and convenient access for motorists and pedestrians. Proposed new lighting will be modern in design, and will not have a deleterious effect on or cause a nuisance to neighboring properties or abutting streets. The Project will dramatically improve the aesthetic

appeal, design and quality of the Property, which is highly visible to the public. The Project will improve the economic vitality of the neighborhood and surrounding areas by increasing the number of residents in the area who will patronize local businesses and economic centers in and around the neighborhood. The Project will create new construction jobs, sustain post construction jobs, and will generate additional tax revenues and fees for the City.

The Project is in conformance with the purposes and intent of the Zoning Ordinance as it will provide much-needed and in-demand affordable housing (including 5% of units at 60% AMI) to support the City's critical housing stock, which will promote the economic vitality of the neighborhood and the City. The Project is a development of a compatible land use that provides urban densities, is a redevelopment of a corner lot site that is highly underutilized, offers a design that provides an aesthetically pleasing environment for pedestrians that is accessible, compact, safe and inviting. The Project promotes compact, environmentally-responsible (e.g., EV charging stations, interior and exterior bicycle storage and other eco-friendly features), pedestrian friendly mixed-use development that is physically and functionally integrated through site design and avoids over-dedication of land devoted to surface parking. Moreover, the Project will encourage the most appropriate use of the land in a manner that promotes economic development, general welfare, safety and the creation of housing of such type, size and cost suitable for meeting the current and future needs of the City. The Project protects natural resources as well as the architectural, scenic and aesthetic qualities of the community and protects against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation.

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

There are no existing structures at the Property nor is the Property listed on the National Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database. The Project will continue to enhance the existing aesthetics and character of the neighborhood, and the Property, including the New Building, will be compatible with other historic and non-historic structures in the neighborhood.

11. Adequacy and impact on the regional transportation system.

The Project will not materially impact the regional transportation system as the neighborhood is transit-oriented nature (i.e., WRTA bus stations within walking distance will accommodate alternate means of transportation (e.g., bicycle storage, etc.). There exist amenities in close proximity to the site and there is a nearby access to the downtown employer hub. The Project will promote the bike- and walk-ability of the neighborhood as it will include

indoor bicycle storage areas and there will be safer and more convenient access to the surrounding neighborhood.

12. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or groundwater.

The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no surface waters or wetland resource areas on the Property. The site is not located within the City of Worcester Combined Sewer System Area or the Commercial Area Revitalization District (CARD). A Notice of Intent Application will be submitted to the Worcester Conservation Commission under the Local Ordinance for work within 100 feet of a catch basin. There will be no storage of hazardous materials or substances at the Property. Based on the foregoing, plans and protective measures under the Project will ensure minimal risk of contamination to surface or groundwater.

IV. Waivers and Other Zoning Relief.

Polar Views seeks the following waivers and other zoning relief, to the extent applicable:

1. Plan requirement to show abutters within 300 feet of the Property; and
2. All other waivers and zoning relief that may be required.



**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:

39 Lamartine Street
Parcel ID: 05-014-00008

Zoning District: BG-3.0

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 Plain¹

Special Permit related

Parking Plan:

of Spaces _____

Special Permits (circle all that apply)¹

AROD FPOD CCRC

WRP MU Cluster CCOD

Common Drive AHDB AOD

Inclusionary Zoning

Other Filings (either Board)

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

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.)	200	159.28+/-	40.78+/-
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
Height (ft.)			
Floor to Area Ratio			
Parking (spaces)			
Landscaping			
Other			

Applicable Section of Zoning Ordinance

Article: V; IX; II; II
Section: 2; 6; 6.A.3; 7.A.2
Paragraph: Table 5.1; ii.b-c;

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming
Structure Use

Non-Residential/Residential Conversion

Other Special Permit

Special permit for reduction of parking; loading requirements and landscaping

Department of Inspectional Services

Authorized Signature Required

TM

DJH

DC

Todd Miller

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.

DEFINITIVE SITE PLAN FOR 39 LARMARTINE STREET WORCESTER, MASSACHUSETTS 01610

RECORD APPLICANT:
POLAR VIEWS, LLC
89 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MA 01532

RECORD OWNER:
POLAR VIEWS, LLC
89 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MA 01532

LAND PLANNERS-CIVIL ENGINEERS:
J.M. GRENIER ASSOCIATES INC.
118 TURNPIKE ROAD SUITE 200
SOUTHBOROUGH, MA 01772
(508) 845-2500

LAND SURVEYORS:
GEO NETWORK LAND SURVEY INC.
645 CHANDLER STREET SUITE 7
WORCESTER, MA 01610

ZONING DISTRICT: BUSINESS, GENERAL (BG-3.0)

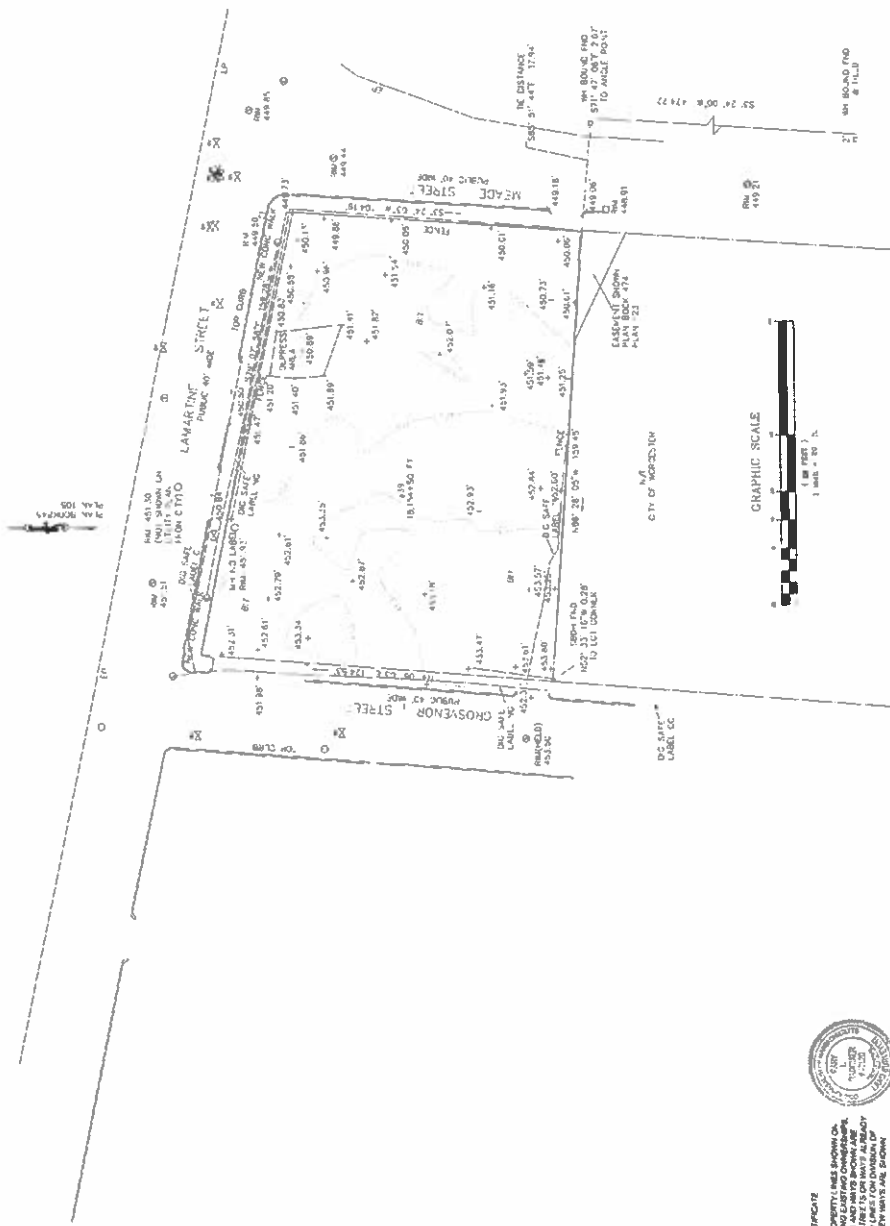
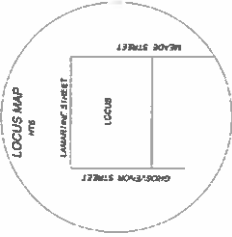
INDEX	DESCRIPTION	SHEET NUMBER
	COVER	1 OF 8
	EXISTING CONDITIONS PLANS	2 OF 8
	LAYOUT PLAN	3 OF 8
	GRADING AND DRAINAGE PLAN	4 OF 8
	UTILITY PLAN	5 OF 8
	EROSION & SEDIMENTATION CONTROL PLAN	6 OF 8
	DETAIL PLAN	7 OF 8
	DETAIL PLAN	8 OF 8



