



Albert LaValley, Chair
 Edward Moynihan, Vice Chair
 Adrian Angus
 Conor McCormack
 Brandon King

DECISION – DEFINITIVE SITE PLAN

Application(s):	Definitive Site Plan	File #:	PB-2024-014
Subject Property:	114 Austin Street	Map Block Lot #:	03-024-00002
Applicant(s):	Polar Views LLC	Property Owner(s):	Same
Zoning District(s):	RG-5 (Residence, General)	Review Trigger:	>5 Dwelling Units
Existing:	Presently on the premises is a low-rise multi-family dwelling, with 4 units, and an accessory structure.		
Proposed:	The applicant seeks to demolish the existing multi-family dwelling and a portion of the accessory structure, to construct a new single-family attached (townhouse style) structure with associated parking, to renovate and connect the carriage house to the new structure (for a total of 5 dwelling units), and to conduct associated site work.		
Plan Preparer:	J.M. Grenier Associates Inc.	Revision Date:	April 1, 2024
Architectural Plan Preparer:	Dixon Salo Architects Inc.	Plan Date:	April 1, 2024
Meeting date(s):	April 25, 2024	Board Action:	Approved 4-0 (LaValley absent) with conditions

Conditions of Approval:

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) and a complete architectural plan set, stormwater report, and a PDF file of each of the same, to the Division of Planning & Regulatory Services reflecting the following, as applicable:
 - a. Reflect one additional 3.5” caliper tree between the western lot line and unit 5 to replace the shade provided by the mature tree proposed to be removed. Trees shall be an ALB & EAB resistant species.
 - b. Reconcile setbacks and driveway layouts on civil and architectural plans.
 - c. Provide a catchment map in the stormwater report reflecting existing and proposed conditions and provide revised calculations demonstrating compliance with the MA Stormwater Standards and Handbook requirements if any areas drain to Quincy Street and reflecting changes in cover for walkways, etc.
 - d. Reflect the location for any wall sub-drains and/or perimeter drains and related daylight locations.
 - e. Provide a photometric plan reflecting no spillover at the rear lot line and adequate illumination of the curb cut.

DPW&P Conditions

- f. Provide a temporary and permanent pavement restoration detail that meets City standards.

DTM Conditions

- g. Abandon and close the curb cut on Quincy Street and construct an ADA compliant sidewalk matching the existing materials to City specifications as determined by the Commissioner of Transportation & Mobility and the Commissioner of Public Works & Parks
- h. That the driveway be constructed per City specification as approved by the Commissioner of Public Works & Parks and the Commissioner of Transportation & Mobility, including a minimum 4-foot-wide ADA complaint path of travel at sidewalk level on the public way and then slope down to street level

Prior to issuance of a building permit or commencement of construction/demolition

- 2. Submit to the Division of Planning & Regulatory Services for review and approval a structural support and staging plan showing how the carriage house’s front façade will be preserved and stabilized throughout the phases of construction.
- 3. A detailed Construction Management Plan be submitted to the Department of Public Works & Parks and the Department of Transportation & Mobility for review and approval that is informed by the hired general contractor.

Prior to and continuing during all construction activities:

- 4. If any construction activity damages the public way or other public infrastructure, the applicant shall be required to replace the damaged infrastructure at their own cost to City of Worcester specification as approved by the Commissioner of Public Works & Parks and the Commissioner of Transportation & Mobility.
- 5. 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.
- 6. 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.
- 7. 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:

- 8. No vehicles shall park in the driveway, appropriate signage on-site and limitations within the HOA, as applicable, documents shall be provided to deter such activity.
- 9. Fixtures if proposed or replaced shall be dark-sky compliant and/or shielded to minimize spillover and be of a warmer temperature (3,000K or less) – does not apply to streetlights that comply with current city specifications.
- 10. 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.
- 11. 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
- 12. The project shall be 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.

Waivers

None requested.

Authorized Signature,

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Michelle Smith
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DATE 11/07/2024

Michelle Smith, *Assistant Chief Development Officer*
On behalf of 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.