

November 14, 2024

VIA EMAIL: PLANNING@WORCESTERMA.GOV

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

Re: *Fifteen Gardner Worcester, LLC – Application for Definitive Site Plan Approval at 15 Gardner Street, Worcester, MA (the “Property”)*

Dear Ms. Smith:

We represent Fifteen Gardner Worcester, LLC (the “Applicant”) in its application to the City of Worcester Planning Board (the “Board”) for Definitive Site Plan Approval in connection with its construction and development of a new 4-story, multifamily high rise building with 8 dwelling units and 9 parking spaces (including 1 van accessible space) at the above referenced property. We hereby submit the following items for filing with the Board:

1. Zoning Determination Form (to be submitted under separate cover letter);
2. Application for Definitive Site Plan Approval (with Project Impact Statement and Statement in Support);
3. Aerial Photographs of the Property;
4. Plan Set prepared by A.S. Engineering dated July 22, 2024, as revised on November 11, 2024;
5. Architectural Drawings (including elevations, renderings and floor plans) prepared by Michienzi Drafting & Design dated November 2024;
6. Stormwater Report prepared by A.S. Engineering dated November 11, 2024; and
7. Certified Abutters List.

We will coordinate with staff to facilitate the submission of the addressed envelopes and the filing fee to the City of Worcester.

Kindly file this application with the City Clerk, and schedule this application for a hearing at the Board's next available meeting, which is scheduled to occur on **December 18, 2024**.

Please contact me should have any questions regarding this application. Thank you.

Sincerely,



Mark A. Borenstein

Enclosures

cc: CJ Gaval and Rodrigo Salgado, Fifteen Gardner Worcester, LLC
Brenda Michienzi, Michienzi Drafting & Design
Moe Azizi, A.S. Engineering

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

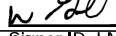
- a. 15 Gardner Street
Address(es) – please list all addresses the subject property is known by
- b. 06-035-00022
Parcel ID or Map -Block -Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 70010 Page 3
Current Owner(s) Recorded Deed/Title Reference(s)
- d. Residence, General (RG-5) Zoning District
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

- a. Fifteen Gardner Worcester, LLC
Name(s)
- b. 91 Stafford Street, Suite 3, Worcester, MA 01
Mailing Address(es)
- c. c/o Mark A. Borenstein - mborenstein@princelobel.com and (508) 688-9136
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

Fifteen Gardner Worcester, LLC

By: 
(Signature) Name: Chaim M. Caval Title: Manager

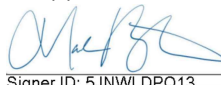
3. OWNER OF RECORD INFORMATION (IF DIFFERENT FROM APPLICANT)

- a. Same
Name(s)
- b. _____
Mailing Address(es)
- d. _____
Email and Phone Number

Division of Planning & Regulatory Services
455 Main St., 4th Floor, Worcester, MA 01608
Office 508-799-1400 – Fax 508-799-1406

Planning@worcesterma.gov

4. REPRESENTATIVE INFORMATION

- a. Mark A. Borenstein
Name(s)
- b. 
Signature(s)
Prince Lobel Tye LLP
120 Front Street, Suite 8:
- c. Worcester, MA 01608
Mailing Address(es)
- d. mborenstein@princelobel.com and (508) 688-9136
Email and Phone Number
- e. Attorney
Relation to Project *(Architect/Attorney/Engineer/Contractor, etc.)*

5. AUTHORIZATION Not Applicable.

Authorization I, _____, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map _____ Block _____ Lot(s) _____, do hereby authorize _____ to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the _____ day of _____, 20_____.

On this _____ day of _____, 20_____, before me personally appeared _____, 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.

NOTARY PUBLIC

My Commission Expires: _____

(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 ner (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 scop e (*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 \$ 866.00 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. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
Email and Phone Number

9. IF A PARTNERSHIP OR MULTIPLE OWNERS:

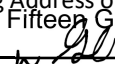
- e. _____
Names
- f. _____
Signatures certifying payment of all municipal charges
- g. _____
Mailing Address
- h. _____
Email and Phone Number

Applicant, if different from owner:

- i. N/A

Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. Fifteen Gardner Worcester, LLC
Full Legal Name
- k. Massachusetts 91 Stafford Street, Suite 3
State of Incorporation Principal Place of Business
- l. 91 Stafford Street, Suite 3
Worcester, MA 01603
Mailing Address or Place of Business in Massachusetts
- m. By:  Name: Chaim M. Gaval Title: Manager
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

An existing approximately 9,450 SF lot occupied by retaining walls, steps and a concrete slab.