REV. NO.	DATE	REVISION
SCALE	AS SHOWN	
DATE		JUNE 6, 2024
SHEET NO.		COVER SHEET
PROJECT NO.		C-647
SHEET 1 OF 8		

PLAN REFERENCES

- PLAN BOOK 474 PLAN 123
 - PLAN BOOK 842 PLAN 40
 - PLAN BOOK 845 PLAN 105
- CITY OF WORCESTER PLANS
 LAMARTINE STREET (H-15 6741-1)
 MEADE STREET (H-9286)
 GROSVENOR STREET (H-9322)



NOTES

- 1.) DATUM TAKEN FROM SMH ON UTILITY PLAN FROM CITY OF WORCESTER
- 2.) CONSTRUCTION ON LOTS OR LAND IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTION RESERVATIONS OR LIMITATIONS ON RECORD
- 3.) UTILITIES SHOWN ARE FROM FIELD LOCATIONS IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE SIZE, ELEVATION AND LOCATION, AND TO CONTACT "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION

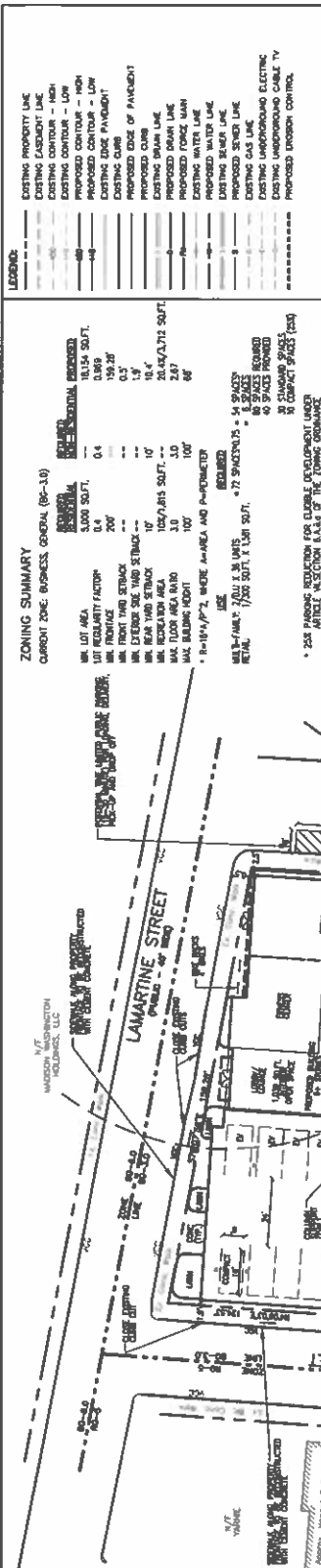
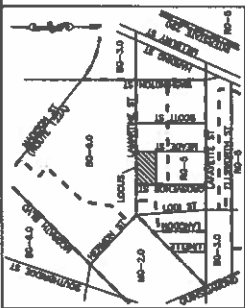
OWNER OF RECORD
 39 LAMARTINE STREET LLC
 DEED BOOK 66121 PAGE 308



REG. MAP WITH SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN ARE TRUE AND CORRECTLY SURVEYED AND CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS SURVEYING ACT AND THAT THE STRIPS AND MARKS SHOWN ARE TRUE AND CORRECTLY SURVEYED AND CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS SURVEYING ACT AND THAT THE STRIPS AND MARKS SHOWN ARE TRUE AND CORRECTLY SURVEYED AND CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS SURVEYING ACT

2/12/16
 DATE
 Gregory A. R. [Name]
 SURVEYOR

PLAN OF LAND
 39 LAMARTINE STREET
 WORCESTER, MA
 PREPARED FOR: DANIEL AND REBECCA YARNE
 FEBRUARY 12, 2016 SCALE: 1" = 20'
GEO / NETWORK LAND SURVEY, INC.
 645 CHANLER STREET SUITE 7
 WORCESTER, MASSACHUSETTS 01610
 508-755-7003 FAX 508-755-8003

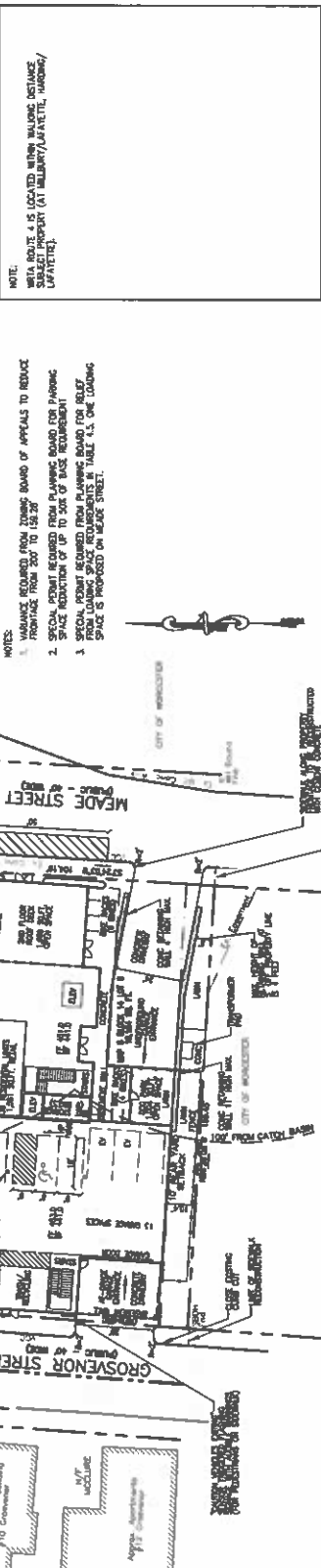


ZONING SUMMARY
CURRENT ZONE: BUSINESS GENERAL (B0-1.0)

MIN. LOT AREA	3,000 SQ. FT.	MIN. SETBACK REAR	10' / 15' / 15'	MIN. SETBACK SIDE	10' / 15' / 15'	MIN. SETBACK FRONT	10' / 15' / 15'
MIN. LOT REGULARITY FACTOR	0.4	MIN. FRONT SETBACK	10' / 15' / 15'	MIN. SIDE SETBACK	10' / 15' / 15'	MIN. REAR SETBACK	10' / 15' / 15'
MIN. FRONT SETBACK	10' / 15' / 15'	MIN. SIDE SETBACK	10' / 15' / 15'	MIN. REAR SETBACK	10' / 15' / 15'	MIN. DEVELOPMENT DENSITY	10' / 15' / 15'
MIN. DEVELOPMENT DENSITY	10' / 15' / 15'	MIN. FLOOR AREA RATIO	3.0	MIN. FLOOR AREA RATIO	3.0	MIN. BUILDING HEIGHT	10' / 15' / 15'

