

TLA THOMPSON-LISTON
ASSOCIATES, INC.
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Erosion Control Specialists
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October 2, 2024

Albert LaValley, Chair
Worcester Planning Board
c/o Division of Planning and Regulatory Services
455 Main St, Room 404
Worcester MA 01608

Re: 125 Northeast Cutoff
Amendment to the Site Plan

Dear Mr. LaValley and Members of the Board:

Department of Inspectional Services Staff has advised that the work proposed by David Calrk Company to resurface the parking lot, improve accessible parking and entrances, and alter the site traffic flow within the site requires Planning Board approval. These activities seem to be exempt activities pursuant to Article IV, Section 7, A. 1. sixth paragraph. However, in this case, there is an approved Definitive Site Plan on the property, and these changes will affect the approved layout of parking and loading spaces, as well as the impervious cover of the lot. We request that the Planning Board approve the proposed improvements, or find that the scope of work is minor in nature and that an amendment to the Definitive Site Plan Approval is not required.

David Clark Company proposes the following scope of improvements, as shown on the plans submitted herewith:

- Alter the paved surfaced to reduce the net impervious cover of the lot by approximately 11,650 sq. ft. and to create landscaped areas;
- Modify the traffic pattern to direct all incoming traffic away from the employee entrance to improve safety, and to direct trucks around the lot rather than through auto parking areas;
- Restripe and grade the accessible parking spaces and accessible routes to comply with the slope limitations of 521 CMR;
- Create a patio with outdoor seating for employees to use during breaks.

In its recent Amended Special Permit (PB-2024-018), Perpetual Condition 17, the Planning Board limited the net impervious cover of the regulated site (Lots 115 and 125 combined) to 18.9%. With the removal of approx. 11,590 s.f. of pavement from Lot 125, that would otherwise runoff directly, the net impervious percentage on the 40.13-acre regulated site, will be 18.2%. A summary of our calculations is shown in Table 1 below.

If you have any questions prior to your meeting of November 6, please let me know.

Very truly yours,

THOMPSON-LISTON ASSOCIATES, INC.



Patrick J. Healy, P.E.
Civil Engineer, Vice President

Enclosures

cc: DCH Properties, LLC

Table 1

Summary of Lot Areas and Impervious Cover

	Overall Lot	Lot 115	Lot 125
Lot Area	40.13 acres	27.15 acres	12.99 acres
Gross Impervious Cover	791,076 s.f.	498,661 s.f,	292,415 s.f.
Gross Impervious %	45.2%	42.2%	51.7%
Net Impervious Cover	319,856 s.f.	93,674 s.f.	226,182 s.f.
Net Impervious %	18.3%	7.9%	38.0%

125 NORTHEAST CUTOFF
WORCESTER, MASSACHUSETTS
PREVIOUS ZONING RELIEF GRANTED
September 30, 2024

WORCESTER PLANNING BOARD

DEFINITIVE SITE PLAN APPROVAL, PB-2020-011, DECEMBER 30, 2021

AMENDMENT TO DEFINITIVE SITE PLAN APPROVAL, PB-2022-020, MAY 4, 2022

SPECIAL PERMIT TO EXPAND ALTER AND/OR CHANGE A PRE-EXISTING NON-CONFORMING USE IN
THE WATER RESOURCES PROTECTION DISTRICT, PB-2020-011, DECEMBER 21, 2021

AMENDMENT TO SPECIAL PERMIT, PB-2022-020, JUNE 9, 2022

AMENDMENT TO SPECIAL PERMIT, PB-2024-018, APRIL 12, 2024

WORCESTER ZONING BOARD OF APPEALS

SPECIAL PERMIT TO MODIFY PARKING DIMENSIONAL AND LAYOUT REQUIREMENTS, ZBA-2024-030,
May 9, 2024