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

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

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

Four story multifamily building with eight (8) dwelling units, nine (9) surface parking spaces and other site improvements as more particularly provided in the Project Impact Statement and Statement in Support enclosed herewith.

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	+/- 9,450 SF	N/A	+/- 9,450 SF
Number of buildings	0 Buildings	+ 1 Building	1 Building
Total square footage of building(s)	0 SF	+ 8,928 SF	8,928 SF
Number of stories of building(s)	0 Stories	+ 4 Stories	4 Stories
Number of parking spaces	0 Parking Spaces	+ 9 Parking Spaces	9 Parking Spaces
Number of loading spaces	0 Loading Spaces	N/A	0 Loading Spaces
Changes to on-street parking	N/A	N/A	N/A
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>	TBD	TBD	TBD
Square feet of wetlands	0 SF	N/A	0 SF
Square feet of surface (open) water	0 SF	N/A	0 SF
Square feet of area vegetated /wooded	0 SF	+ 734 SF	734 SF
Number of trees over 9" in caliper	0 Trees	+ 6 Trees (3.5 inch)	6 Trees (3.5 Inch)
Cubic yards of fill material to be imported/exported	N/A	- 696 CY	696 CY exported*
Square feet of property in floodplain	0 SF	N/A	0 SF
Length of roadway (in feet or miles)	0 ft	N/A	0 ft
Residential	Existing	Change +/-	Total
Number of units	0 Units	+ 8 Units	8 Units
If multi-family, number of bedrooms per unit	0 Units	+ 2 Bedrooms/Unit	2 Bedrooms/Unit
Number of accessible units	0 Units	0 Units	0 Units
Number of affordable units	0 Units	0 Units	0 Units
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area	0 SF	N/A	0 SF

*(average 2 ft over entire area to be exported)

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
Variance from minimum off-street parking requirement and special permit for modification of parking and landscaping dimensional requirements (16 spaces required, 9 proposed and 7 of relief)	October 28, 2024
Variance from minimum frontage requirement (85 ft required, 70 ft proposed and 15 ft of relief)	October 28, 2024
Variance from minimum lot area requirement (10,250 SF required, 9,450 SF proposed and 800 ft of relief)	October 28, 2024

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
Worcester Inspectional Services Department	Building Permit	TBD	

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	<input type="checkbox"/>	See Cover Sheet (Sheet 1) and Existing Condition & Demolition Plan (Sheet 2)
b. Locus plan with zoning information shown	<input type="checkbox"/>	Cover Sheet (Sheet 1)
c. Existing utilities	<input type="checkbox"/>	Existing Condition & Demolition Plan (Sheet 2)
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	Site Grading Plan (Sheet 4)
e. Soil types identified on the plan (including test pit/boring locations)	<input type="checkbox"/>	Existing Condition & Demolition Plan (Sheet 2)
f. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	N/A - Existing Condition & Demolition Plan (Sheet 2)
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	Architectural Plans
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
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)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
j. Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. <i>All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.</i>	<input type="checkbox"/>	Stormwater Report
k. For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. <i>Note: See Article IV, Section 2, Table 4.2, footnote 3.</i>	<input type="checkbox"/>	N/A

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	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	Site and Parking Plan (Sheet 3) and Architectural Plans
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)

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	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
b. Dimensions of all drives and curb cut widths, minimizing the number and width of curb -cuts (see Note 5 to Table 4.4)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input checked="" type="checkbox"/>	
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)

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)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
b. Number of compact parking spaces (8 x16)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
c. ADA parking spaces	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	Relief was obtained from the Zoning Board of Appeals
f. Loading spaces or docks (see Table 4.5 and related notes)	<input checked="" type="checkbox"/>	N/A - Per Table 4.5
g. Screen planting between parking and edge of property or pedestrian paths	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
i. Bicycle parking (is it covered, or provided inside the building?)	<input checked="" type="checkbox"/>	Site and Parking Plan (Sheet 3)

Covered Exterior Bicycle Parking

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	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	<input type="checkbox"/>	Architectural Plans
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input type="checkbox"/>	Architectural Plans
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	Site Lighting Plan (Sheet 7)
e. Parking and circulation directional signage	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
f. Signage facing the street	<input checked="" type="checkbox"/>	