NOTES:

- 25% PARKING REDUCTION FOR DENSE DEVELOPMENT UNDER ARTICLE 8A SECTION 6.4.2 OF THE ZONING ORDINANCE
- VARIANCE REQUIRED FROM ZONING BOARD OF APPEALS TO REDUCE FRONTAGE FROM 300' TO 150' 20"
- SPECIAL PERMIT REQUIRED FROM PLANNING BOARD FOR PARKING SPACE REDUCTION OF UP TO 50% OF BASE REQUIREMENT
- SEASONAL TRUCK AND TRAILER STORAGE FOR TRUCKS AND TRAILERS IS PROHIBITED UNDER ARTICLE 8A SECTION 6.4.2 OF THE ZONING ORDINANCE



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR - HIGH
- EXISTING CONTOUR - LOW
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND CABLE TV
- PROPOSED UNDERGROUND CABLE TV

REV.	DATE	REVISION

GRAPHIC SCALE

1" = 20' 0"

DEFINITIVE SITE PLAN
FOR
39 LAMARTINE STREET
WORCESTER, MASSACHUSETTS 01610

PREPARED FOR:
POLAR VIEWS, LLC
80 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MASSACHUSETTS 01532

PROPERTY OWNER:
POLAR VIEWS, LLC
80 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MASSACHUSETTS 01532

PREPARED BY:
J.M. GRENIER ASSOCIATES, INC.
50 STATE STREET
SOUTHBOROUGH, MASSACHUSETTS 01772
TEL: 508 (508) 855-2500
WWW.JMGA.COM

SCALE: 1" = 20'
DATE: JUNE 6, 2024

LAYOUT PLAN

SHEET NO. 3 OF 6
PROJECT NO. G-647



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR - LOW
- EXISTING CONTOUR - HIGH
- PROPOSED CONTOUR - HIGH
- PROPOSED CONTOUR - LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING BRAM LINE
- PROPOSED BRAM LINE
- EXISTING FORCE MAIN
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE TV
- PROPOSED DRAINAGE CONTROL

NOTES:

1. EXISTING CONCRETE SLAB AT 20' EASEMENT LINE SURVEY NO. 643
2. REFERENCE CITY OF WORCESTER ASSessor'S MAP 5 BLOCK 14 LOT 4, CHARLENA STREET SITE, WORCESTER, MA 01605
3. REFERENCE WINDSOR RECORDS OF DEEDS BOOK 6747 PAGE 1
4. MAIN 5 MAIN
5. EXISTING SLOPE ON THE NE CORNER LAND.

GRAPHIC SCALES



REV. NO.	DATE	REVISION

DEFINITIVE SITE PLAN
FOR
39 LAMARTINE STREET
 WORCESTER, MASSACHUSETTS 01610

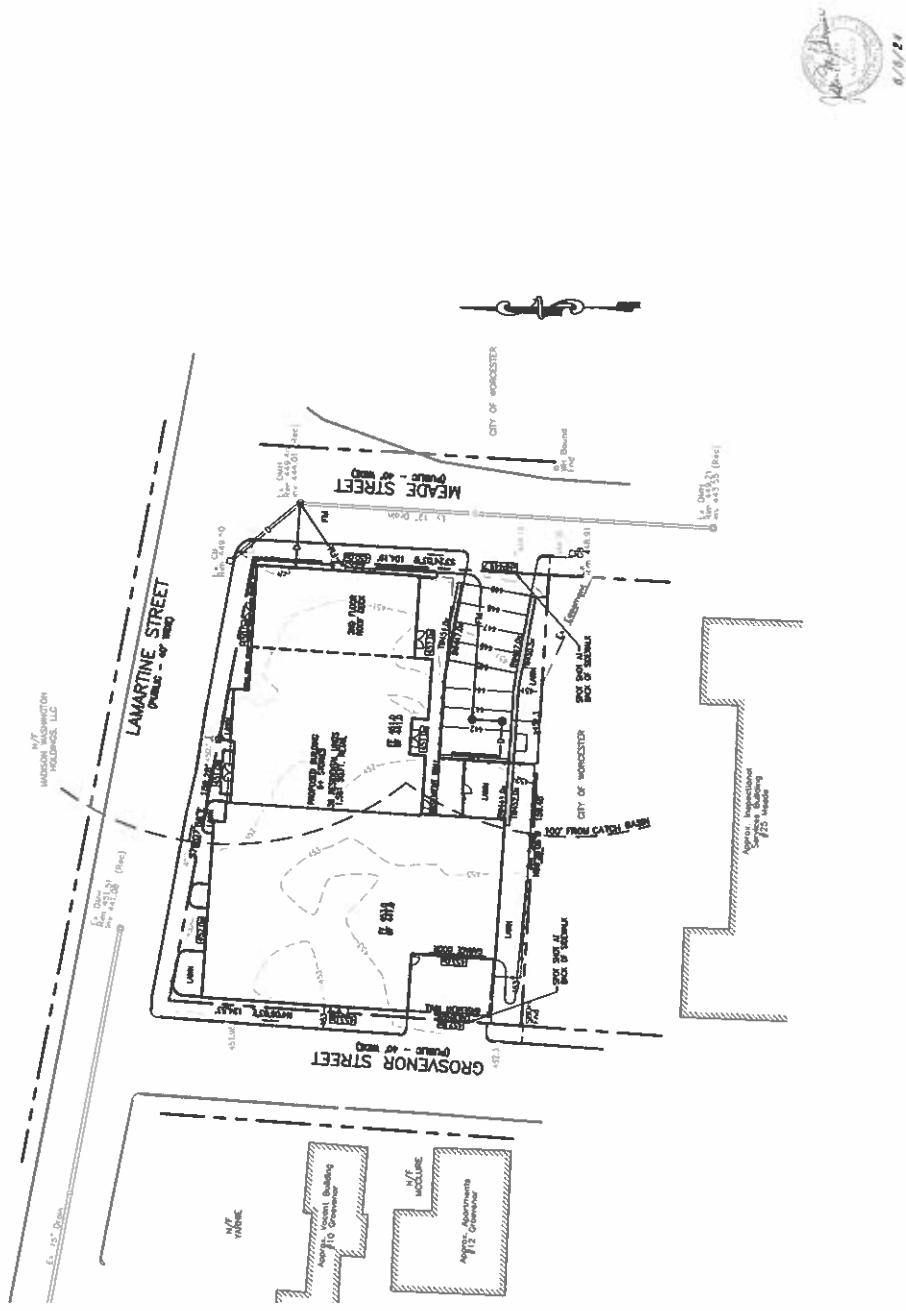
PREPARED FOR:
POLAR VIEWS, LLC
 60 WEST MAIN STREET UNIT 101
 NORTHBOROUGH, MASSACHUSETTS 01532

PROPERTY OWNER:
POLAR VIEWS, LLC
 60 WEST MAIN STREET UNIT 101
 NORTHBOROUGH, MASSACHUSETTS 01532

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
 118 TURNING ROAD SUITE 200
 NORTHBOROUGH, MASSACHUSETTS 01572
 TEL NO. 508.351.2500 FAX NO. 508.351.2500

