



March 28, 2024

BY HAND DELIVERY AND E-MAIL – 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: *Rodrigo M. Salgado – Application for Definitive Site Plan Review Approval for Multifamily Low-Rise Development at 103 Alvarado Avenue, Worcester, Massachusetts (the “Property”)*

Dear Ms. Smith:

This firm represents Rodrigo M. Salgado (the “Applicant”) in his application to the Worcester Zoning Board of Appeals (the “Board”) for definitive site plan review approval as more particularly described below in connection with his proposal to construct an approximately 6,124 square foot addition to the northerly side of the existing building to expand the building area to approximately 10,780 square feet, install 4 new three-bedroom dwelling units for a total of 6 dwelling units, install a rear parking area with 11 parking spaces, install a new curb cut along Anna Street to the south of the Property, close the existing curb cut on Alvarado Avenue, remove the existing concrete pad along Alvarado Avenue, plant trees and landscape and conduct other site improvements related thereto (the “Project”).

We hereby submit the following items for filing with the Board:

1. Definitive Site Plan Review Application with Statement in Support;
2. Plan Set;
3. Architectural renderings, floor plans and elevations;
4. Drainage Analysis;
5. Zoning Determination Form; and
6. 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-described items.

Kindly file this Application with the City Clerk and schedule this Application to be heard at the Board's next available meeting, which is scheduled to occur on **May 1, 2024**.

Please let me know if you have any questions regarding the enclosed materials. Thank you for your continued assistance with this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Mark A. Borenstein', with a long horizontal stroke extending to the right.

Mark A. Borenstein

MAB:JD

Enclosures

cc: Project team

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. 103 Alvarado Avenue, Worcester, MA 01604
Address(es) – please list all addresses the subject property is known by
- b. 17-020-38+40
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 64501 Page 247
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RL-7
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

- a. Rodrigo M. Salgado
Name(s)
- b. c/o Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608
Mailing Address(es)
- c. mborenstein@bowditch.com; (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

DocuSigned by:

(Signature) Rodrigo M. Salgado

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

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

4. REPRESENTATIVE INFORMATION

a. Mark A. Borenstein
Name(s)

b. 
Signature(s)

c. Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608
Mailing Address(es)

d. mborenstein@bowditch.com; (508) 688-9136
Email and Phone Number

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

5. AUTHORIZATION N/A

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_____.

Rodrigo M. Salgado
Signature

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 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 \$ 712.00 is enclosed (*see fee schedule or contact staff to confirm amount*).

10. PROJECT TYPE AND DESCRIPTION

a. Existing Conditions. Describe the current/existing use of the property

The property is an approximately 13,942 square foot lot occupied by an existing two family residential building with a floor area of approximately 4,656 square feet, a concrete pad previously occupied by a garage, walkways and a fenced rear yard.

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 type="checkbox"/>
Business	<input type="checkbox"/>	Expansion/Addition	<input checked="" 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)

The Applicant intends to construct an approximately 6,124 square foot addition to the northerly side of the Existing Building to expand the building area to approximately 10,780 square feet, install 4 new three-bedroom dwelling units for a total of 6 dwelling units, install a rear parking area with 11 parking spaces, install a new curb cut along Anna Street to the south of the Property, close the existing curb cut on Alvarado Avenue, remove the existing concrete pad along Alvarado Avenue, plant trees and landscape and conduct other site improvements related thereto.

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	13,942 SF	N/A	13,942 SF
Number of buildings	1 Building	N/A	1 Building
Total square footage of building(s)	+/- 6,124 SF	+ 4,656 SF	+/- 10,780 SF
Number of stories of building(s)	3 Stories	N/A	3 Stories
Number of parking spaces	4 Spaces	+ 7 Spaces	11 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	11,629 S.F.	-5,706 S.F.	5,932 S.F.
Number of trees over 9" in caliper	3	+13	16
Cubic yards of fill material to be imported/exported	TBD	TBD	TBD
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	2 Units	+4 Units	6 Units
If multi-family, number of bedrooms per unit	2 to 3 BR	N/A	2 to 3 BR
Number of accessible units	0 Units	N/A	0 Units
Number of affordable units	0 Units	N/A	0 Units
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area	N/A	N/A	N/A

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
Special Permits and Variance (ZB-2023-084)	November 27, 2023

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	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"/>	Sheet 1
b. Locus plan with zoning information shown	<input type="checkbox"/>	Sheet 1
c. Existing utilities	<input type="checkbox"/>	Sheet 1
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	Sheet 1
e. Soil types identified on the plan (including test-pit/boring locations)	<input type="checkbox"/>	Sheet 1
f. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	Sheet 1
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 checked="" type="checkbox"/>	
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"/>	Sheet 1
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"/>	Drainage Analysis
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"/>	Sheet 1
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	Sheet 1
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	Sheet 1
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	Sheet 1
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	Sheet 1

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"/>	Sheet 1
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"/>	Sheet 1
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"/>	Sheet 1
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"/>	Sheet 1
b. Number of compact parking spaces (8 x16)	<input type="checkbox"/>	Sheet 1
c. ADA parking spaces	<input checked="" type="checkbox"/>	
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	Sheet 1
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	Sheet 1 - Parking in Exterior Side Yard ZBA granted relief
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"/>	Sheet 1
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input type="checkbox"/>	Sheet 1
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input type="checkbox"/>	Architectural Plans

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"/>	Sheet 1
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 checked="" type="checkbox"/>	
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	Lighting Plan
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 type="checkbox"/>	Sheet 1 and Drainage Analysis
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	Sheet 1 and Drainage Analysis

***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"/>	Sheet 1
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"/>	Sheet 1
b. Engineered slopes (rip-rap is not recommended)	<input checked="" type="checkbox"/>	
c. Planted buffers between parking facilities and adjacent properties or roads	<input type="checkbox"/>	Sheet 1
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	Sheet 1
e. Fencing, including information on material, height, and style (including gates)	<input type="checkbox"/>	Sheet 1 and Sheet 2
f. Planted buffers along rear and side yard setbacks	<input type="checkbox"/>	Sheet 1

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 checked="" type="checkbox"/>	
b. Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input type="checkbox"/>	Sheet 1
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 checked="" type="checkbox"/>	
e. Interior common space and amenities or balconies	<input checked="" type="checkbox"/>	

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"/>	Lighting Plan
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"/>	Lighting Plan
c. Photometric plan for parking lots with ≥12 new spaces	<input type="checkbox"/>	Lighting Plan
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"/>	Sheet 1 and Sheet 2
e. Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input type="checkbox"/>	Sheet 1
f. Limit of clearing, with mature vegetation protected where possible	<input type="checkbox"/>	Sheet 1

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 type="checkbox"/>	Sheet 1
b. Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	Sheet 1 and Drainage Analysis

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"/>	Sheet1/Drainage Analysis
b. Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	Sheet 1
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 ≥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 type="checkbox"/>	Drainage Analysis

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 checked="" type="checkbox"/>	
b. Improvements to neighborhood walk/bike-ability or public transportation	<input type="checkbox"/>	Sheet 1

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"/>	
b. Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	Sheet 1 and Drainage Analysis
c. Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input type="checkbox"/>	Sheets 1&2
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 type="checkbox"/>	TBD
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"/>	Sheet 1
b. Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	Sheet 1
c. Easements for any utilities, public access, or adjacent properties	<input checked="" type="checkbox"/>	
d. Regularity factor for all lots	<input checked="" type="checkbox"/>	
e. % paving within the front-yard for residential uses	<input type="checkbox"/>	Sheet 1
f. Height of all structures in feet and stories	<input type="checkbox"/>	Architectural Plans

Project Impact Statement of Rodrigo M. Salgado's
Application to City of Worcester Planning Board for Definitive Site Plan Review for
Multi-Family Development Project at
103 Alvarado Avenue, Worcester, Massachusetts

I. Background.

Rodrigo M. Salgado (the "Applicant") is the owner of the approximately 13,942 square foot lot located at 103 Alvarado Avenue, Worcester, Massachusetts (the "Property"). The Property is currently occupied by an approximately 4,656 square foot three-story two-family residential building (the "Existing Building") and is located entirely within the Residence, Limited ("RL-7") zoning district and no overlay districts.

