

September 12, 2024

City of Worcester Planning Board
455 Main Street, Room 404
Worcester, MA 01608

RE: Proposed Development at 190 Brookline Street, Worcester, MA

Dear Chair and Members of the Board,

On behalf of Ali Fadhel (Applicant), Joseph Graham, PE, is submitting this Project Impact Statement for the proposed development at 190 Brookline Street, Worcester, MA (Zoning: RS-7, MBL: 42 031 12-13).

The project involves the demolition of the existing building, regrading of the site, and construction of a new single-family home, along with associated landscaping, driveway, and stormwater management infrastructure. This development is situated within a previously approved subdivision, and it is our intent to ensure that the proposed improvements are in harmony with the established stormwater management framework and local zoning requirements.

Project Overview

The proposed project aligns with the stormwater management approach of the original subdivision approval. Specifically, we are utilizing subsurface infiltration units to capture runoff from roof leaders, consistent with the original drainage plan. The infiltration systems proposed are based on infiltration rates determined from test pit data obtained during the subdivision approval process.

Site Layout and Compliance

The site has been regraded by the developer, redistributing existing loam and altering site slopes without prior approval. This unapproved grading prompted the need for the development of a comprehensive set of plans complying with the City of Worcester. The report addresses these changes through proposed stormwater infrastructure, regrading, and erosion control measures, ensuring compliance with both Massachusetts Stormwater Management Standards and City of Worcester bylaws.

Stormwater Management Strategy

The stormwater management design incorporates subsurface infiltration units to manage runoff from impervious roof areas. This approach ensures that post-development peak runoff rates do not exceed pre-development levels. Our design effectively mitigates stormwater impacts, supports groundwater recharge, and complies with all applicable stormwater standards.

Attachments

Enclosed with this letter are the following documents for your review:

- Stormwater Management Report
- Site Plans
- Erosion Control Measures

We look forward to collaborating with the Board to review this application and address any questions or concerns. Please do not hesitate to contact me for further information.

Respectfully,

Joseph Graham, PE