SCALE: 1" = 20'
DATE: JUNE 6, 2024

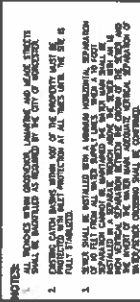
GRAVING AND DRAINAGE PLAN
SHEET NO. 4 OF 6
PROJECT NO. C-647



- LEGEND:**
- - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - EXISTING CONTOUR - HIGH
 - - - - - EXISTING CONTOUR - LOW
 - - - - - PROPOSED CONTOUR - HIGH
 - - - - - PROPOSED CONTOUR - LOW
 - - - - - EXISTING CURB
 - - - - - EXISTING DRIVE
 - - - - - PROPOSED EDGE OF PAVEMENT
 - - - - - PROPOSED CURB
 - - - - - EXISTING DRAIN LINE
 - - - - - PROPOSED DRAIN LINE
 - - - - - EXISTING WATER MAIN
 - - - - - EXISTING WATER LINE
 - - - - - EXISTING SEWER LINE
 - - - - - PROPOSED SEWER LINE
 - - - - - EXISTING GAS LINE
 - - - - - EXISTING UNDERGROUND ELECTRIC
 - - - - - EXISTING UNDERGROUND TELEPHONE
 - - - - - PROPOSED DIVISION CONTROL

NOTES:

1. ALL PROPOSED WORK, EXCEPT LAMARTINE AND MEADE STREETS SHALL BE FINISHED AS REQUIRED BY THE CITY OF WORCESTER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WORCESTER FULLY TRAINED.
3. ALL NEW CONSTRUCTION SHALL BE INSTALLED WITH A PERMANENT WEATHER, SEPARATED FROM EXISTING CONSTRUCTION. ALL NEW CONSTRUCTION SHALL BE INSTALLED WITH A PERMANENT WEATHER, SEPARATED FROM EXISTING CONSTRUCTION. ALL NEW CONSTRUCTION SHALL BE INSTALLED WITH A PERMANENT WEATHER, SEPARATED FROM EXISTING CONSTRUCTION. ALL NEW CONSTRUCTION SHALL BE INSTALLED WITH A PERMANENT WEATHER, SEPARATED FROM EXISTING CONSTRUCTION.
4. LOCATION OF EXISTING SEWER SERVICE TO BE DETERMINED AND CUT & CAPED AT THE BULK.
5. ALL UNDERGROUND UTILITIES SHALL BE DETECTED BY THE TULIP.
6. CONTRACTOR SHALL CONTACT THE DATE AT 1-800-344-7233 TO DETERMINE THE LOCATION OF EXISTING UTILITIES.
7. ALL UNDERGROUND UTILITIES SHALL BE DETECTED BY THE TULIP.
8. SHOULD FIELD CONDITIONS VARY FROM THESE DRAWINGS, CONTRACTOR SHALL BE CONSIDERED AS RESPONSIBLE FOR ANY CHANGES TO BE MADE TO THE DRAWINGS.



REV. NO.	DATE	REVISION

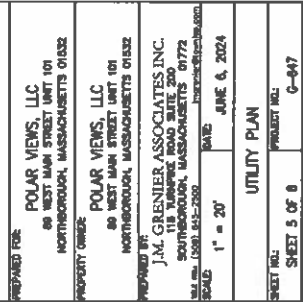
DEFINITIVE SITE PLAN FOR 39 LAMARTINE STREET WORCESTER, MASSACHUSETTS 01090

PREPARED FOR:
POLAR VIEWS, LLC
80 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MASSACHUSETTS 01532

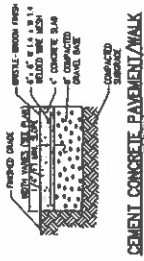
PROPERTY OWNER:
POLAR VIEWS, LLC
80 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MASSACHUSETTS 01532

PREPARED BY:
J.M. GRENIER ASSOCIATES INC.
150 STATE STREET SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TEL. NO. (508) 853-2500 FAX. NO. (508) 853-2500
SCALE: 1" = 20' DATE: JUNE 6, 2024

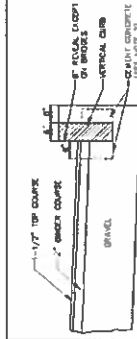
UTILITY PLAN
SHEET NO. 5 OF 8 PROJECT NO. G-847



J.M. GRENIER
Professional Engineer
State of Massachusetts
No. 10873

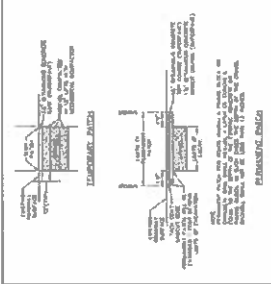


CEMENT CONCRETE PAVEMENT/WALK
AS SHOWN

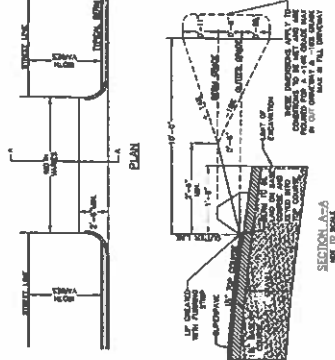


- NOTES:**
- HOT USE 4" FROM CURB AND READS BRIDGE, BRACK AND STAIRS, REPLACE WITH GEMET DRABETEL.
 - ANY CLASS OF BRIGHT CONCRETE (PAINT IS APPLICABLE TO STRENGTH SPECIFICATIONS, ALL TEST RESULTS AND SUBMITTALS.)
 - PAVEMENT FOR QUERIES IS CONCRETE SHALL BE FWD PDP BRGP REP 447.

VERTICAL GRANITE CURB
AS SHOWN



PAVEMENT REPAIR
AS SHOWN



DRIVEWAY DETAIL
AS SHOWN

COMTECH

CORPORATION
150 STATE STREET
SOUTH BOSTON, MA 02127
(617) 552-8800
WWW.COMTECHCORP.COM

SITE SPECIFIC DATA REQUIREMENTS

NO.	DESCRIPTION	DATE
1	EXISTING SITE PLAN	12/15/21
2	EXISTING SURVEY	12/15/21
3	EXISTING UTILITY LOCATIONS	12/15/21
4	EXISTING ROADWAY CROSS SECTION	12/15/21
5	EXISTING CURB AND GUTTER ELEVATIONS	12/15/21
6	EXISTING SIDEWALK ELEVATIONS	12/15/21
7	EXISTING DRAINAGE SYSTEM	12/15/21
8	EXISTING GEOTECHNICAL DATA	12/15/21
9	EXISTING SOIL SAMPLES	12/15/21
10	EXISTING STRENGTH TESTS	12/15/21
11	EXISTING TRAFFIC VOLUMES	12/15/21
12	EXISTING ADJACENT PROPERTIES	12/15/21
13	EXISTING ZONING REGULATIONS	12/15/21
14	EXISTING PERMITS AND APPROVALS	12/15/21
15	EXISTING RECORD DRAWINGS	12/15/21

FRAME AND COVER

FRAMES: 12\"/>

CONTECH

CORPORATION
150 STATE STREET
SOUTH BOSTON, MA 02127
(617) 552-8800
WWW.COMTECHCORP.COM

COMTECH

CORPORATION
150 STATE STREET
SOUTH BOSTON, MA 02127
(617) 552-8800
WWW.COMTECHCORP.COM

COMTECH DESIGN NOTES:

- COMTECH DESIGN NOTES: 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MASSACHUSETTS EDITION, AND THE STANDARD SPECIFICATIONS FOR CONCRETE, MASSACHUSETTS EDITION.
- COMTECH DESIGN NOTES: 2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.
- COMTECH DESIGN NOTES: 3. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THESE NOTES.
- COMTECH DESIGN NOTES: 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MASSACHUSETTS EDITION, AND THE STANDARD SPECIFICATIONS FOR CONCRETE, MASSACHUSETTS EDITION.
- COMTECH DESIGN NOTES: 5. ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.
- COMTECH DESIGN NOTES: 6. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THESE NOTES.