The Applicant is seeking definitive site plan review from the City of Worcester Planning Board (the "Board") in connection with his proposal to construct an approximately 6,124 square foot addition to the northerly side of the Existing Building to expand the building area to approximately 10,780 square feet (the "Expanded Building"), install 4 new three-bedroom dwelling units for a total of 6 dwelling units, install a rear parking area with 11 parking spaces, install a new curb cut along Anna Street to the south of the Property, close the existing curb cut on Alvarado Avenue, remove the existing concrete pad along Alvarado Avenue, install a new sidewalk along Anna Street, install new fencing, construct new walkways, install a new dumpster area, plant trees and landscape and conduct other site improvements related thereto (the "Project").

II. Requirement for Definitive Site Plan Approval and Additional Approvals.

The development of 5 or more dwelling units requires definitive site plan review by the Board pursuant to Table 5.1 of Article V of the Zoning Ordinance. The Expanded Building will contain 6 dwelling units and, therefore, the Project requires site plan review.

On November 27, 2023, the Worcester Zoning Board of Appeals (the "ZBA") granted special permits to allow for the extension, alteration or change of a privileged, pre-existing, non-conforming structure, allow a multifamily low-rise dwelling use in an RL-7 zone and modify parking, loading requirements, dimensional requirements, layout and/or the number of required spaces and/or landscaping requirements. The ZBA also granted a variance to provide relief from the minimum lot area requirement.

III. Compliance with Definitive Site Plan Review Criteria.

The Project satisfies the site plan review criteria 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; location, arrangement, appearance and sufficiency of off-street parking and loading.

The Project will provide a safe, adequate and efficient layout and design for pedestrian and vehicular traffic both within the site and at the access point on Anna Street. The proposed parking areas, 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 streets. The proposed walkways will improve pedestrian circulation around the Property. The closing of the existing curb cut along Alvarado Avenue and the installation of sidewalk along Anna Street will improve pedestrian safety within the neighborhood.

The proposed parking area will adequately serve the tenants of the Expanded Building. Under Article IV, Section 7, Table 4.4 of the Zoning Ordinance, multi-family uses require 2 spaces per dwelling unit. The Project will result in 4 additional units for a total of 6 dwelling units which would generally require 12 parking spaces. The Project will result in the installation of a parking area to the rear of the Existing Building with 11 parking spaces as well as a new curb cut on Anna Street to allow access to the new parking area. The Applicant obtained relief from the ZBA in the amount of 1 parking space via a special permit. The tenants will have access to the conveniently located parking area at the Property and the proposed use will not result in significant increases in traffic, cause congestion, hazard or a substantial change to the neighborhood character.

2. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs; protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

The Project will ensure that the residential character of the neighborhood is maintained. Aside from the Lake View Elementary School, nearby religious uses, all the other uses on and around Alvarado Avenue are residential uses from single family to multi-family dwellings. Therefore, the proposed multi-family dwelling use will be consistent with the other residential uses within the neighborhood.

The kind, size, height of the Expanded Building and the proposed site improvements for the Project are consistent with buildings within the neighborhood. The closest building to the north of the Property, at 91 Alvarado Avenue, is an approximately 14,511 square foot lot which is occupied by a three-story multi-family dwelling with 8 units. The Project will therefore be the

same use and height (stories) as its neighbor but with lower density (fewer units on a comparably sized parcel).

While the footprint of the Existing Building will be expanded to allow for the addition of 4 dwelling units, the proposed use will have no greater impact on, adversely affect or be detrimental to adjoining premises or zones or the neighborhood, nor will it increase the existing front yard setback nonconformity. The renovations to the Existing Building and the Property will improve the economic vitality of the neighborhood by increasing the value of the Property and creating new dwelling units.

The Project will not result in any increase in noise levels that would be detrimental to any abutting properties. The proposed outdoor lighting will be adequate for safe and secure access to and from the Expanded Building, walkways, sidewalks and the parking areas. 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. The dumpster area will be screened from neighboring properties with a solid stockade fence. Exterior air conditioning units will be screened by plantings.

Based on the foregoing, the proposed use and improvements to the Property in connection therewith will fit into the present character of the neighborhood.

3. Adequacy of stormwater and drainage facilities; adequacy of water supply and sewerage disposal facilities; adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.

The Project does not anticipate any adverse effect on drainage patterns. 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.

New and existing water and sewer connections, gas and electric service facilities and infrastructure are sufficient to meet the needs of the Expanded Building.

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. There will be no storage of hazardous materials or substances at the

Property. Based on the foregoing, the Project will ensure minimal risk of contamination to surface or groundwater.

4. 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 natural vegetation by way of a landscape buffer along the easterly, westerly, and southerly boundary of the Property which will contain a variety of aesthetically appealing trees, shrubs and other plantings not currently provided at the site. These landscape buffers and the proposed trees will comply with the Zoning Ordinance, and will serve as a visual buffer between the Property and adjoining properties and streets. All new trees will be Asian Long-Horned Beetle and Emerald Ash Borer compliant. Exterior recreation space will remain along the southerly side of the Property.

5. 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 from either Alvarado Avenue or Anna Street in close proximity to the Expanded Building. The Property will continue to be serviced by the existing fire hydrants within the area.

6. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion; adequacy of erosion and sedimentation control measures to be utilized during and after construction.

The Project will minimize, to the extent practicable, changes to the natural terrain. The Project's site design and proposed drainage reduce any susceptibility of ponding, flooding and erosion. The Property is outside of the Floodplain District and ecologically sensitive areas, and there are no wetland resource areas on the Property. During construction, appropriate measures will be taken to control erosion, sedimentation and pollution. A Stormwater Pollution Prevention Plan (SWPPP) has been filed herewith. The Property will remain stabilized upon completion of the construction phase.

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

The Project complies with the design requirements of Article IV, Section 7.A.3 of the Zoning Ordinance and other applicable provisions of the Zoning Ordinance by providing

sufficient accessory off-street parking spaces to accommodate the residents of the Existing Building and their guests. The proposed parking plan provides adequate ingress and egress to the parking areas by means of clearly defined driveways, and such access to the Property will be limited to a driveway that provides the most safe, effective and efficient flow to and from the Property.

The Project is in conformance with the purposes and intent of the Zoning Ordinance, as it is a development of a compatible land use that provides greater density in the City. Moreover, the Project will encourage the most appropriate use of the land in a manner that creates new housing to serve the current and future needs of the City 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.

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

The Property is not listed on the National Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database. The Project will enhance the existing aesthetics and character of the neighborhood and will be compatible with historic and non-historic structures in the neighborhood.

