(For office use only: Project Number: PB-20____-_____)

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. 9 & 13 Elton Street
Address(es) – please list all addresses the subject property is known by

b. 17-38-23 + 24 +25 + 26
Parcel ID or Map-Block-Lot (MBL) Number

c. Worcester District Registry of Deeds, Book 70267 Page 380
Current Owner(s) Recorded Deed/Title Reference(s)

d. RL-7
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

a. Anthony Bianco
Name(s)

b. 96 Middlesex Avenue, Worcester, MA
Mailing Address(es)

c. c/o djo@oneilbarrister.com; (508) 755-5655
Email and Phone Number(s)

d. Owner
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

AMy for Anthony Bianco
(Signature)

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

a. _____
Name(s)

b. _____
Mailing Address(es)

d. _____
Email and Phone Number

4. REPRESENTATIVE INFORMATION

a. Donald J. O'Neil
Name(s)

b. [signature]
Signature(s)

c. 688 Pleasant Street, Worcester, MA 01602
Mailing Address(es)

d. djo@oneilbarrister.com; (508) 755-5655
Email and Phone Number

e. _____
Relation to Project *(Architect/Attorney/Engineer/Contractor, etc.)*

5. AUTHORIZATION

Authorization I, [signature] Attorney for Anthony Bianco, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 17 Block 38 Lot(s) 23+24+25+26, do hereby authorize Donald J. O'Neil to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 31st day of October, 2024.

On this 31st day of October, 2024, before me personally appeared Donald J. O'Neil, 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.

[signature]
NOTARY PUBLIC
My Commission Expires: 3-29-30

Francesca C. Tonelli
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 29, 2030

(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 $250.00 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. Anthony Bianco
Name

b. _____ Atty for Anthony Bianco
Signature certifying payment of all municipal charges

c. 96 Middlesex Avenue, Worcester, MA
Mailing Address

d. c/o djo@oneilbarrister.com; (508) 755-5655
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. _____
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*

vacant land.

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

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

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

d. Fill in all information relevant to the proposed project

All Projects	**Existing**	**Change +/-**	**Total**
Overall lot size in square feet	18,739	0	18,739
Number of buildings	0	+1	1
Total square footage of building(s)	0	+6,609	6,609
Number of stories of building(s)	0	+2	2
Number of parking spaces	0	+12	12
Number of loading spaces			
Changes to on-street parking			
Total vehicle daily trips. *Please consult staff for specific thresholds requiring review.*			
Square feet of wetlands	85	0	85
Square feet of surface (open) water			
Square feet of area vegetated/wooded	17,894	-12,134	5,760
Number of trees over 9" in caliper			
Cubic yards of fill material to be imported/ exported		TBD	TBD
Square feet of property in floodplain			
Length of roadway (in feet or miles)			
Residential	**Existing**	**Change +/-**	**Total**
Number of units		+3	3
If multi-family, number of bedrooms per unit			
Number of accessible units			
Number of affordable units			
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
Special Permit for single family attached dwelling to be issued	10/28/24

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
Conservation Commission	Order of Conditions	10/30/24	pending

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	☐	C-201
b.	Locus plan with zoning information shown	☐	C-201
c.	Existing utilities	☐	Plot Plan
d.	Existing and proposed grading using differing linetypes, showing 2' contours	☐	C-301
e.	Soil types identified on the plan (including test-pit/boring locations)	☐	C-301
f.	Location of all trees over 9" caliper inches on existing conditions plan	☑	
g.	Architectural elevations or renderings (including exterior materials)	☐	A1-A5
h.	Landscape plan including plantings, and details for all landscape elements	☐	C-201
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)	☐	C-201
j.	Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. *All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.*	☐	C-301 & SWR
k.	For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. *Note: See Article IV, Section 2, Table 4.2, footnote 3.*	☐	

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	☐	C-201
b.	Pedestrian pathways connecting to sidewalks or nearby amenities	✔	
c.	Doors/egress to all existing and proposed buildings	☐	C-201&A1-A5
d.	Pedestrian paving and surface treatment details	☐	C-402
e.	Safe, ADA accessible pedestrian crossings at driveways and intersections	✔	

