

**Statement in Support and Project Impact Statement of  
Polar Views LLC’s Application to City of Worcester Planning Board for  
Definitive Site Plan Review Approval for Single Family Attached  
Development Project at 60 Wall Street, Worcester, Massachusetts**

**I. Background and Project Scope.**

Polar Views LLC (“Polar Views”) is the owner of the property known and numbered as 60 Wall Street, Worcester, Massachusetts,<sup>1</sup> which contains approximately 7,000 square feet of land located at the corners of Wall Street, Montreal Street, and Oakham Street (the “Property”).

The Property is currently an underutilized and vacant lot located entirely within the Residence, General (“RG-5”) zoning district and no overlay districts. The Property is bounded by Wall Street to the west, Montreal Street to the south, Oakham Street (undeveloped) to the east and various single-family and multifamily residences to the west, north and south.

Polar Views seeks to construct 4 single family attached dwelling units, each unit to contain 3 bedrooms (the “New Building”), and to perform associated site work and improve Montreal Street from Wall Street to Oakham Street (the “Project”). The Project will include a total of 8 parking spaces, including a two-car garage and a paved driveway for each unit. The Project will also include the construction of a retaining wall in the northern and eastern portion of the site which will be approximately 5 feet tall at its highest point, and a 6-foot stockade fence on top of the retaining wall

**II. Requirement for Site Plan Review Approval.**

The alteration of slopes 15% or more requires site plan review approval by the Board pursuant to Table 5.1 of Article V of the Zoning Ordinance. The Project will involve the alteration of slopes in excess of 15% or more, and, therefore, the Project requires site plan review approval by the Board.

The Project will also require the submission of applications to the Worcester Zoning Board of Appeals for a variance for noncompliance with the rear yard setback and special permits for modification of certain parking dimensional requirements (i.e., impervious surface coverage in front yard and number of driveways).

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<sup>1</sup> 60 Wall Street has a parcel identification of 04-011-09+10.

### III. **Reasons for Definitive Site Plan Review Approval.**

The Project satisfies the site plan review standards as set forth in Article V, Section 5.B, of the Zoning Ordinance for the reasons stated herein:

#### 1. **Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls; Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.**

The proposed curb cuts and off-street parking will provide a safe, adequate and efficient layout and design for vehicular and pedestrian traffic, and propose suitable alignment with property lines, the New Building, parking, access and walkways. The proposed parking, drive aisles, curb cuts and building entrances will not cause any nuisance or hazard to vehicles or pedestrians within or off the Property, or line of sight hazards along nearby streets. The proposed drive aisles will provide sufficient widths and turning radii necessary for safe and efficient passenger vehicle travel.

As discussed below, the proposed parking will adequately serve the occupants of the New Building and will not have a material negative impact on the neighborhood with respect to parking. The proposed parking layout provides adequate ingress and egress to the parking areas by means of clearly defined access driveways, to provide the most safe, effective and efficient flow to and from the Property. The building design was developed such that the resident parking will be in close proximity to the entrances of the New Building.

Emergency vehicles will be able to access the Property along Wall Street and Montreal Street. Safe, convenient and efficient pedestrian access to the New Building will be provided along accessible walkways and sidewalks. Trash pick-up will occur on Wall Street next to the New Building.

Based on the limited number of vehicles to be used by the occupants of the New Building, Polar Views does not anticipate that the Project will result in a substantial increase in trip generation levels to and from the Property. Accordingly, the proposed use will not cause a serious hazard to vehicular or pedestrian traffic on or off the Property. Traffic generated, and patterns of access and egress will not cause congestion, hazard or a substantial change to the neighborhood character.

#### 2. **Location, arrangement, appearance and sufficiency of off-street parking and loading.**

Table 4.4 of Article IV of the Zoning Ordinance provides minimum parking requirements for properties in the RG-5 zoning district based on use. Single family dwelling use requires 2 spaces per dwelling unit. The New Building will contain a total of 4 units, and, therefore, require a minimum of 8 parking spaces. The Project proposes 8 parking spaces, inclusive of the two-car garages to be located within each unit, in compliance with minimum parking requirements.

The proposed parking will adequately serve the Property and all occupants of the New Building. In addition, and to the extent necessary, there is also ample on-street parking in the neighborhood. Residents may also utilize alternate means of transportation, including, but not limited to, buses, bicycles and ride sharing (e.g., Uber, Zipcar, Via van service). There is a main bus line that frequently runs along Grafton Street with stops in close proximity of the Property (approx. a 5 minute walk). Based on the compliant off-street parking, the availability of on-street parking and alternate means of transportation, the proposed parking will adequately serve the Property and all occupants of the New Building.

**3. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.**

The Project is functionally and aesthetically compatible with the surrounding residential properties in the neighborhood, which include a mix of multifamily and single-family dwellings. The Property contains underutilized space where the New Building is proposed. The proposed Project will improve the aesthetic appeal, design quality and economic vitality of the neighborhood. Based on the foregoing, the Project and improvements to the Property in connection therewith will fit into the present character of the neighborhood.

The kind, size, height and nature of the Project and the proposed site improvements for the Property are consistent with buildings in other neighborhoods within the City that have been developed for single-family attached use. The Project will provide architecturally appealing features and massing, including decorative windows, doors and roof lines and changes in tones and textures of exterior walls that are visible from Wall Street. Except for rear yard setback for the proposed retaining wall and stockade fence, as well as height and floor to area ratio requirements, the Project will comply with all other dimensional and parking requirements set forth in the Zoning Ordinance.