9. Adequacy and impact on the regional transportation system.

The Property is located within one-quarter mile of WRTA bus route #16 (Lake Avenue) which provides an alternative option for transportation. The Applicant will be installing interior bicycle storage within the Expanded Building. The Property is also proximately located to employment hubs such as the UMass Chan Medical Campus and commercial establishments such as restaurants and retail stores which may be accessed through the existing sidewalk network in the neighborhood or by bicycle. Based on the number of parking spaces available at the Property, the close proximity to nearby bus route and neighborhood amenities which may be accessed by foot or bicycle, the proposed parking will adequately serve the Property and all occupants of the building.

IV. Waivers and Other Zoning Relief.

The Applicant seeks the following waivers and other zoning relief, to the extent applicable:

1. Any waivers and zoning relief that may be required.

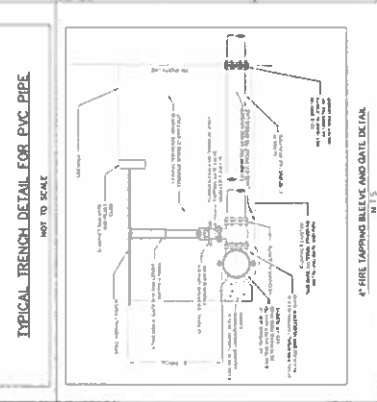
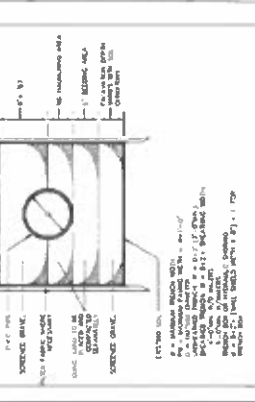
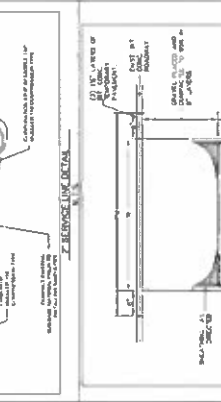
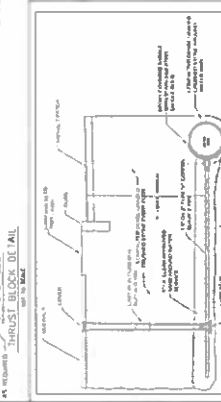
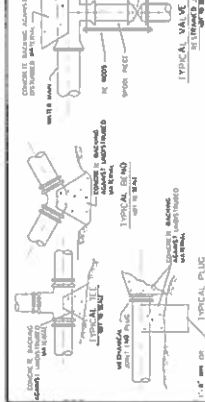
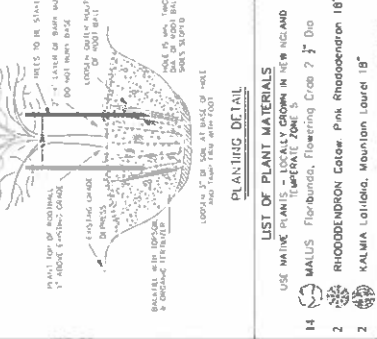
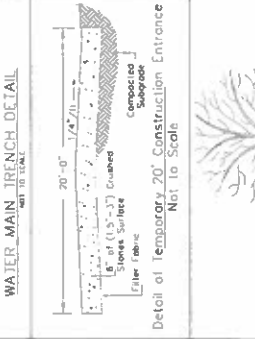
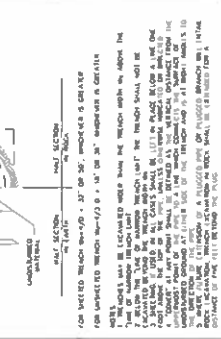
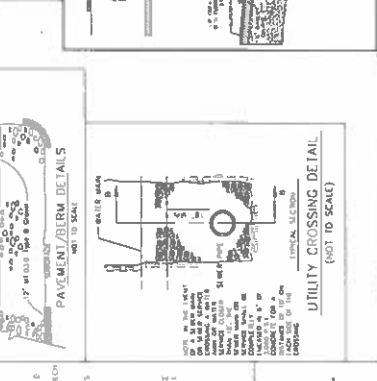
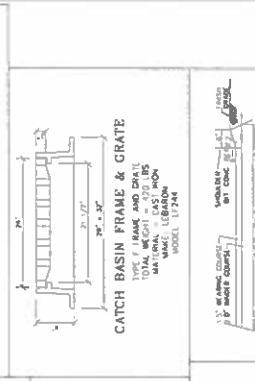
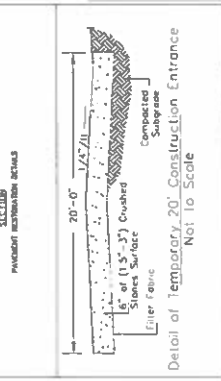
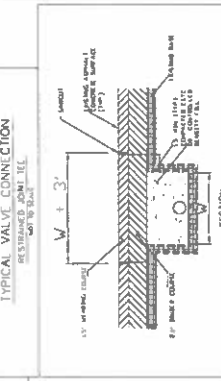
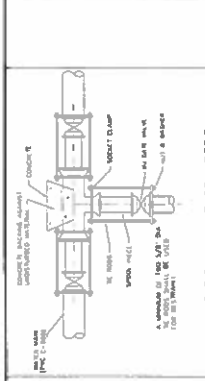
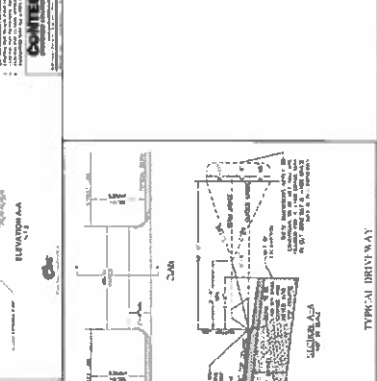
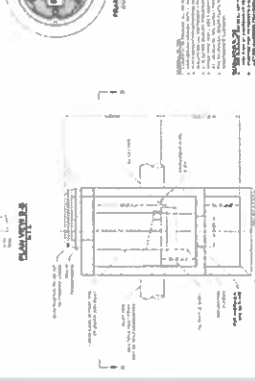
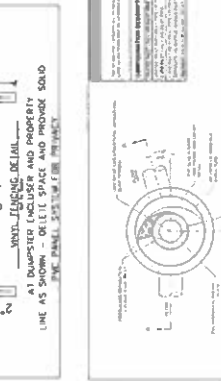
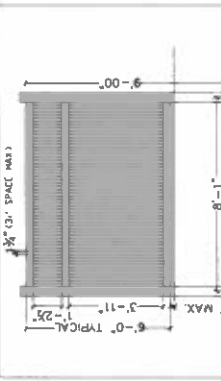
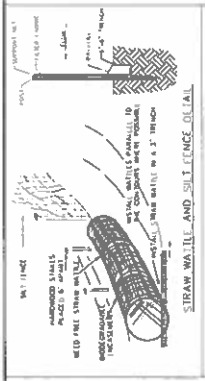
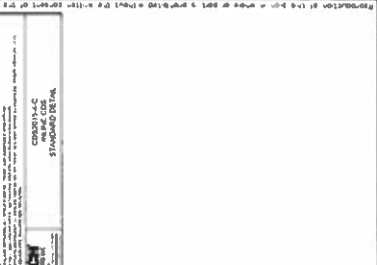
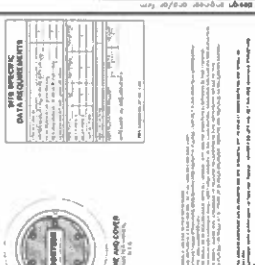
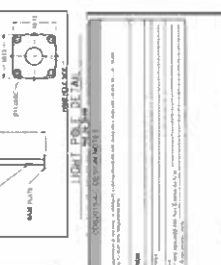
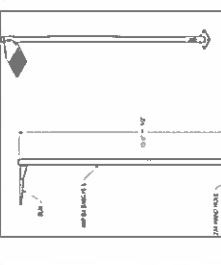
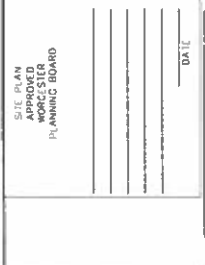
ALPHA OMEGA CONSULTING
 103 ALVARADO AVE.
 WORCESTER, MA 01091
 TEL: (508) 853-1111
 FAX: (508) 853-1112
 WWW: www.alphaomega.com

