



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

October 3, 2024

Worcester Planning and Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608

Attention: Victor Panak, City Planner
Subject: Response to Review Standards
Reference: Proposed motorcycle facility at 1078 West Boylston Street, Worcester, MA

Dear Victor:

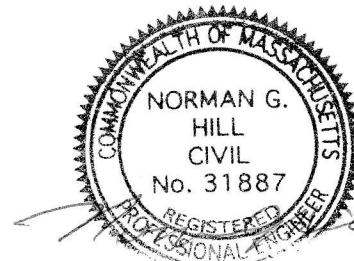
Following is our response to the Review standards:

1. The proposed facility will not degrade the groundwater quality of the property because of the following facts that the owner has stated:
 - a. All motorcycles are to be stored inside the building overnight.
 - b. No floor drains are provided or proposed in the storage areas.
 - c. No leaching facility is proposed on this lot.
 - d. No leaking or dripping machines or motorcycles are to be brought outside of the building.
 - e. No maintenance is to be performed on site, on any motorcycle, or car or other type of vehicle.
 - f. No hazardous materials are to be stored on this site, including oil and gasoline.
2. The proposed facility will be in harmony with the purpose and intent of the Zoning.
3. The proposed facility will not have any adverse environmental impact on the Zone of Contribution (GP-2) or the Secondary Recharge Area, for the same reasons as stated above.
4. The proposed facility will not adversely affect an existing or identified potential public water supply within the Water Resources Protection Overlay District for the same reasons as stated above.
5. The proposed facility will meet the following standards:
 - (a) No earth removal is proposed.
 - (b) No fill material is proposed.
 - (c) No hazardous materials are to be stored on-site.
 - (d) No site work is offered for this facility.
 - (e) No stormwater management facilities are offered for this site.

Sincerely,

Land Planning Incorporated


Norman G. Hill, P.E.



214 Worcester Street
North Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111

Review Standards

In addition to its special permit review criteria under Article II of the Zoning Ordinance, the Planning Board shall also consider the proposed project's conformance with the following criteria:

1. Will not degrade the groundwater quality at the boundaries of the premises below existing levels.
2. Is in harmony with the purpose and intent of the Zoning Ordinance and does not denigrate from the purposes of the Water Resources Protection Overlay District.
3. Will not, during construction or thereafter, have an adverse environmental impact on the Zone of Contribution (GP-2) or Secondary Recharge Area (GP-3).
4. Will not adversely affect an existing or identified potential public water supply within the Water Resources Protection Overlay District.
5. Will meet the following standards:
 - (a) Any earth removal or land disturbing activity within the GP-2 zone of the overlay district may not be closer than four (4) feet above the historic high-water elevation. Such earth removal or grading must employ appropriate measures to control erosion and siltation.
 - (b) All fill material must be clean and free from hazardous materials, construction debris and other material whose leaching would be a potential contamination hazard to ground or surface waters.
 - (c) Hazardous materials stored above-ground must be located on an impervious surface. The storage area must be equipped with a secondary containment system to prevent the material from reaching ground or surface water in the event of a leak or spill. The containment system must be able to contain one hundred and ten (110) percent of the tank's contents.
 - (d) Appropriate measures must be taken to ensure that any increase in storm water runoff is artificially recharged into the ground. This may be done through such methods as dry wells, infiltration trenches, retention basins, etc.
 - (e) All storm water management facilities must be designed for the twenty-five (25) year storm and designed to ensure that the rate and amount of runoff leaving the site does not exceed the rate and amount of runoff in the predevelopment state. Facilities for runoff from paved areas shall include structures for trapping oil, gas and other contaminants before recharge into the ground. These facilities shall be maintained by the owner on a not less than an annual basis.