



The City of
WORCESTER

Planning Board

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DECISION – AMENDMENT TO DEFINITIVE SITE PLAN

Application:	Amendment to Definitive Site Plan	File #:	PB-2023-042
Subject Property:	25, 26, 33, 38 & 45 Arctic Street, 1, 14 (aka 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (aka 5 & 7 Arctic Street) & 290 Franklin Street, 2 Keese Street, 0 Grafton Street and the Arctic Street, Keese Street, and Plastics Street Rights-of-Way	Map Block Lot #:	4-15-17+24, -0002B, -0003A, -00003, -00004, -00005, -00007, -00013, -00014, -00015, -00016, -00023; 4-14-2A+3B
Applicant(s):	GoVenture Capital Group, LLC	Property Owner(s):	Multiple
Zoning District(s):	BG-3.0 (Business, General) Commercial Corridors Overlay District (CCOD-E) Downtown/Blackstone Canal Sign Overlay District (DSOD).	Review Trigger:	Amendment
Existing:	Presently on the premises are several largely vacant commercial and industrial structures and 2 partially paved private streets		
Proposed:	The applicant seeks to amend a prior approval to construct a +/- 6-story, multi-family high-rise building with +/- 364 residential units and a parking garage in order to eliminate the parking garage and propose +/-396 surface parking spaces. The applicant also seeks to make further improvements to Plastics Street and to remove portions of Arctic Street and Keese Street from the Official Map.		
Plan Preparer:	Hannigan Engineering, Inc.	Plan Date:	dated 11/12/2021; revised 06/22/2023
Meeting date(s):	June 28, 2023	Board Action:	Approved 5-0 with conditions

Office of the City of Worcester Planning Board c/o Planning & Regulatory Services Division

City Hall, 455 Main Street, Room 404 (4th floor), Worcester, MA 01608

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Prior to the release of the decision, issuance of a building permit, or commencement of site work (whichever occurs first):

1. Provide one (1) copy of revised site plans (1 full-sized stamped and signed original), a complete architectural plan set, and a stormwater report and checklist, and a PDF file of each of the same, to the Division of Planning & Regulatory Services reflecting the following, as applicable:
 - a. Reflect that light pole fixtures shall be down-shielded to prevent light spillage on highway.
 - b. Reflect existing light pole near the corner of Franklin Street and Arctic Street on the lighting and landscaping plan sheet.
 - c. Reflect interior bicycle rack locations on final revised floorplans.
 - d. Provide bicycle parking exterior to the building for guests.
 - e. Provide detail proposed raised gate at Keese Street access point.
 - f. Provide detail for guardrail.
 - g. Provide signage denoting the two loading spaces along Artic Street as “loading only” and provide corresponding detail.
 - h. Extend the public sidewalk along the western side of Arctic Street to connect with the northeastern corner of the surface parking lot to provide a dedicated pedestrian connect into the parking lot from the north and shift proposed hydrant accordingly.
 - i. Clarify surface treatment within all landscape buffers and islands within surface parking lot.
 - j. Clarify boundaries of proposed overhead canopy.
 - k. Reflect that all existing barbed wire fences shall be removed and if replaced shall be without barbed wire.
 - l. Provide a planting schedule reflecting species (to be ALB-resistant) and caliper/pot size.
 - m. Reflect that 15% of total parking (69 spaces) will be EV-ready.

Department of Transportation & Mobility

- n. Relocate crosswalk on Artic Street at Franklin Street to be closer to Franklin Street, with stop bar and sign positioned 4’ behind.
- o. Driveways shall remain at sidewalk level and slope down to roadway level in the tree lawn /street furniture area for pedestrian safety and access.
- p. Sidewalks on the public way shall be ADA compliant and constructed out of cement concrete with granite curbing to City specifications.
- q. All ramps on the public way shall be ADA compliant with City-specified detectable warning panel and be constructed to be path of travel and not apex design.
- r. All markings shall be thermoplastic paint or pre-form thermo plastic symbols to City specifications.
- s. Revise photometric plan to show lighting levels along the fronting sidewalks, at all crosswalks, and in all exterior parking areas. Add addition streetlighting or exterior lighting to ensure that crosswalks are lighted to a minimum of 2fc and with a uniformity of 3.5x or less, and those sidewalks are generally illuminated elsewhere to provide safe walking environments. Proposed lighting should be down shielded and dark sky compliant.