PROJECT NO. 17/00/284-40
 DEED BK 6450, PG. 247
 PLAN BK 909, PL. 555
OWNER REFERENCES:
 PLAN BK 372, PL. 37
 PLAN BK 70, PL. 67
 PLAN BK 23, PL. 7
REGISTERED ENGINEER
 REGISTERED IN THE STATE OF MASSACHUSETTS

LEGEND
 - LEAKING TROUGH
 - UNITARY POLE
 - ON-OR-OFF MANHOLE
 - CATCH BASIN
 - GAS LINE
 - GAS LINE
 - WATER LINE
 - WATER MAIN
 - 18" DIA. MANHOLE
 - 18" DIA. MANHOLE
 - PROP. TREE

SITE PLAN
 LOCATED AT
 103 ALVARADO AVE.
 WORCESTER, MA
 OWNED BY AND PREPARED FOR
 RODRIGO M. SALGADO
 103 ALVARADO AVE.
 WORCESTER, MA

DATE
SCALE
PLANNING BOARD
WATER
SITE PLAN
1 OF 2



WATER MAIN TRENCH DETAIL
 NOT TO SCALE

WATER MAIN TRENCH DETAIL
 NOT TO SCALE

WATER MAIN TRENCH DETAIL
 NOT TO SCALE

WATER MAIN TRENCH DETAIL
 NOT TO SCALE

WATER MAIN TRENCH DETAIL
 NOT TO SCALE

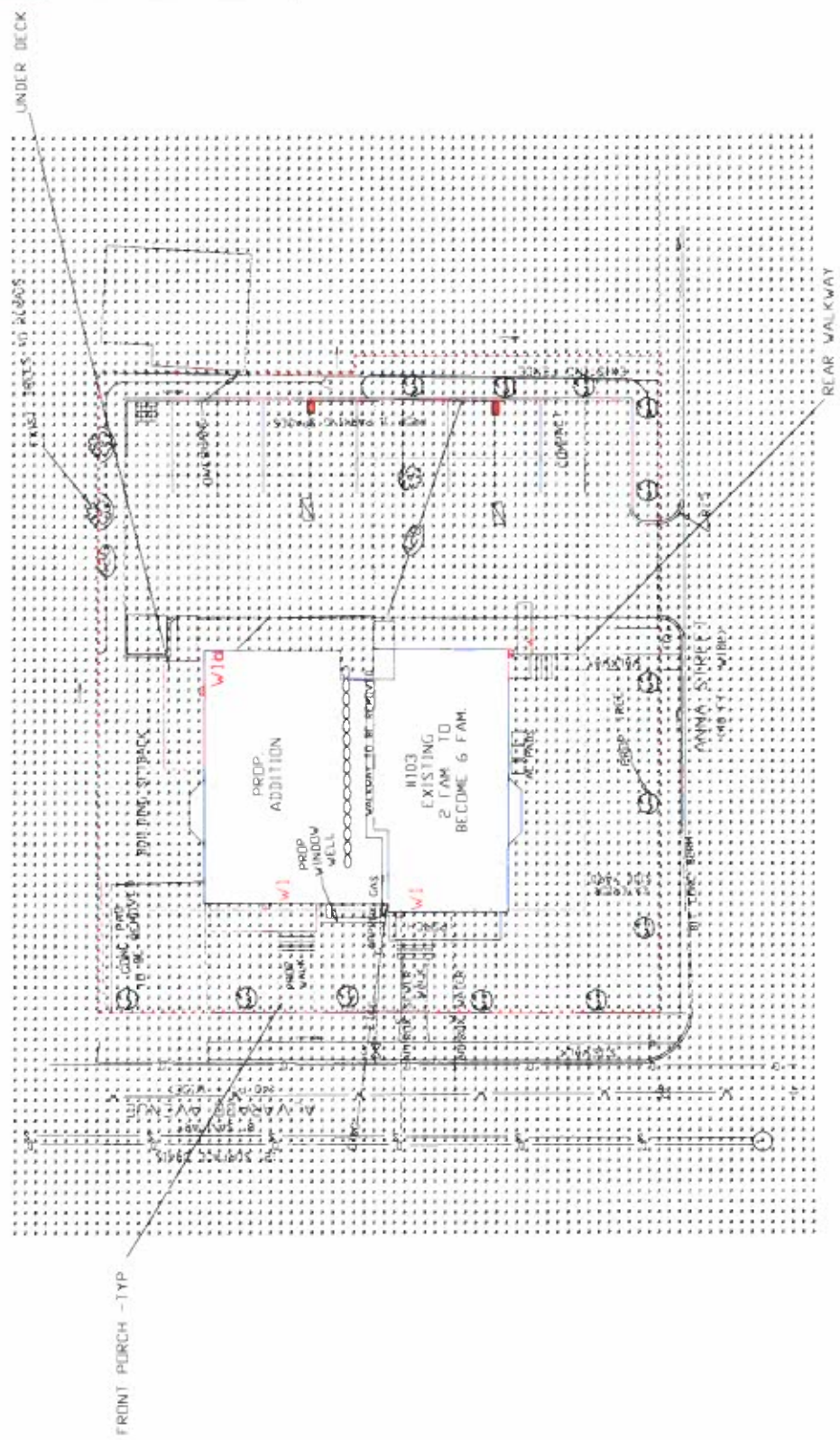
WATER MAIN TRENCH DETAIL
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WATER MAIN TRENCH DETAIL
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WATER MAIN TRENCH DETAIL
 NOT TO SCALE

WATER MAIN TRENCH DETAIL
 NOT TO SCALE



Summary Table

Label	Exc. Type	Units	Qty	Min	Max	Req'd	Reserves
ALL QUANTITIES AT LARGE	Excavation	cc	300	0	0	300	0
FRONT PORCH - TYP	Excavation	cc	300	0	0	300	0
UNDER DECK	Excavation	cc	300	0	0	300	0

Summary Table

Symbol	Unit	Description	Quantity	Unit Price	Total
1	cc	Excavation	300	1.00	300.00
2	cc	Excavation	300	1.00	300.00
3	cc	Excavation	300	1.00	300.00
4	cc	Excavation	300	1.00	300.00
5	cc	Excavation	300	1.00	300.00
6	cc	Excavation	300	1.00	300.00
7	cc	Excavation	300	1.00	300.00
8	cc	Excavation	300	1.00	300.00
9	cc	Excavation	300	1.00	300.00
10	cc	Excavation	300	1.00	300.00

Based on the information provided, all dimensions and quantities are approximate. The contractor shall verify all dimensions and quantities on site before commencing work. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The contractor shall be responsible for ensuring that all work is completed in accordance with the relevant building codes and standards. The contractor shall be responsible for ensuring that all work is completed in accordance with the relevant building codes and standards. The contractor shall be responsible for ensuring that all work is completed in accordance with the relevant building codes and standards.