COMTECH
CORPORATION

TRENCH DRAIN CROSS-SECTION

DRAIN TRENCH DETAIL

REV. NO.	DATE	REASON

DEFINITIVE SITE PLAN
FOR
39 LAMARTINE STREET
WORCESTER, MASSACHUSETTS 01610

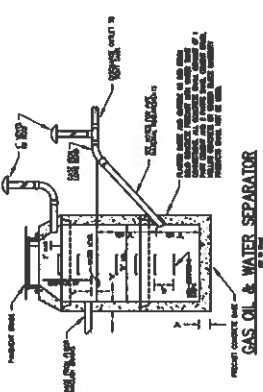
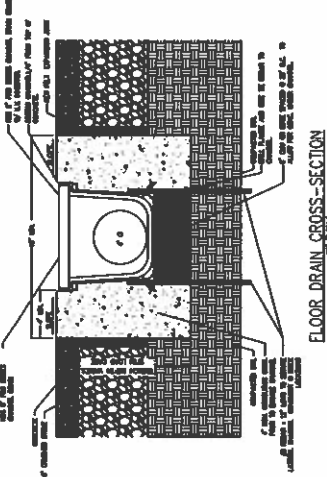
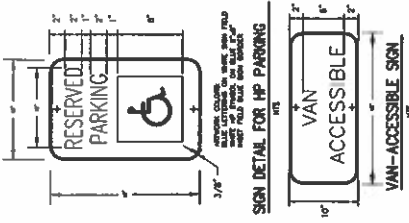
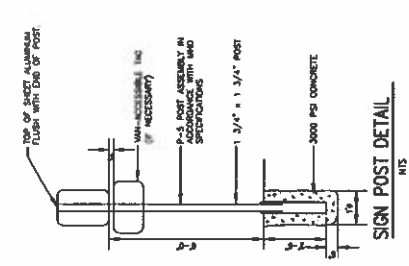
PREPARED FOR: POLAR VIEWS, LLC
80 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MASSACHUSETTS 01862

PROPERTY OWNER: POLAR VIEWS, LLC
80 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MASSACHUSETTS 01862

PREPARED BY: J.M. GREATER ASSOCIATES, INC.
110 CAMPBELL ROAD SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
MAIL BOX 10001 945-2500
JMG@JMGREATER.COM

SCALE: AS SHOWN
DATE: JUNE 8, 2024

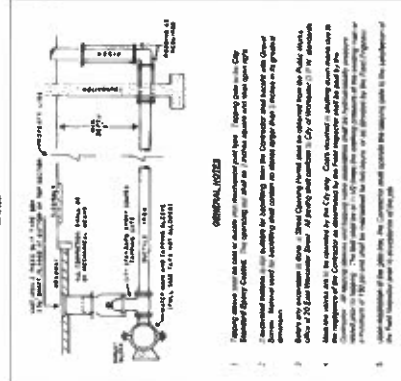
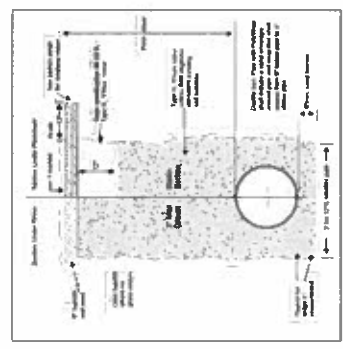
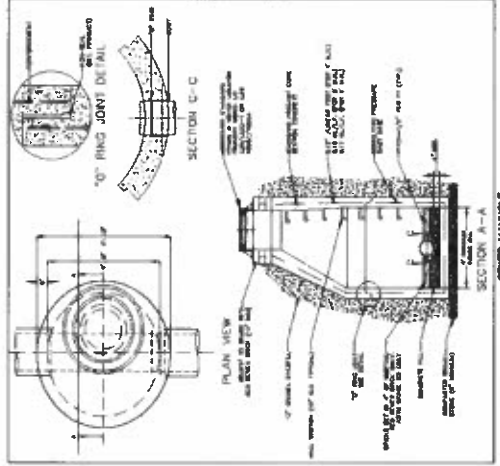
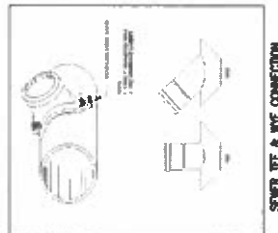
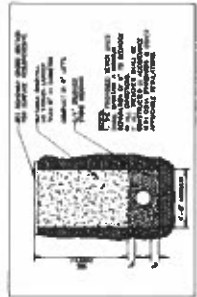
DETAIL PLAN 1/2
PROJECT NO.: 0-447
SHEET 7 OF 8



GENERAL NOTES:

1. PROVIDE 1/2\"/>...- 2. ...
- 3. ...
- 4. ...
- 5. ...

NO.	DATE	REVISION



GENERAL NOTES:

1. ...
2. ...
3. ...
4. ...
5. ...



6/6/24

DEFINITIVE SITE PLAN
FOR
39 LAMARTINE STREET
WORCESTER, MASSACHUSETTS 01610

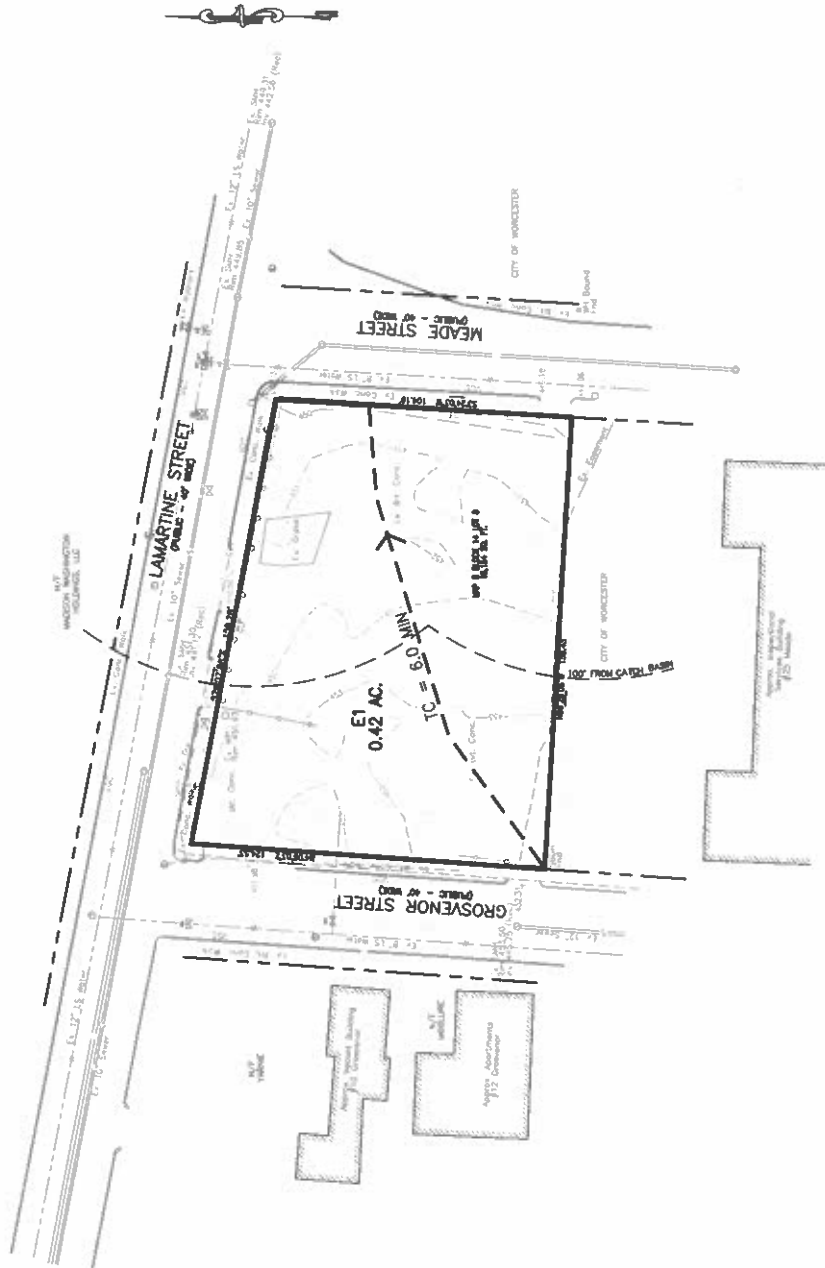
PREPARED FOR: POLAR VIEWS, LLC
88 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MASSACHUSETTS 01532