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to

the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed outdoor lighting will be adequate for safe and secure access to and from the New Building. The proposed lighting will be arranged and have directional shields so as to minimize light from shining onto abutting properties and streets and will not have a deleterious effect on neighboring properties. Any wall, pylon and directional signage will be provided in compliance with the Zoning Ordinance.

**4. Adequacy of stormwater and drainage facilities; adequacy of utilities, water supply and sewerage disposal facilities and other public services.**

The best management practices for stormwater are incorporated in the design of the Project, and will be adequate to manage stormwater runoff generated by the Project and to satisfy the requirements of the Zoning Ordinance, the Worcester Department of Public Works and Massachusetts Stormwater standards. Stormwater runoff collected on-site will be discharged to the City's existing drainage system in Wall Street via underground connections.

Polar Views will be installing adequate utilities for the Project improvements with respect to sewerage, water, gas, electricity and other utilities. The development does not anticipate any adverse effect on current drainage patterns.

**5. 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); Adequacy of useable common property or open space.**

The Project proposes to provide enhanced open space by way of landscape buffers that will contain a variety of aesthetically appealing and native trees, shrubs and other plantings not currently provided at the site. The landscape buffers will comply with the Zoning Ordinance and will serve as a visual buffer between the site and adjoining properties and streets. All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer compliant. The Project proposes a fenced backyard area at the site that can be used by residents for outdoor leisure and/or passive recreation.

**6. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.**

The Project use will not result in any increase in noise levels that would be noticeable at any abutting properties. The Project will neither create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, and there will not be substantial harm to

the neighborhood or derogation from the intent of the Zoning Ordinance as a result of the Project.

The proposed lighting will be dark-sky compliant, will not exceed a color temperature of 3,000K, will be appropriately arranged with directional shields so as to minimize light from shining and/or spilling onto abutting properties and streets while maintaining pedestrian and vehicular safety, and will not have a deleterious effect on neighboring properties. Site lighting is designed to meet IESNA (Illuminating Engineering Society of North America) guidelines for security minimums within parking and pedestrian areas.

Trash receptacles will be stored within the units and brought out to the trash pick-up zone only on days scheduled for trash pick-up.

**7. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.**

There is no special emergency zone noted on the plans. However, fire trucks and other emergency vehicles will be able to access the Property by parking within the access driveways on site and/or on multiple streets surrounding the site in close proximity to the New Building. The New Building will be serviced by existing municipal fire hydrants located within the sidewalk on Wall Street. The New Building will utilize a fire suppression system with a direct connection to the water service main within Wall Street.

**8. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.**

There are no natural terrain features at the Property, and the Project will minimize, to the extent practicable, changes to the natural terrain as a result of the Project. The proposed drainage and site design layout of the Project improvements are designed to reduce any susceptibility of ponding, flooding and erosion. The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no wetland resource areas on the Property. There will not be any negative impacts on the groundwater. During construction, appropriate measures will be taken for controlling erosion, sedimentation and pollution as set forth in the plans submitted. The premises will remain maintained upon completion of the construction phase.

**9. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.**

The Project complies with the design requirements of Article V, Section 5.B, Article IV, Section 7.A.3 and other applicable provisions of the Zoning Ordinance by providing sufficient off-street parking spaces necessary to accommodate the residents and occupants of the New Building. The Project will dramatically modernize, enhance and improve the Property, and will improve the safety, efficiency and aesthetic appeal of the site, landscaping and parking areas. The Project will provide much-needed and in demand housing and support the City's critical housing stock, which will promote the economic vitality of the neighborhood and the City. The Project will not be detrimental to adjoining premises, but, rather, will complement the existing mix of single and multifamily properties in the area better than the currently vacant lot and put this Property back into productive residential use.

The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it will encourage the most appropriate use of the land in a manner that protects natural resources as well as the architectural, scenic and aesthetic qualities of the community and protects against the uses of land which are incompatible with nearby uses, undue intensity of noise and danger and congestion in travel and transportation.

**10. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.**

There are no existing structures at the Property nor is the Property listed on the National Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database. The Project will continue to enhance the existing aesthetics and character of the neighborhood, and the Property, including the New Building, will be compatible with other historic and non-historic structures in the neighborhood.

**11. Adequacy and impact on the regional transportation system.**

The Project will not materially impact the regional transportation system as there is a main bus line that frequently runs along Grafton Street with stops in close proximity of the Property (approximately a 5 minute walk). In addition, and to the extent necessary, there is also ample on-street parking in the neighborhood. Residents may also utilize alternate means of transportation, including, but not limited to, buses, bicycles and ride sharing (e.g., Uber, Zipcar, Via van service). Based on the compliant 2 parking spaces per unit off-street parking, the availability of on-street parking and alternate means of transportation, the proposed parking will adequately serve the Property and all occupants of the New Building.

**12. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or groundwater.**

The Property is outside of the Floodplain and Water Resources Protection Overlay Districts and ecologically sensitive areas, and there are no surface waters or wetland resource areas on the Property. The site is not located within the City of Worcester Combined Sewer System Area or the Commercial Area Revitalization District (CARD). There will be no storage of hazardous materials or substances at the Property. Based on the foregoing, plans and protective measures under the Project will ensure minimal risk of contamination to surface or groundwater.

**IV. Waivers and Other Zoning Relief.**

Polar Views seeks the following waivers and other zoning relief, to the extent applicable:

1. All other waivers and zoning relief that may be required.