

**Joshua Lee Smith**  
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November 7, 2024

**BY HAND DELIVERY AND E-MAIL – [planning@worcesterma.gov](mailto:planning@worcesterma.gov)**

Division of Planning & Regulatory Services  
City Hall Room 404  
455 Main Street  
Worcester, MA 01608  
Attn: Michelle M. Smith, Assistant Chief Development Officer

**Re: *Polar Views LLC – Application for Site Plan Review AMENDMENT  
for Single-Family Attached Development Project at 114 Austin  
Street, Worcester, Massachusetts (the “Property”)***

Dear Ms. Smith:

This firm represents Polar Views LLC (the “Applicant”) in its application to the Worcester Planning Board (the “Board”) for the amendment of a previously approved definitive site plan in connection with the construction and development of a new 5-unit single-family attached building as more particularly described herein. The Property is located entirely within the Residence-General (RG-5) zoning district and the Crown Hill Local Historic District.

On April 25, 2024, the Board unanimously approved a proposed definitive site plan with respect to the Applicant’s original development proposal, which included the construction and development of a new single-family attached building with 5 dwelling units, which included the preservation of the façade of an historic carriage house as part of the fifth unit (the “Carriage House Unit”). Sometime after the approval by the Board, the carriage house building was unfortunately destroyed by a fire.

The Applicant now proposes to construct the previously approved project with some minor modifications, including (i) rebuilding the façade of the carriage house; (ii) modification and shifting of the Carriage House Unit to be in line with the façade and rear walls of the other 4 units; (iii) expansion of the rear drive aisles in order to enhance vehicular access, egress and safety; and (iv) replacement of the surface lot parking space with a garage space for the Carriage House Unit (the “Modified Project”).

The Modified Project satisfies the site plan review standards as set forth in Article V, Section 5.B of the Zoning Ordinance for the same reasons set forth in the original site plan application and as previously determined by the Board, and, therefore, the Modified Project should be approved by the Board. It should also be noted that the Worcester Historical

Commission recently unanimously approved the Modified Project by virtue of the issuance of a new Certificate of Appropriateness.

Accordingly, we hereby submit the following items for filing with the Board:

1. Site Plan Review Amendment Application;
2. Modified plan set;
3. Modified renderings, floor plans and elevations;
4. Copy of original Planning Board decision and previously approved layout drawing;
5. Copy of new Certificate of Appropriateness;
6. Stormwater memorandum; and
7. Certified List of Abutters.

We will coordinate with staff to facilitate the submission of the addressed envelopes, the filing fees payable to the City of Worcester and necessary copies of the above items.

Kindly file this Application with the City Clerk, and schedule this Application to be discussed at the Board's next available meeting, which is scheduled to occur on **December 18, 2024**. Please let me know if you have any questions concerning the enclosed.

Thank you for your assistance with this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J Lee Smith', is centered on the page.

Joshua Lee Smith

JLS  
Enclosures  
cc: Project team



**DEFINITIVE SITE PLAN AMENDMENT APPLICATION**

**CITY OF WORCESTER PLANNING BOARD**  
455 Main Street, Room 404, Worcester, MA 01608  
Phone 508-799-1400 Ext. 31440 - Fax 508-799-1406

- 1. Name of Applicant: Polar Views LLC
- 2. Address of Applicant: 89 West Main Street, Unit 101, Northborough, MA 01532
- 3. Telephone: 508-926-3464
- 4. Interest in Property (check one):  
A. Owner  B. Developer  C. Other
- 5. Owner of Record: \_\_\_\_\_  
(If \_\_\_\_\_ different from Applicant)

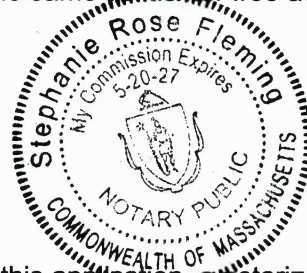
6. Address of Owner of Record: \_\_\_\_\_

7. **AUTHORIZATION:** I, Polar Views LLC  
By: Daniel Yarnie, Its Manager, Owner of Record of the property listed with the  
Assessing Division of the City of Worcester, Massachusetts as Map 03 Block 024 Lot(s) 00002, do  
hereby authorize Joshua Lee Smith, Esq. to file this application with the Division of Planning &  
Regulatory Services of the City of Worcester on this the \_\_\_\_\_ day  
of \_\_\_\_\_ November \_\_\_\_\_, 2024.

Polar Views LLC  
By: Daniel Yarnie, Its Manager  
On this 6<sup>th</sup> day of November, 2024, before me personally appeared  
Daniel Yarnie, to me known to be the person described in and who executed the  
foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Stephanie Rose Fleming  
**NOTARY PUBLIC**

My Commission Expires: 5/20/27



(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

- 8. Street Address of the Property in this Application:  
114 Austin Street
- 9. Legal Description of Property:  
See Worcester District Registry of Deeds Book 68720, Page 1
- 10. Zoning Classification(s):  
RG-5, Crown Hill LHD

11. Present Use:

Residential 4 family dwelling, accessory carriage house and associated driveway.

12. Zoning Relief Previously Granted (Variances, Special Permits with dates approved):

1/22/24 - Variances for (1) Reduction in required lot area by 1,789 SF; (2) relief from setbacks - front yard: 6.5', exterior side yard: 8.0', side yard: 3.4', rear yard: 6.0'; and (3) Reduction in required parking by 5 spaces.

1/22/24 - Special permit to allow for 4 compact parking spaces. See ZB-2023-077.

13. Development Contains the Following:

Residential

Number of Dwelling Units        5

Number of Buildings            1

Number of Parking Spaces      5

Non-Residential

Building Square Footage      \_\_\_\_\_

Number of Buildings          \_\_\_\_\_

Number of Parking Spaces      \_\_\_\_\_

14. Describe Proposed Use/General Description of Proposed Development of Property:

See petition letter.

15. Describe proposed amendments to the approved Definitive Site Plan (may answer by attaching separate letter):

See petition letter.