ADDENDUM
MULTI-FAMILY BUILDING
 150 A WARDWAY PKWY
 WAREHOUSING, TN, USA

ACROSPORTS
 770-962-7387
 10000 Highway 58 West
 Knoxville, TN 37919
 (615) 771-4913 FAX

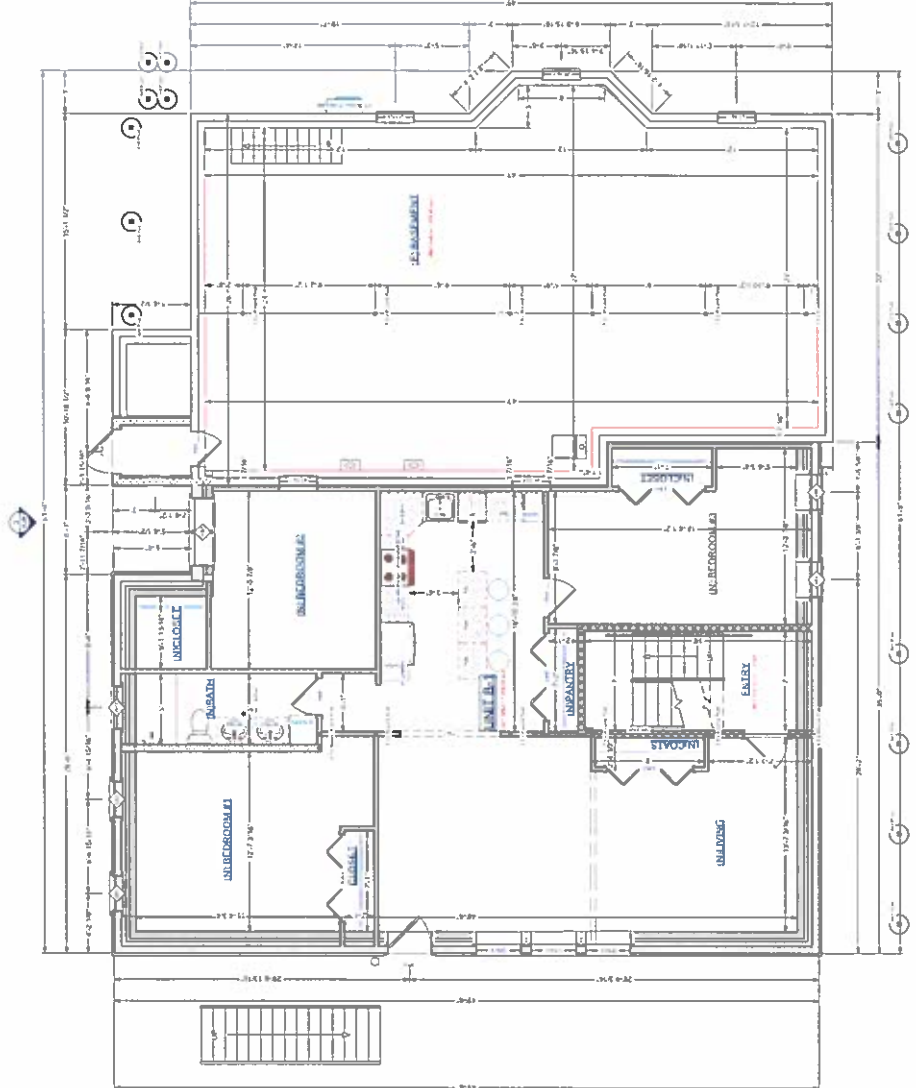


NO. OF SHEETS	20
TOTAL NO. OF SHEETS	20
NO. OF SHEETS IN THIS SET	1

**PROGRESS SET
 NOT FOR
 CONSTRUCTION**

**SCOPE OF WORK
 -BASEMENT PLAN**

DATE: 02-11-15
 AS NOTED: 10/26/2023
 SHEET NUMBER: **A-1**



SCOPE OF WORK - BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/11/15
2	ISSUED FOR CONSTRUCTION	10/26/23
3	ISSUED FOR CONSTRUCTION	10/26/23
4	ISSUED FOR CONSTRUCTION	10/26/23
5	ISSUED FOR CONSTRUCTION	10/26/23
6	ISSUED FOR CONSTRUCTION	10/26/23
7	ISSUED FOR CONSTRUCTION	10/26/23
8	ISSUED FOR CONSTRUCTION	10/26/23
9	ISSUED FOR CONSTRUCTION	10/26/23
10	ISSUED FOR CONSTRUCTION	10/26/23
11	ISSUED FOR CONSTRUCTION	10/26/23
12	ISSUED FOR CONSTRUCTION	10/26/23
13	ISSUED FOR CONSTRUCTION	10/26/23
14	ISSUED FOR CONSTRUCTION	10/26/23
15	ISSUED FOR CONSTRUCTION	10/26/23
16	ISSUED FOR CONSTRUCTION	10/26/23
17	ISSUED FOR CONSTRUCTION	10/26/23
18	ISSUED FOR CONSTRUCTION	10/26/23
19	ISSUED FOR CONSTRUCTION	10/26/23
20	ISSUED FOR CONSTRUCTION	10/26/23

NOTES

1. ALL WORK IS TO BE COMPLETED BY THE DATE SHOWN ON THE PERMIT.
2. ALL WORK IS TO BE COMPLETED BY THE DATE SHOWN ON THE PERMIT.
3. ALL WORK IS TO BE COMPLETED BY THE DATE SHOWN ON THE PERMIT.
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17. ALL WORK IS TO BE COMPLETED BY THE DATE SHOWN ON THE PERMIT.
18. ALL WORK IS TO BE COMPLETED BY THE DATE SHOWN ON THE PERMIT.
19. ALL WORK IS TO BE COMPLETED BY THE DATE SHOWN ON THE PERMIT.
20. ALL WORK IS TO BE COMPLETED BY THE DATE SHOWN ON THE PERMIT.

