

City of Worcester Planning Board



DEFINITIVE SITE PLAN APPLICATION

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: planning@worcesterma.gov (preferred)

1. PROPERTY INFORMATION

- a. 10 Grosvenor Street
Address(es) – please list all addresses the subject property is known by
- b. 05-014-0046A
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 69833 Page 270
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RG-5 & 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. Optionee
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: , Daniel Yarnie, Its manager
(Signature)

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

- a. Daniel Yarnie
Name(s)
- b. 89 West Main Street, Unit 101, Northborough, MA 01532
Mailing Address(es)
- d. jsmith@bowditch.com; (508)-926-3464
Email and Phone Number

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

4. REPRESENTATIVE INFORMATION

a. 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. AUTHORIZATION

Authorization I, Daniel Yarnie, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 05 Block 014 Lot(s) 0046A, 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 26 day of July, 2024.

By: , Daniel Yarnie

On this 26 day of July, 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: 5/20/27



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

6. **PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY IN PDF FORMAT VIA EMAIL TO PLANNING@WORCESTERMA.GOV AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 1 PHYSICAL COPY BY HAND DELIVERY OR MAIL:**

- Zoning Determination Form** obtained from the Inspectional Services Division (email inspections@worcesterma.gov or call 508 – 799 – 1198 for more information)
- Completed Site Plan Application, signed by all parties involved.
- Completed **Tax Certification** for the Applicant and Owner (if different) are attached (page 4)
- If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 2)
- A **Certified Abutters List(s)** issued within 3 months of this application’s filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor’s Office and includes all abutters and abutters to abutters within 300’ of the edge of the land owner’s property.
Note: if the property(s) is within 300 ft. of another town an abutters list from that town may be required
- Project Impact Statement** describing the proposed project and analyzing how the project and site layout were designed with consideration for and to be compatible with the review criteria in the Zoning Ordinance.
- Site Plan** showing the full project scope and all elements listed in Item 11 of this application, stamped and signed by all applicable professionals
- Architectural drawings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals
- Stormwater Report** demonstrating compliance with Massachusetts Stormwater Standards for the project, as applicable based on project type and scope (*contact staff to confirm*)
- Traffic Study**, if necessary based on expected traffic generation (*contact staff to confirm*)

7. **PROVIDE 1 PHYSICAL COPY OF THE FOLLOWING ITEMS:**

- One stamped (i.e. postage paid) pre-addressed envelope for *each* party on the Abutters List and the applicant (if different from the owner), with the following return address:

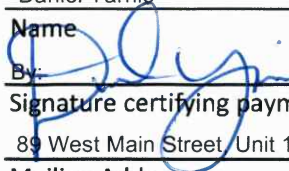
Division of Planning and Regulatory Services
455 Main Street (City Hall), Room 404
Worcester, MA 01608

- Filing Fee** of \$_____ 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. Daniel Yarnie
Name
- b.  Daniel Yarnie
Signature certifying payment of all municipal charges
- c. 89 West Main Street Unit 101, Northborough, MA 01532
Mailing Address
- d. jsmith@bowditch.com; (508)-926-3464
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. Polar Views LLC
By:  Daniel Yarnie, Its Manager
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

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

10. PROJECT TYPE AND DESCRIPTION

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

The property is an approximately 9,283 square foot lot with an approximately 2,264 square foot multi-family residential building and vacant space.

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

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

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

The applicant proposes to construct a 4-story approximately 19,052 square foot multi-family residential building with 12 units, 2 of which will be affordable (1 unit at 80% AMI, 1 unit at 60% AMI). The property will also contain 10 parking spaces and other related site improvements.

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	9,283	no change	9,283
Number of buildings	1	0	1
Total square footage of building(s)	2,264	+16,788+/- SF	19,052
Number of stories of building(s)	2	+2	4
Number of parking spaces	1	+9	10
Number of loading spaces	0	+1	1
Changes to on-street parking	N/A		N/A
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>	TBD		TBD
Square feet of wetlands	0	No Change	0
Square feet of surface (open) water	0	No Change	0
Square feet of area vegetated/wooded	6,861 SF	-5,465 SF	1,396 SF
Number of trees over 9" in caliper	0	No Change	0
Cubic yards of fill material to be imported/ exported	0	20 CY Export	20 CY Export
Square feet of property in floodplain	0	No Change	0
Length of roadway (in feet or miles)	0	+140 feet	140 Feet
Residential	Existing	Change +/-	Total
Number of units	Last used as a church	+12	12
If multi-family, number of bedrooms per unit	N/A		7-1BR; 5-2BR
Number of accessible units	N/A		TBD
Number of affordable units	N/A		2
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area			

11. ZONING

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

Type of Relief	Date Approved

12. PERMITS REQUIRED

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

Agency Name	Permit Type	Date Filed	File Number
Zoning Board of Appeals	Special Permit & Variances	July 2, 2024	TBD