Prior to commencement of any work or issuance of a building permit:

2. The applicant shall record the street removal mylars for Arctic Street, Hygeia Street, and Keese Street and provide the recording references for said plans to DPRS.
3. The applicant shall formally discontinue Hygeia Street and the portion of Arctic Street removed from the City's Official Map, upon which building is proposed, and take the necessary steps to extinguish the existence of said ways and all rights of others thereto. The owner shall provide evidence, in a form acceptable to the law department, demonstrating that all rights in the aforementioned ways have been extinguished.
4. Provide a copy of a recorded ANR or 81X plan reflecting the perimeter of the property and revised street layout.
5. Provide a copy of an executed lease agreement for the long-term use of the parking lot at 26 Arctic Street.

Prior to issuance of a certificate of occupancy:

6. Improvements to the surrounding private ways shall be completed prior to issuance of a final certificate of occupancy for the proposed residential structure.
7. A registered Professional Engineer, currently licensed to practice within the Commonwealth of Massachusetts, shall provide a written certification that the stormwater system has been constructed in substantial compliance with the approved plans and that the infrastructure functions as designed. One (1) original of said certification, and a .pdf of the same, shall be provided to each the Department of Inspectional Services, Department of Public Works & Parks, and the DPRS.

Prior to and continuing during all construction activities:

8. Appropriate soil erosion and sedimentation control measures including hay bales and silt fences, shall be installed and maintained subject to the oversight and direction of the Commissioner of Inspectional Services.
9. All tree and stump removal shall be in accordance with the Asian Longhorned Beetle program requirements and all new trees and shrub plantings shall be Asian Longhorned Beetle and Emerald Ash Borer resistant.
10. All work shall conform to the City of Worcester's Zoning Ordinance, Planning Board decision and conditions of approval, and to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.

Perpetual:

11. All parking spaces shall be striped in accordance with the plans and accessible spaces placarded as required by the Architectural Access Board. Compact spaces shall be striped or placarded accordingly.
12. Exterior fixtures shall be dark-sky compliant and down shielded to minimize spillover and be of a warmer temperature (3,000K or less, except colored architectural or landscape lighting, as applicable).
13. Drive aisles, landscaped setback areas and required parking spaces shall not be used for snow storage; once designated snow storage areas reach capacity or interfere with visibility, snow shall be trucked off-site.
14. Provided that the project is constructed and operated in substantial accordance with final revised plans, including architectural renderings, calculations, and operation and maintenance plans and schedules, on file with the City of Worcester and in accordance with all applicable governmental codes.

Authorized Signature,

DocuSigned by:
Michelle Smith
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DATE 12/27/2023

Michelle M. Smith, *Assistant Chief Development Officer*
on behalf of the Worcester Planning Board

REMINDERS

Time Limitations: Approval under this article shall become invalid unless the work or action authorized by it shall commence within one year after the Planning Board has granted such approval and thereafter shall proceed in good faith continuously to completion so far as is reasonably practicable under the circumstances. Per Article V, Section 3F "Site Plan Review" of the City of Worcester Zoning Ordinance.

Landscaping Requirements: Required landscaping shall be maintained in a healthy growing condition, free of refuse and debris, and any plantings that do not survive shall be replaced in kind by the applicant or the property owner within a reasonable period of time. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. Per Article V, Section 5, C. iv of the City of Worcester Zoning Ordinance.

Construction Noise: No person shall operate any powered construction equipment or build, erect construct, demolish, alter, repair, excavate or engage in hoisting, grading, site work, including tree and brush removal, dredging or pneumatic hammering, or deliver construction equipment and/or supplies to the site on any building, road, tower, parking lot, machine, pipe, sewer, sidewalk, or any other construction project, except between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and Saturday, and between the hours of 9:00 a.m. and 7:00 p.m. on Sundays....Per Chapter 9 Section 1A (e) (9) of the City of Worcester's Ordinance Relative to Excessive and Unreasonable Noise.