PROPERTY OWNER: POLAR VIEWS, LLC
88 WEST MAIN STREET UNIT 101
NORTHBOROUGH, MASSACHUSETTS 01532

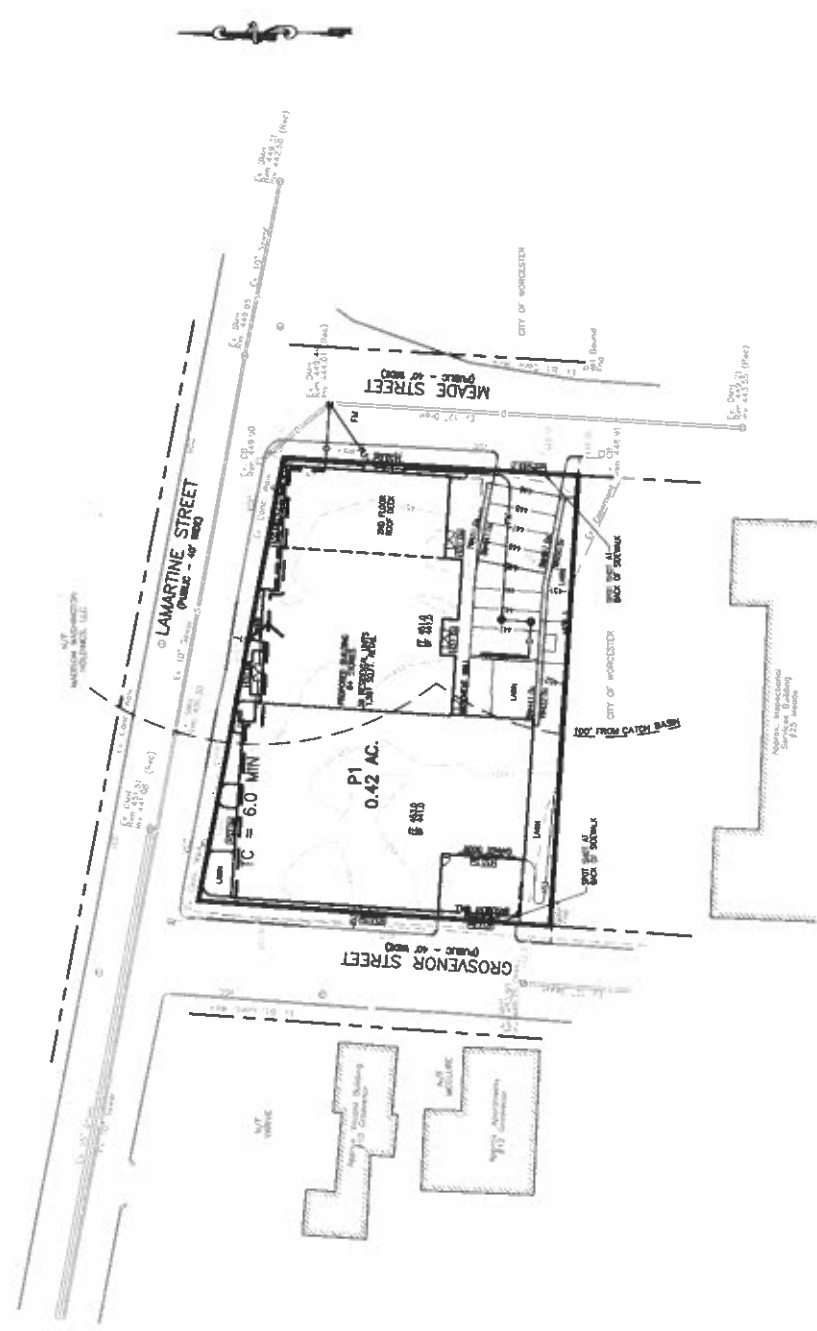
PREPARED BY: J.M. GRENIER ASSOCIATES INC.
122 STATE ST. SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TEL. NO. 1020-102-2500
WWW.GRENIERASSOCIATES.COM

SCALE: AS SHOWN DATE: JUNE 6, 2024

SHEET NO.: SHEET 6 OF 8 PROJECT NO.: 0-647



REV. NO.	DATE	REVISION
DEFINITIVE SITE PLAN FOR 39 LAMARTINE STREET WORCESTER, MASSACHUSETTS 01610		
PREPARED FOR: POLAR VIEWS, LLC 69 WEST MAIN STREET UNIT 101 NORTHBOROUGH, MASSACHUSETTS 01532		
PROPERTY OWNER: POLAR VIEWS, LLC 69 WEST MAIN STREET UNIT 101 NORTHBOROUGH, MASSACHUSETTS 01532		
PREPARED BY: J.M. GRENIER ASSOCIATES, INC. 100 STATE STREET SOUTHBOROUGH, MASSACHUSETTS 01772 TEL: 508.359.2500 FAX: 508.359.2500		
SCALE: 1" = 20'		DATE: JUNE 6, 2024
SHEET NO.: PRE-DEVELOPMENT DRAINAGE AREAS		PROJECT NO.: C-847
SHEET 1 OF 2		



GRAPHIC SCALE 1" = 20' (100' FEET) 1" = 20' (100' FEET)		
REVISION	DATE	BY
DEFINITIVE SITE PLAN FOR 38 LAMARTINE STREET WORCESTER, MASSACHUSETTS 01610		
PREPARED FOR:	POLAR VIEWS, LLC 20 WEST MAIN STREET UNIT 101 NORTHBOROUGH, MASSACHUSETTS 01532	
PROPERTY OWNER:	POLAR VIEWS, LLC 20 WEST MAIN STREET UNIT 101 NORTHBOROUGH, MASSACHUSETTS 01532	
PREPARED BY:	J.M. GRENIER ASSOCIATES INC. 118 TURNING ROAD SUITE 200 SOUTH BOSTON, MASSACHUSETTS 01772 TEL NO. (508) 843-2300 WWW.JMGRENIERASSOCIATES.COM	
SCALE:	1" = 20'	DATE: JUNE 6, 2024
SHEET NO.:	POST-DEVELOPMENT DRAINAGE AREAS	
SHEET 2 OF 2		PROJECT NO.: C-647

June 6, 2024

Traffic Impact Statement
39 Lamartine Street, Worcester, MA

The information provided in this report is referenced from the Institute of Traffic Engineers, Trip Generation Manual, 11th Edition.

