

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)

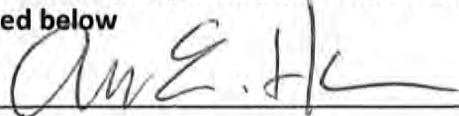
1. PROPERTY INFORMATION

- a. 50 Oriol Drive
Address(es) – please list all addresses the subject property is known by
- b. 46-047-00001
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 69471 Page 240; Doc 122131 Cert 19029
Current Owner(s) Recorded Deed/Title Reference(s)
- d. BL-1.0, RG-5, Water Resource Protection GP-3
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

- a. Oriol Housing Associates LLC
Name(s)
- b. 11 Pleasant Street, Suite 300, Worcester, MA 01609
Mailing Address(es)
- c. 508-799-0322
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


(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. Todd Rodman
Name(s)

b. 
Signature(s)

c. 339 Main Street, Suite 300, Worcester, MA 01608
Mailing Address(es)

d. trodman@sederlaw.com 508-757-7721 x 105
Email and Phone Number


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

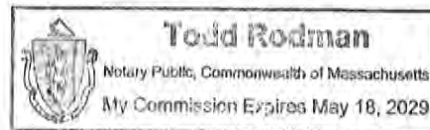
5. AUTHORIZATION

Authorization I, Oriol Housing Associates LLC, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 46 Block 047 Lot(s) 00001, do hereby

authorize Todd Rodman to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the day of November, 2024.

On this day of November, 2024, before me personally appeared Andy Howarth, 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: May 18, 2029



(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 \$ _____ 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

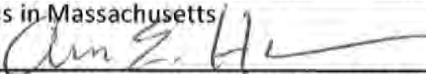
9. IF A PARTNERSHIP OR MULTIPLE OWNERS:

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

Applicant, if different from owner:

- i. _____
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. Oriol Housing Associates, LLC
Full Legal Name
- k. MA Worcester
State of Incorporation Principal Place of Business
- l. 11 Pleasant Street, Suite 300, Worcester, MA 01609
Mailing Address or Place of Business in Massachusetts
- m. ANDREW E. HOWARTH 
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

Existing ±78,720 sq. ft. 3-story building with associated site parking. Currently vacant. Prior use was as a hotel.

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

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

Renovation of existing building to create 90 new residential units. The associated site parking will be reconfigured to provide the required minimum amount of parking spaces. The existing limits of the paved parkings areas will remain unchanged.

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	177,220	0	177,220
Number of buildings	1	0	1
Total square footage of building(s)	78,720	0	78,720
Number of stories of building(s)	3	0	3
Number of parking spaces	158	+24	182
Number of loading spaces	0	0	0
Changes to on-street parking	0	0	0
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>	N/A	N/A	N/A
Square feet of wetlands	0	0	0
Square feet of surface (open) water	0	0	0
Square feet of area vegetated/wooded	57,200	+1,650	58,850
Number of trees over 9" in caliper	N/A	N/A	N/A
Cubic yards of fill material to be imported/ exported	0	0	0
Square feet of property in floodplain	0	0	0
Length of roadway (in feet or miles)	0	0	0
Residential	Existing	Change +/-	Total
Number of units	0	90	90
If multi-family, number of bedrooms per unit	0	1	1
Number of accessible units			
Number of affordable units			
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area	78,720	-78,720	0

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

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

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"/>	C101
b. Locus plan with zoning information shown	<input checked="" type="checkbox"/>	
c. Existing utilities	<input checked="" type="checkbox"/>	
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	C101, C103
e. Soil types identified on the plan (including test-pit/boring locations)	<input checked="" type="checkbox"/>	
f. Location of all trees over 9" caliper inches on existing conditions plan	<input checked="" type="checkbox"/>	
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	Arch. Plans
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	C101 (2023)
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 checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	

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"/>	C101 (2023)
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	C101 (2023)
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	C103
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	C502 (2023)
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input type="checkbox"/>	C101 (2023)
d. Pavement and curb details, including level sidewalks at driveways	<input checked="" type="checkbox"/>	
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input checked="" type="checkbox"/>	

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"/>	C101 (2023), C103
b. Number of compact parking spaces (8 x16)	<input type="checkbox"/>	C101 (2023), C103
c. ADA parking spaces	<input type="checkbox"/>	C101 (2023), C103
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	C101 (2023)
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input checked="" type="checkbox"/>	
f. Loading spaces or docks (see Table 4.5 and related notes)	<input checked="" type="checkbox"/>	
g. Screen planting between parking and edge of property or pedestrian paths	<input type="checkbox"/>	C101 (2023)
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input type="checkbox"/>	C103
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input type="checkbox"/>	C103

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 checked="" type="checkbox"/>	
b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	<input checked="" type="checkbox"/>	
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input checked="" type="checkbox"/>	
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	SK-1
e. Parking and circulation directional signage	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
c. Infiltration of clean runoff to maintain groundwater supply	<input checked="" type="checkbox"/>	
d. Overflow or other connection to City stormwater infrastructure***	<input checked="" type="checkbox"/>	

***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 checked="" type="checkbox"/>	
b. Connections to or extensions of city storm drainage infrastructure	<input checked="" type="checkbox"/>	
c. Footing or foundation drainage for a proposed structure or wall	<input checked="" type="checkbox"/>	

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"/>	C103, C502
b. Engineered slopes (rip-rap is not recommended)	<input checked="" type="checkbox"/>	
c. Planted buffers between parking facilities and adjacent properties or roads	<input checked="" type="checkbox"/>	
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	C101 (2023)
e. Fencing, including information on material, height, and style (including gates)	<input checked="" type="checkbox"/>	
f. Planted buffers along rear and side yard setbacks	<input checked="" type="checkbox"/>	

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"/>	Arch. Plans
b. Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input checked="" type="checkbox"/>	
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"/>	Arch. Plans
e. Interior common space and amenities or balconies	<input type="checkbox"/>	Arch. 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"/>	SK-1
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"/>	SK-1
c. Photometric plan for parking lots with ≥ 12 new spaces	<input checked="" type="checkbox"/>	
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"/>	C101 (2023)
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input checked="" type="checkbox"/>	
f. Limit of clearing, with mature vegetation protected where possible	<input checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	
b. Drainage infrastructure is designed to reduce ponding and slow runoff	<input checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	
b. Plans for securing of any stockpiles on site during construction	<input checked="" type="checkbox"/>	
c. Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	<input checked="" type="checkbox"/>	
d. Slopes $\geq 2.5H:1V$ 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"/>	16, 26, 31 (2)
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input checked="" type="checkbox"/>	

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 type="checkbox"/>	C101 (2023)
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input checked="" type="checkbox"/>	
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input checked="" type="checkbox"/>	
d.	Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	<input checked="" type="checkbox"/>	
e.	Locations of material to cut or filled (including the location of the source material if fill)	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	Land Title Survey
c.	Easements for any utilities, public access, or adjacent properties	<input type="checkbox"/>	Land Title Survey
d.	Regularity factor for all lots	<input checked="" type="checkbox"/>	
e.	% paving within the front-yard for residential uses	<input checked="" type="checkbox"/>	
f.	Height of all structures in feet and stories	<input type="checkbox"/>	Arch. Plans