NOTE
 LOWEST LEVEL UNIT CONSIDERED A
 BASEMENT BECAUSE MORE THAN 10'
 FLOOR FACE IS BELOW GRADE

ADDITION I.O.
MULTI-FAMILY BUILDING
 103 NEWPORT AVENUE
 BOSTON, MA 02116

ACROPOLIS
 774-282-7100
 1000 STATE STREET
 BOSTON, MA 02116
 (617) 242-1811

23
 2023
 103 NEWPORT AVENUE
 BOSTON, MA 02116
 (617) 242-1811

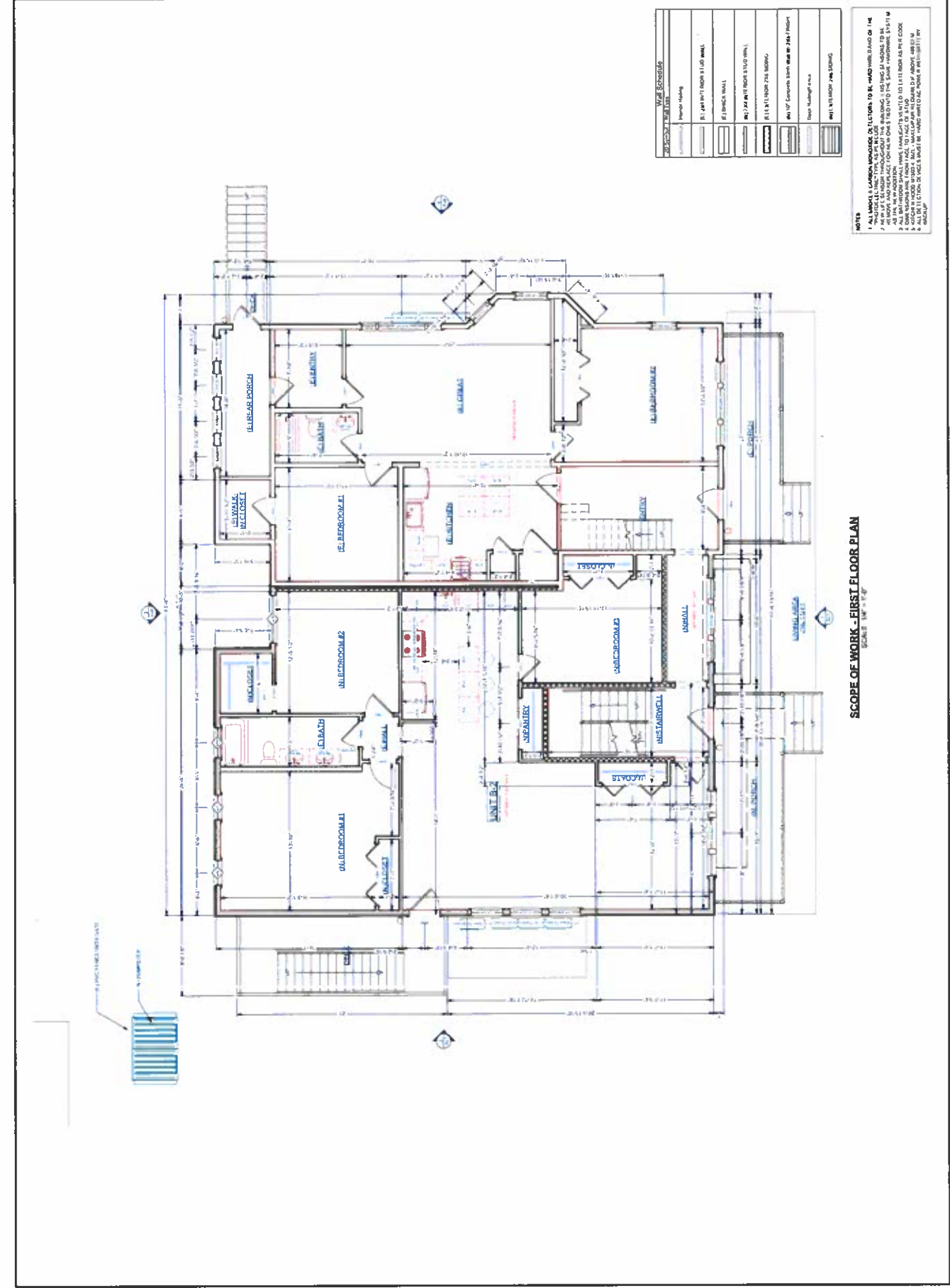
NO.	DATE	DESCRIPTION

**PROGRESS SET
 NOT FOR
 CONSTRUCTION**

**SCOPE OF WORK
 - FIRST FLOOR
 PLAN**

AS NO. 115
 27-115
 RYMA/ADD
 10/20/2023

A-2



NOTES	
1	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.
2	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.
3	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.
4	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.
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10	ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.

- 1 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.
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- 9 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.
- 10 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.

SCOPE OF WORK - FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

ADDITION TO:
MULTI-FAMILY BUILDING
 100 WINDSOR AVE
 WINDSOR, MA

ACROPOLES
 720 JEFFERSON
 3 Shrewsbury Street
 Shrewsbury, MA 01545
 Phone: 508-351-1111
 Fax: 508-351-1112

Dimensions
 2D/3D Modeling & Design
 2D/3D Rendering
 Construction Management
 Project Management
 Surveying & Mapping
 2025-2026