The proposed usage of the property consists of a 1,525 sq.ft. retail building (utilized Retail Appeal Store ITE Code 876) and 36-unit apartment building (utilized Mid-Rise Residential with First Floor Commercial ITE Code 231). Based on these uses, the trips generated are as follows:

<u>Land Use</u>		<u>Morning Peak Hr</u>	<u>Evening Peak Hr</u>	<u>Weekday</u>
Retail	1,525 sq.ft.	11	7	578
Mid-rise Res.	36 Units	<u>7</u> 18	<u>10</u> 17	<u>100 (estimate)</u> 678

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



Samuel Konieczny, MAA
City Assessor

Administration and Finance
Division of Assessing

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 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 39 Lamartine Street

Worcester, MA

MBL No. 05-014-00008

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

Footage for radius 300

CONTACT: NAME: Stephanie Fleming
ADDRESS: 311 Main Street, Worcester
TELEPHONE: MA, 01608, 508-926-3346



May 31, 2024

VIA EMAIL - Assessing@worcesterma.gov

Assessor's Office
Worcester City Hall
455 Main Street
Worcester, MA 01608

Re: *Abutter's List Request for 39 Lamartine Street*
MBL: 05-014-00008

To Whom it May Concern:

Enclosed, please find a Request for an Abutter's List for the above-referenced property. I will have a check hand delivered to your office in the amount of \$20.00.

Please note we are requesting a 300-foot radius search for this list.

Kindly email the abutter's list and label sheets to sfleming@bowditch.com.

Thank you in advance for your assistance.

Sincerely,



Stephanie Fleming
Paralegal

Enclosures

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER
ADMINISTRATION & FINANCE

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: 46

Parcel Address: 39 LAMARTINE STREET
WORCESTER, MA 01610

Assessor's Map-Block-Lot(s): 05-014-00008

Owner: POLAR VIEW LLS
89 WEST MAIN ST
UNIT 101

Owner Mailing: NORTHBOROUGH, MA 01532

Petitioner (if other than owner): STEPHANIE FLEMING
 Petitioner Mailing Address: 311 MAIN STREET
WORCESTER, MA 01608
508-926-3346

Planning: _____ Zoning: X Liquor License: _____ ConComm: _____
 Historical: _____ Cannabis: _____ Other: _____

MADISON WG HOLDINGS LLC	05-009-00019	0667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WG HOLDINGS LLC	05-010-00001	0667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WG HOLDINGS LLC	05-010-00001	0667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
WYMAN GORDON CO	05-010-0000B	0080 HERMON STREET	WORCESTER, MA 01610
MADISON WASHINGTON HOLDINGS LLC	05-010-0001B	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WASHINGTON HOLDINGS LLC	05-010-0001E	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
MADISON WASHINGTON HOLDINGS LLC	05-010-0001F	667 BOYLSTON ST SUITE 201	BOSTON, MA 02116
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JACKSON,SCOTT +	05-013-00049	0013 LODI STREET	WORCETER, MA 01608
CLAY,DAVID M	05-013-00053	0021 LODI ST	WORCESTER, MA 01608
DESOUSA,ROMAN	05-013-00055	1231 EDGELL RD	FRAMINGHAM, MA 01701
WYMAN GORDON COMPANY	05-013-36-41	0080 HERMON STREET	WORCESTER, MA 01610
CITY OF WORCESTER HEALTH AND CODE	05-014-00001	20 IRVING ST	WORCESTER, MA 01609

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This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 05-014-00008 as cited above.
Certified by:



Signature

06/03/2024
Date

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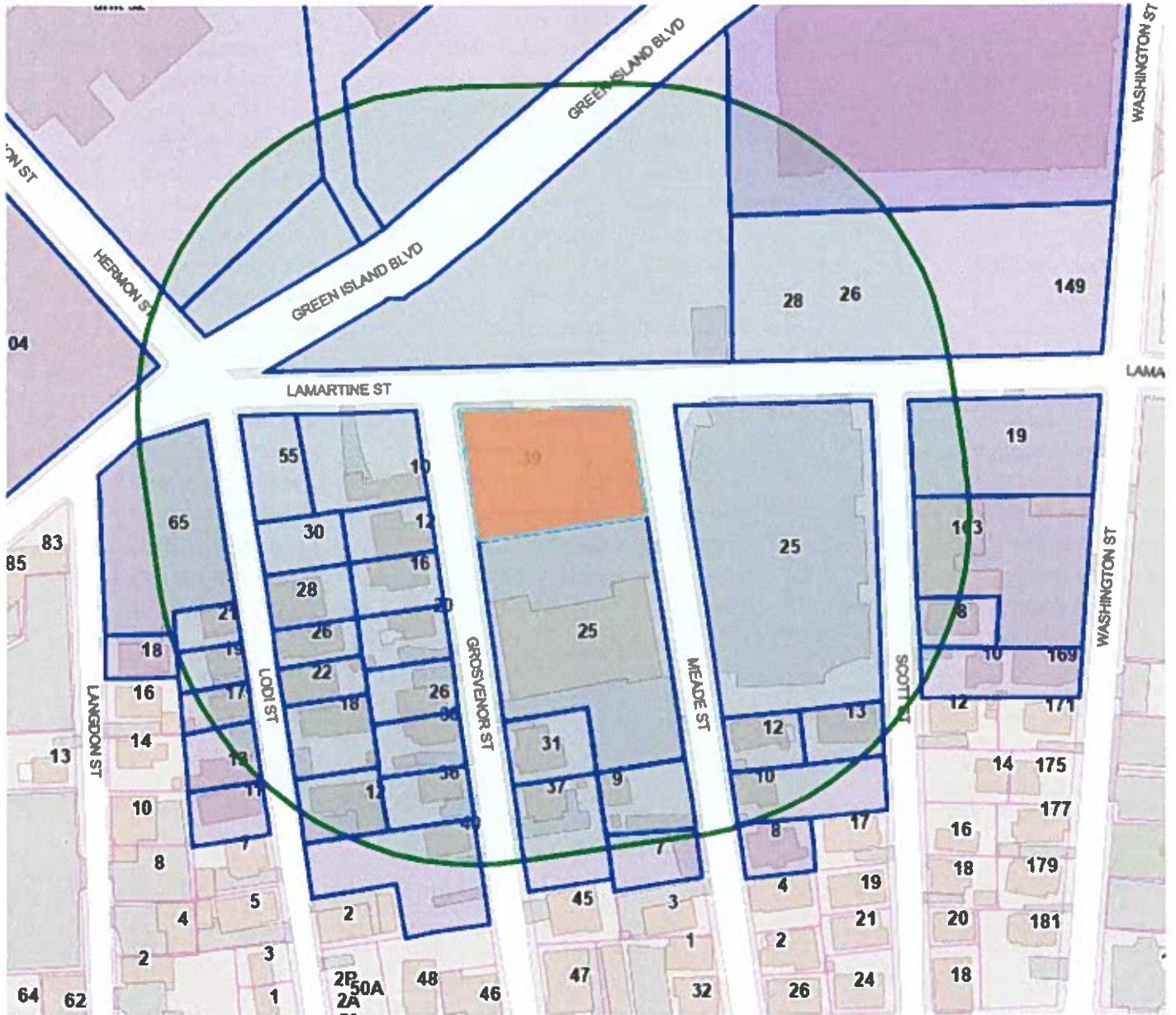
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J.M. GRENIER ASSOCIATES INC.
LAND PLANNING • CIVIL ENGINEERING

118 Turnpike Road Suite 200
Southborough, MA 01772
Tel: 508-845-2500
Email: jmgrenier@townisp.com

June 6, 2024

Traffic Impact Statement
39 Lamartine Street, Worcester, MA

The information provided in this report is referenced from the Institute of Traffic Engineers, Trip Generation Manual, 11th Edition.