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"/>	Site Plan/C2.01
b. Locus plan with zoning information shown	<input type="checkbox"/>	Site Plan/C2.01
c. Existing utilities	<input type="checkbox"/>	Existing Conditions Plan
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	Site Plan/C2.01
e. Soil types identified on the plan (including test-pit/boring locations)	<input checked="" type="checkbox"/>	
f. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	Existing Conditions Plan
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	Arch plans
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	L1.01
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 checked="" type="checkbox"/>	L1.01
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"/>	Site Plan/C2.01
k. For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. <i>Note: See Article IV, Section 2, Table 4.2, footnote 3.</i>	<input checked="" type="checkbox"/>	

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"/>	Site Plan/C2.01
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	Site Plan/C2.01
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	Site Plan/C2.01
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	Site Plan/C2.01
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	Site Plan/C2.01

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"/>	Site Plan/C2.01
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"/>	Site Plan/C2.01
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input type="checkbox"/>	Site Plan/C2.01
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	Site Plan/C2.01
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input checked="" type="checkbox"/>	

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

Feature	None	Page/ sheet #
a. Number of parking spaces provided (9 x 18)	<input type="checkbox"/>	Site Plan/C2.01
b. Number of compact parking spaces (8 x16)	<input type="checkbox"/>	Site Plan/C2.01
c. ADA parking spaces	<input type="checkbox"/>	Site Plan/C2.01
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	Site Plan/C2.01
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	Site Plan/C2.01
f. Loading spaces or docks (see Table 4.5 and related notes)	<input type="checkbox"/>	Site Plan/C2.01
g. Screen planting between parking and edge of property or pedestrian paths	<input type="checkbox"/>	Site Plan/C2.01
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input type="checkbox"/>	Site Plan/C2.01
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES/NO)	<input type="checkbox"/>	Site Plan/C2.01

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"/>	Arch plans
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"/>	Arch plans
c.	Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input type="checkbox"/>	Arch plans
d.	Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	L-1
e.	Parking and circulation directional signage	<input type="checkbox"/>	Site Plan/C2.01
f.	Signage facing the street	<input type="checkbox"/>	Site Plan/C2.01

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 type="checkbox"/>	Site Plan/C2.01
d.	Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	Site Plan/C2.01

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

6. Adequacy of water supply and sewerage disposal facilities.

	Feature	None	Page/ sheet #
a.	Connections to or extensions of city sanitary sewer and water utilities. <i>Contact DWP&P to determine any applicable sewer connection or use change fees.</i>	<input type="checkbox"/>	Site Plan/C2.01
b.	Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	Site Plan/C2.01
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 checked="" type="checkbox"/>	
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"/>	L1.01
d.	Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	L1.01
e.	Fencing, including information on material, height, and style (including gates)	<input type="checkbox"/>	L1.01
f.	Planted buffers along rear and side yard setbacks	<input type="checkbox"/>	L1.01

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 type="checkbox"/>	Site Plan/C2.01
b.	Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input checked="" type="checkbox"/>	
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"/>	Arch floor plans
e.	Interior common space and amenities or balconies	<input type="checkbox"/>	Arch floor plans

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"/>	L-1
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"/>	L-1
c.	Photometric plan for parking lots with ≥12 new spaces	<input type="checkbox"/>	L-1
d.	Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	<input type="checkbox"/>	L1.01
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 checked="" 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"/>	
c.	Fire hydrants and/or FDC connections	<input type="checkbox"/>	Site Plan/C2.01

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

	Feature	None	Page/ sheet #
a.	All buildings and utilities are located at or above the 500-year flood elevation	<input checked="" type="checkbox"/>	
b.	Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	Site Plan/C2.01

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 checked="" type="checkbox"/>	
b.	Plans for securing of any stockpiles on site during construction	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	

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

	Feature	None	Page/ sheet #
a.	Protection of existing historic architectural or site features	<input checked="" type="checkbox"/>	
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"/>	#4 - Millbury St. & Lafayette St. (262 Harding St.)
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input checked="" type="checkbox"/>	

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

	Feature	None	Page/ sheet #
a.	Snow storage locations (outside of basins and required parking/landscape buffer)	<input type="checkbox"/>	Site Plan/C2.01
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	Site Plan/C2.01
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input type="checkbox"/>	Site Plan/C2.01
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 checked="" type="checkbox"/>	
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"/>	Site Plan/C2.01
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	Site Plan/C2.01
c.	Easements for any utilities, public access, or adjacent properties	<input type="checkbox"/>	Existing Conditions Plan
d.	Regularity factor for all lots	<input type="checkbox"/>	Site Plan/C2.01
e.	% paving within the front-yard for residential uses	<input checked="" type="checkbox"/>	
f.	Height of all structures in feet and stories	<input type="checkbox"/>	Site Plan/C2.01