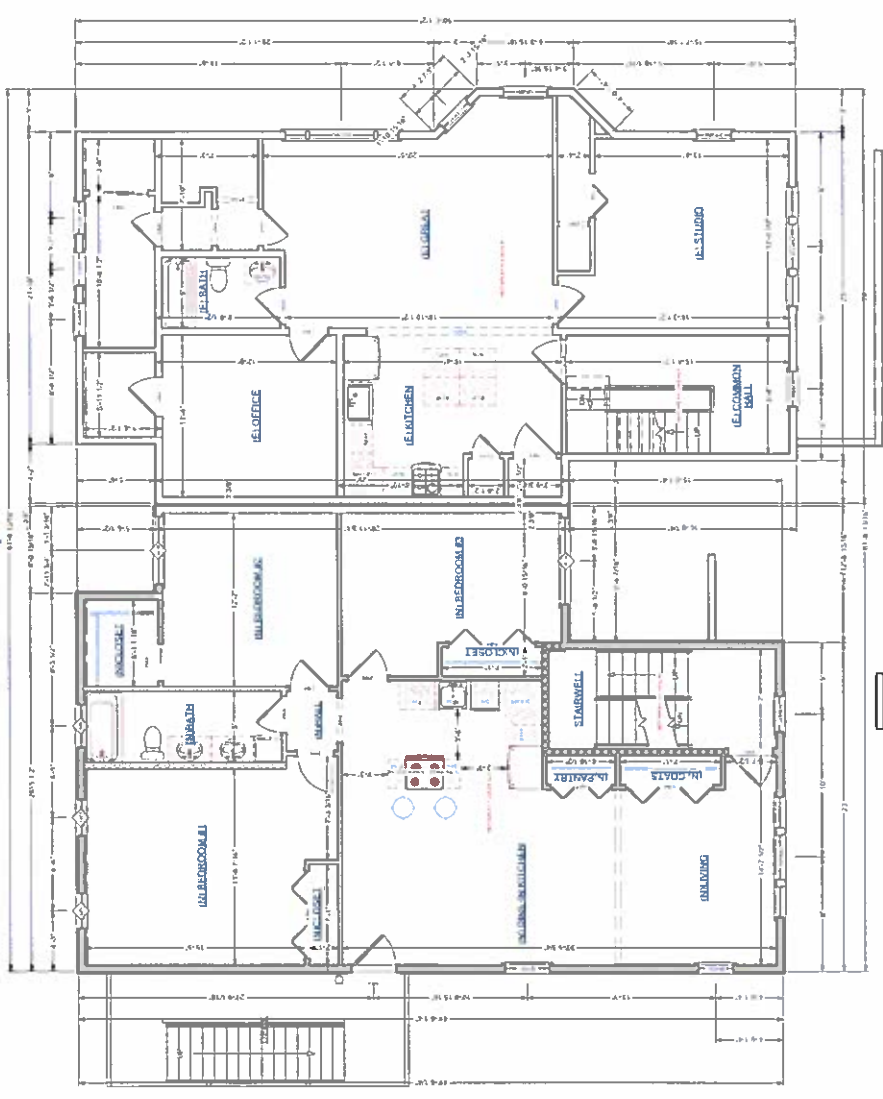


NO. 100	DATE	DESCRIPTION

**PROGRESS SET
 NOT FOR
 CONSTRUCTION**

**SCOPE OF WORK
 - SECOND FLOOR
 PLAN**

PROJECT NO.: 22-113
 SHEET NO.: 10/20/2023
 CLIENT NAME: **A-3**



NO.	DESCRIPTION	UNIT
1	Remove Existing	Sq. Ft.
2	1/2" Gypsum Board	Sq. Ft.
3	1/2" Gypsum Board	Sq. Ft.
4	1/2" Gypsum Board	Sq. Ft.
5	1/2" Gypsum Board	Sq. Ft.
6	1/2" Gypsum Board	Sq. Ft.
7	1/2" Gypsum Board	Sq. Ft.
8	1/2" Gypsum Board	Sq. Ft.
9	1/2" Gypsum Board	Sq. Ft.
10	1/2" Gypsum Board	Sq. Ft.
11	1/2" Gypsum Board	Sq. Ft.
12	1/2" Gypsum Board	Sq. Ft.
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14	1/2" Gypsum Board	Sq. Ft.
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20	1/2" Gypsum Board	Sq. Ft.
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23	1/2" Gypsum Board	Sq. Ft.
24	1/2" Gypsum Board	Sq. Ft.
25	1/2" Gypsum Board	Sq. Ft.
26	1/2" Gypsum Board	Sq. Ft.
27	1/2" Gypsum Board	Sq. Ft.
28	1/2" Gypsum Board	Sq. Ft.
29	1/2" Gypsum Board	Sq. Ft.
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31	1/2" Gypsum Board	Sq. Ft.
32	1/2" Gypsum Board	Sq. Ft.
33	1/2" Gypsum Board	Sq. Ft.
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86	1/2" Gypsum Board	Sq. Ft.
87	1/2" Gypsum Board	Sq. Ft.
88	1/2" Gypsum Board	Sq. Ft.
89	1/2" Gypsum Board	Sq. Ft.
90	1/2" Gypsum Board	Sq. Ft.
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92	1/2" Gypsum Board	Sq. Ft.
93	1/2" Gypsum Board	Sq. Ft.
94	1/2" Gypsum Board	Sq. Ft.
95	1/2" Gypsum Board	Sq. Ft.
96	1/2" Gypsum Board	Sq. Ft.
97	1/2" Gypsum Board	Sq. Ft.
98	1/2" Gypsum Board	Sq. Ft.
99	1/2" Gypsum Board	Sq. Ft.
100	1/2" Gypsum Board	Sq. Ft.

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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SCOPE OF WORK - SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

ADDITIONAL D.O.
MULTI-FAMILY BUILDING
 40 ALVARADO AVE
 HOUSTON, TX 77057

ARCHITECTS
ARCHITECTS
 774 JESS STREET
 HOUSTON, TEXAS 77002
 TEL: 713.866.1111
 FAX: 713.866.1112
 WWW.AACARCHITECTS.COM

Approved
 2023
 02/23
 10/20/2023

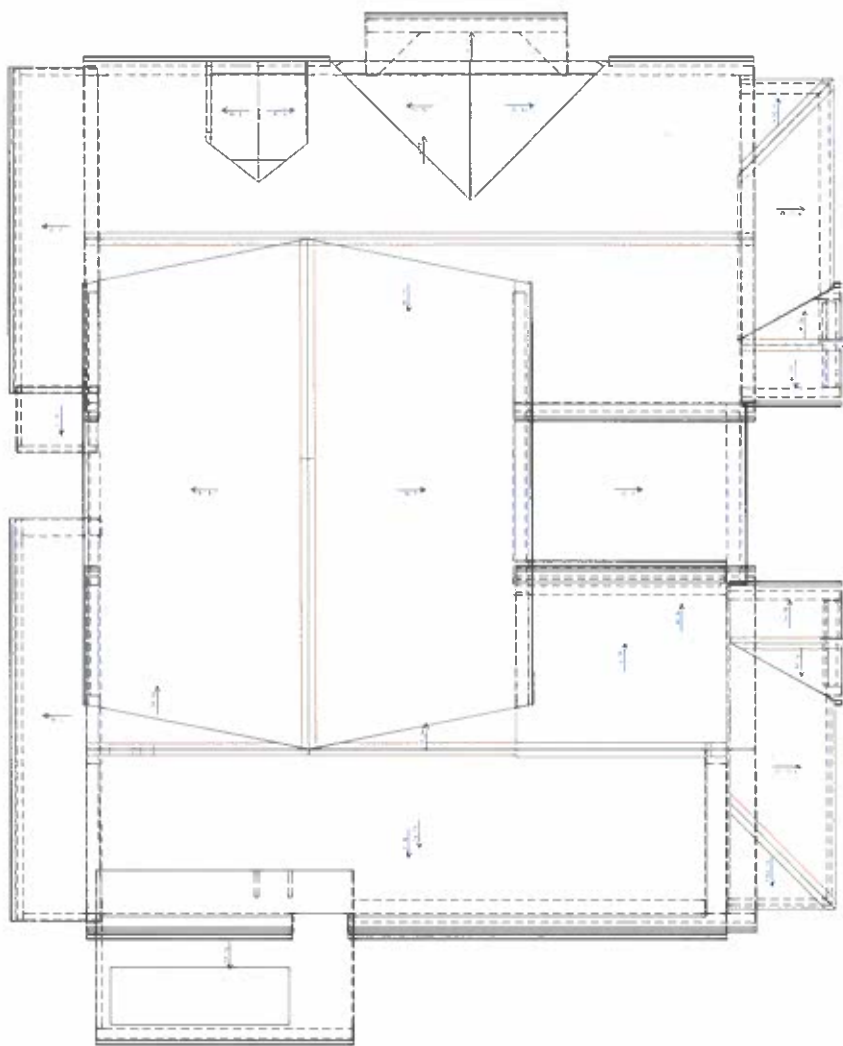
NO.	REVISION	DATE

**PROGRESS SET
 NOT FOR
 CONSTRUCTION**

**SCOPE OF WORK
 - ROOF PLAN**

22-115
 BHM/AAD
 AS NOTED
 10/20/2023
 SHEET NUMBER

A-5



WALL SCHEDULE	
W-01	1/2" Gypsum Board on 2x4 Stud
W-02	5/8" Concrete Block on 2x4 Stud
W-03	1/2" Gypsum Board on 2x4 Stud
W-04	1/2" Gypsum Board on 2x4 Stud
W-05	1/2" Gypsum Board on 2x4 Stud
W-06	1/2" Gypsum Board on 2x4 Stud
W-07	1/2" Gypsum Board on 2x4 Stud
W-08	1/2" Gypsum Board on 2x4 Stud
W-09	1/2" Gypsum Board on 2x4 Stud
W-10	1/2" Gypsum Board on 2x4 Stud
W-11	1/2" Gypsum Board on 2x4 Stud
W-12	1/2" Gypsum Board on 2x4 Stud
W-13	1/2" Gypsum Board on 2x4 Stud
W-14	1/2" Gypsum Board on 2x4 Stud
W-15	1/2" Gypsum Board on 2x4 Stud
W-16	1/2" Gypsum Board on 2x4 Stud
W-17	1/2" Gypsum Board on 2x4 Stud
W-18	1/2" Gypsum Board on 2x4 Stud
W-19	1/2" Gypsum Board on 2x4 Stud
W-20	1/2" Gypsum Board on 2x4 Stud
W-21	1/2" Gypsum Board on 2x4 Stud
W-22	1/2" Gypsum Board on 2x4 Stud
W-23	1/2" Gypsum Board on 2x4 Stud
W-24	1/2" Gypsum Board on 2x4 Stud
W-25	1/2" Gypsum Board on 2x4 Stud
W-26	1/2" Gypsum Board on 2x4 Stud
W-27	1/2" Gypsum Board on 2x4 Stud
W-28	1/2" Gypsum Board on 2x4 Stud
W-29	1/2" Gypsum Board on 2x4 Stud
W-30	1/2" Gypsum Board on 2x4 Stud