5. Adequacy of stormwater and drainage facilities.

Feature	None	Page/ sheet #
a. Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas	<input checked="" type="checkbox"/>	
b. Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
c. Infiltration of clean runoff to maintain groundwater supply	<input type="checkbox"/>	Site Drainage Plan (Sheet 5)
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	Site Drainage Plan (Sheet 5)

***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. <i>Contact DWP&P to determine any applicable sewer connection or use change fees.</i>	<input type="checkbox"/>	Site Utility Plan (Sheet 6)
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	Site Drainage Plan (Sheet 5)
c. Footing or foundation drainage for a proposed structure or wall	<input type="checkbox"/>	Detail Sheet (Sheet 8)

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.	<input type="checkbox"/>	Site Grading Plan (Sheet 4)
b. Engineered slopes (rip-rap is not recommended)	<input type="checkbox"/>	Site Grading Plan (Sheet 4)
c. Planted buffers between parking facilities and adjacent properties or roads	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
e. Fencing, including information on material, height, and style (including gates)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
f. Planted buffers along rear and side yard setbacks	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)

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.)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
b. Recreation or play area (Is it designed for children/ families? Circle: YES (NO))	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
c. Raised beds for a community garden or other urban agriculture provisions	<input checked="" type="checkbox"/>	
d. Paved pedestrian plaza area (includes patios) or deck	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
e. Interior common space and amenities or balconies	<input type="checkbox"/>	Architectural Plans

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	<input type="checkbox"/>	Site Lighting Plan (Sheet 7)
b. Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input type="checkbox"/>	Site Lighting Plan (Sheet 7)
c. Photometric plan for parking lots with ≥12 new spaces	<input checked="" type="checkbox"/>	N/A
d. Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input checked="" type="checkbox"/>	N/A
f. Limit of clearing, with mature vegetation protected where possible	<input checked="" type="checkbox"/>	N/A

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)	<input checked="" type="checkbox"/>	
b. Clearly marked fire or emergency loading areas	<input checked="" type="checkbox"/>	
c. Fire hydrants and/or FDC connections	<input type="checkbox"/>	See Existing Condition & Demolition Plan (Sheet 2)

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	<input type="checkbox"/>	See Stormwater Report
b. Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	Site Drainage Plan (Sheet 5)

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	<input type="checkbox"/>	Existing Condition & Demolition Plan (Sheet 2)
b. Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	Existing Condition & Demolition Plan (Sheet 2)
c. Temporary and permanent slope stabilization / designs for slopes greater than 3 H:1V; (note: loam and seed is not sufficient)	<input type="checkbox"/>	Existing Condition & Demolition Plan (Sheet 2)
d. Slopes ≥2.5H:1V are engineered (note: loam and seed is not sufficient)	<input checked="" type="checkbox"/>	
e. Temporary sediment basins and other means of stormwater velocity attenuation or conveyance proposed during construction	<input checked="" type="checkbox"/>	

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	<input checked="" type="checkbox"/>	
b. Historically-sensitive façade, window, and roof treatments	<input checked="" type="checkbox"/>	

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)	<input type="checkbox"/>	See Project Impact Statement
b. Improvements to neighborhood walk/bike-ability or public transportation	<input type="checkbox"/>	Site and Parking Plan (Sheet 3)

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)	<input checked="" type="checkbox"/>	Site and Parking Plan (Sheet 3)
b. Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	Site Drainage Plan (Sheet 5)
c. Water quality structures to remove pollutants from runoff (i .e. oil/ water separators , etc.)	<input type="checkbox"/>	Site Drainage Plan (Sheet 5)
d. Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	<input checked="" type="checkbox"/>	N/A
e. Locations of material to cut or filled (including the location of the source material if fill)	<input type="checkbox"/>	Site Grading Plan (Sheet 4)
f. Dewatering plans	<input checked="" type="checkbox"/>	

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)	<input type="checkbox"/>	Cover Sheet (Sheet 1)
b. Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	Existing Condition & Demolition Plan (Sheet 2)
c. Easements for any utilities, public access, or adjacent properties	<input checked="" type="checkbox"/>	
d. Regularity factor for all lots	<input checked="" type="checkbox"/>	N/A
e. % paving within the front -yard for residential uses	<input type="checkbox"/>	Cover Sheet (Sheet 1)
f. Height of all structures in feet and stories	<input type="checkbox"/>	Architectural Plans