The proposed usage of the property consists of a 1,525 sq.ft. retail building (utilized Retail Appeal Store ITE Code 876) and 36-unit apartment building (utilized Mid-Rise Residential with First Floor Commercial ITE Code 231) . Based on these uses, the trips generated are as follows:

<u>Land Use</u>		<u>Morning Peak Hr</u>	<u>Evening Peak Hr</u>	<u>Weekday</u>
Retail	1,525 sq.ft.	11	7	578
Mid-rise Res.	36 Units	<u>7</u>	<u>10</u>	<u>100 (estimate)</u>
		18	17	678

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



Samuel Konieczny, MAA
City Assessor

Administration and Finance
Division of Assessing

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 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 39 Lamartine Street

Worcester, MA

MBL No. 05-014-00008

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

Footage for radius 300

CONTACT: NAME: Stephanie Fleming

ADDRESS: 311 Main Street, Worcester

TELEPHONE: MA, 01608, 508-926-3346



May 31, 2024

VIA EMAIL - Assessing@worcesterma.gov

Assessor's Office
Worcester City Hall
455 Main Street
Worcester, MA 01608

Re: *Abutter's List Request for 39 Lamartine Street*
MBL: 05-014-00008

To Whom it May Concern:

Enclosed, please find a Request for an Abutter's List for the above-referenced property. I will have a check hand delivered to your office in the amount of \$20.00.

Please note we are requesting a 300-foot radius search for this list.

Kindly email the abutter's list and label sheets to sfleming@bowditch.com.

Thank you in advance for your assistance.

Sincerely,



Stephanie Fleming
Paralegal

Enclosures

Edward M. Augustus, Jr.
CITY MANAGER



CITY OF WORCESTER
ADMINISTRATION & FINANCE

Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

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: 46

Parcel Address: 39 LAMARTINE STREET
WORCESTER, MA 01610

Assessor's Map-Block-Lot(s): 05-014-00008

Owner: POLAR VIEW LLS
89 WEST MAIN ST
UNIT 101

Owner Mailing: NORTHBOROUGH, MA 01532

Petitioner (if other than owner): STEPHANIE FLEMING
 Petitioner Mailing Address: 311 MAIN STREET
WORCESTER, MA 01608
508-926-3346

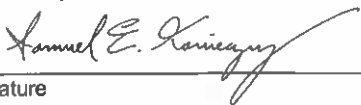
Planning: _____ Zoning: X Liquor License: _____ ConComm: _____
 Historical: _____ Cannabis: _____ Other: _____

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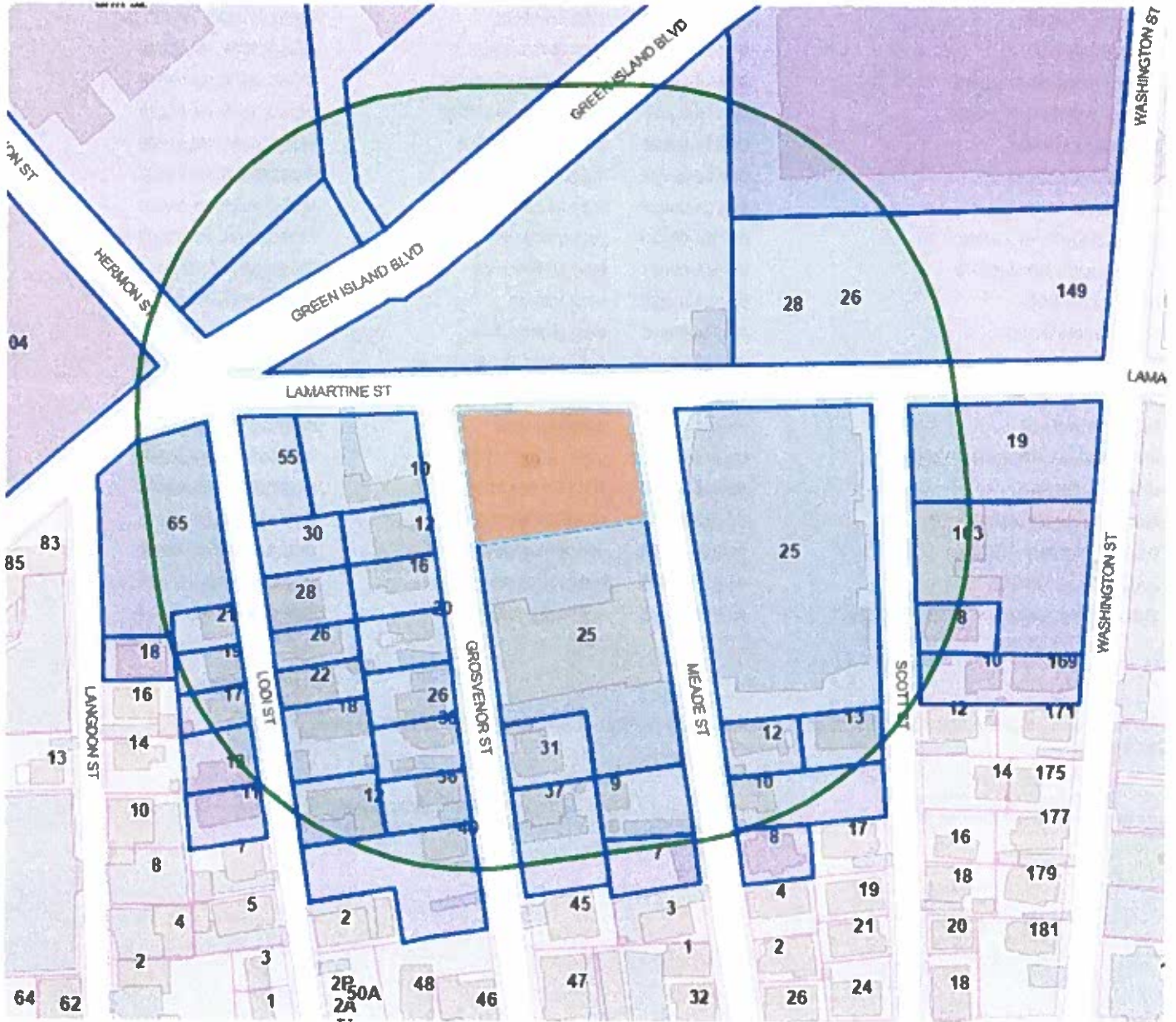


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ELEVATORS MAINTENANCE & S...
05-015-16+41
0163 WASHINGTON ST
WORCESTER, MA 01610

36 GROSVENOR LLC
05-014-00041
0003 LOWELL ST
WALTHAM, MA 02453

PHAM,DALEN
05-014-00045
0008 MEADE ST
SUITE 164
WORCESTER, MA 01610

CITY OF WORCESTER HEALTH ...
05-014-0008A
0013 MEADE ST
WORCESTER, MA 01610

TULLOS,EDWARD
05-014-0010A
0009 MEADE ST
WORCESTER, MA 01610