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	☐	C-201
b.	Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts *(see Note 5 to Table 4.4)*	☐	C-201
c.	Access control and directional signage (e.g. gates, pavement markings, etc.))	✔	
d.	Pavement and curb details, including level sidewalks at driveways	☐	C-402
e.	Permeable or porous paving, and/ or cool pavements/ treatments	✔	

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)	☐	C-201
b.	Number of compact parking spaces (8 x16)	✔	
c.	ADA parking spaces	✔	
d.	Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	✔	
e.	Parking is outside front & exterior side yard/setback (except residential drives)	☐	N/A
f.	Loading spaces or docks (see Table 4.5 and related notes)	✔	
g.	Screen planting between parking and edge of property or pedestrian paths	☐	C-201
h.	Number of electric vehicle charging stations or "ready" (conduit run) spaces	✔	
i.	Bicycle parking (is it covered, or provided inside the building? **Circle:** YES NO)	✔	

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	✔	
b.	Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)		A1-A5
c.	Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	✔	
d.	Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	✔	
e.	Parking and circulation directional signage	✔	
f.	Signage facing the street	✔	

5. **Adequacy of stormwater and drainage facilities.**

	Feature	None	Page/ sheet #
a.	Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas		Plot Plan
b.	Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	✔	
c.	Infiltration of clean runoff to maintain groundwater supply		C-301
d.	Overflow or other connection to City stormwater infrastructure***	✔	

****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. *Contact DWP&P to determine any applicable sewer connection or use change fees.*		C-301
b.	Connections to or extensions of city storm drainage infrastructure	✔	
c.	Footing or foundation drainage for a proposed structure or wall	✔	

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.	✔	
b.	Engineered slopes (rip-rap is not recommended)	✔	
c.	Planted buffers between parking facilities and adjacent properties or roads		C-201
d.	Proposed plantings and areas to be seeded (number, species or mix, size)		C-201
e.	Fencing, including information on material, height, and style (including gates)	✔	
f.	Planted buffers along rear and side yard setbacks		C-201

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.)	✔	
b.	Recreation or play area (Is it designed for children/ families? Circle: YES NO)	✔	
c.	Raised beds for a community garden or other urban agriculture provisions	✔	
d.	Paved pedestrian plaza area (includes patios) or deck	✔	
e.	Interior common space and amenities or balconies	✔	

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	✔	
b.	Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	✔	
c.	Photometric plan for parking lots with ≥12 new spaces	✔	
d.	Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	✔	
e.	Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	✔	
f.	Limit of clearing, with mature vegetation protected where possible		C-301

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)	✔	
b.	Clearly marked fire or emergency loading areas	✔	
c.	Fire hydrants and/or FDC connections	✔	

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		C-201
b.	Drainage infrastructure is designed to reduce ponding and slow runoff		C-301

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		C-001&C-101
b.	Plans for securing of any stockpiles on site during construction		C-101
c.	Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	✔	
d.	Slopes ≥2.5H:1V are engineered (note: loam and seed is not sufficient)	✔	
e.	Temporary sediment basins and other means of stormwater velocity attenuation or conveyance proposed during construction	✔	

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	✔	
b.	Historically-sensitive façade, window, and roof treatments	✔	

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)	☐	
b.	Improvements to neighborhood walk/bike-ability or public transportation	☑	

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)	☑	
b.	Water quality structures to remove total suspended solids (TSS) from runoff	☐	C-301&C-401
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	☐	C-301&C-401
d.	Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	☑	
e.	Locations of material to cut or filled (including the location of the source material if fill)	☐	TBD
f.	Dewatering plans	☑	

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)	☐	C-201
b.	Property and right-of-way boundary lines (include the status of ways)	☐	Plot Plan
c.	Easements for any utilities, public access, or adjacent properties	☑	
d.	Regularity factor for all lots	☐	C-201
e.	% paving within the front-yard for residential uses	☐	C-201
f.	Height of all structures in feet and stories	☐	A-1-A-5