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL PLUMBING AND MECHANICAL CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ELECTRICAL CODE.
5. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
6. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANIC.
7. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
8. ALL ROOFING WORK SHALL BE PERFORMED BY A LICENSED ROOFER.
9. ALL CONCRETE WORK SHALL BE PERFORMED BY A LICENSED CONCRETE FINISHER.
10. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL FINISHES CODE.
11. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
13. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL BUILDING DEPARTMENT.
14. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL ELECTRICAL DEPARTMENT.
15. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL MECHANICAL DEPARTMENT.
16. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL PLUMBING DEPARTMENT.
17. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL ROOFING DEPARTMENT.
18. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL CONCRETE DEPARTMENT.
19. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL FINISHES DEPARTMENT.
20. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL ARCHITECT.

SCOPE OF WORK - ROOF PLAN
 SCALE 1/4" = 1'-0"

ADDITIONAL TO:
MULTI-FAMILY BUILDING
 100 ALPHACROSBY
 WHEELING, WV

ACROBOLIS
 THE FACE OF THE FUTURE
 100 ALPHACROSBY
 WHEELING, WV 26061
 (304) 243-8888

2023
Direct3D
 Landscape Design
 100 Alphas Crosby Wheeling WV 26061
 304-243-8888

NO. OF SHEETS	
NO. OF SHEETS USED	
DATE	

**PROGRESS SET
 NOT FOR
 CONSTRUCTION**

**SCOPE OF WORK -
 RENDERINGS**

27-115 RYAN/DO
 AS NO 10 11/18/2023
 UNIT NUMBER

A-6



SCOPE OF WORK - RENDERINGS

**City of Worcester
Department of Inspectional Services
Zoning Determination Form**

To obtain a building permit, you are required to file the following Board application(s):

Property Address:

103 Alvarado Ave

Zoning District: RL-7

Planning Board (Indicate all that apply)

Site Plan (circle all that apply):

Preliminary **Definitive**

Trigger(s)¹: (circle all that apply) _____

15% Slope **Lodging** Historical
WRP **# of Units** GFA
Subdivision **Flood Plain**¹
Special Permit related

Parking Plan:

of Spaces 11

Special Permits (circle all that apply)¹

AROD FPOD CCRC
WRP MU Cluster CCOD
Common Drive AHDB AOD

Other Filings (either Board)

- Amendment** _____
- Administrative Appeal**
- Extension of Time**
- Comprehensive Permit**
- Other** _____

Zoning Board of Appeals (Indicate all that apply)

Variance(s) (indicate relief needed for all that apply)

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)	17,000 SF	13,942 SF	3,058 SF
Frontage (ft.)			
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
Height (ft.)			
Floor to Area Ratio			
Parking (spaces)			
Landscaping			
Other			

Applicable Section of Zoning Ordinance

Article: Article IV
Section: Section 2
Paragraph: Table 4.4, Residential Use # 11

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming

Structure Use

Non-Residential/Residential Conversion

Other Special Permit

Special permit for modification of parking and landscaping requirements pursuant to Article IV, Section 7 A.2 to provide relief or: (i) minimum off-street parking requirements; (ii) minimum two-way driveway width; (iii) minimum 15 foot exterior side yard setback requirement for parking areas; and (iv) minimum 5 foot boundary setback for all parking facilities.

Todd Miller

Department of Inspectional Services
Authorized Signature Required **TM** DJH DC

¹ AOD= Arts Overlay District AHDB=Affordable Housing, AROD=Adaptive Reuse Overlay District CCRC=Continuing Care Retirement Community, FPOD = Flexible Parking, FP Flood Plain, MU= Mixed Use WRP=Water Resources Protection.

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



Samuel Konieczny, MAA
City Assessor

Administration and Finance
Division of Assessing

REQUEST FOR MAPS AND/OR ABUTTERS' LISTS:

Please be advised that requested lists will typically be completed within ten (10) business days. Lists will be provided for a fee of \$20.00 paid at the time of request. Please state the reason for the abutters' list and indicate if the subject parcel has shared ownership with an adjoining parcel, this will ensure the provided list meets the appropriate regulations. Two sets of mailing labels will be included when required.

Our email address is: Assessing@worcesterma.gov and our fax number is (508) 799-1021.

Please contact our office with any questions.

ABUTTER'S LIST LABELS Yes No 1 SET 2 SETS
 MAP(S)

PROPERTY ADDRESS 103 Alvarado Avenue

Worcester, MA

MBL No. 17-020-38+40

REASON: PLANNING
 ZONING
 LIQUOR LICENSE
 CONSERVATION COMMISSION
 HISTORICAL COMMISSION
 OTHER-

Footage for radius 300

CONTACT: NAME: Stephanie Fleming

 ADDRESS: 311 Main Street, Worcester

 TELEPHONE: MA, 01608, 508-926-3346





Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 45

Parcel Address: 103 ALVARADO AVE
 Assessor's Map-Block-Lot(s): 17-020-38+40

 Owner: SALGADO, RODRIGO

 Owner Mailing: 103 ALVARADO AVE
WORCESTER, MA 01604

 Petitioner (if other than owner): STEPHANIE FLEMING
 Petitioner Mailing Address: 311 MAIN ST
WORCESTER

 Petitioner Phone: 5089263346


Planning: X Zoning: _____ License Commission: _____ Conservation Commission: _____
 Historical: _____ Cannabis: _____ Other: _____

17-020-00014	METIVIER JESSE W	0079 LOCUST AVE	WORCESTER MA 01604
17-019-0001A	CAMARRA RAISA F TRUSTEE	0091 LOCUST AVE	WORCESTER MA 01604
17-019-22+24	ST PIERRE FRANK J + RITA L	0194 COBURN AVE	WORCESTER MA 01604

17-020-00028	ALMONTE GILBERTO A +	0085 ALVARADO AVE	WORCESTER MA 01604
17-020-10+11	PERRONE RAYMOND J + BARBARA A	0084 ALVARADO AVE	WORCESTER MA 01604
17-020-00009	GAYLORD JOHN + BEVERLY	0073 LOCUST AVE	WORCESTER MA 01604
17-021-00010	BOISSEAU PHILIP W JR + PATRICIA A	0155 COBURN AVE	WORCESTER MA 01604
17-020-00030	MCKENZIE KEITH W + PAULETTE	0087 ALVARADO AVE	WORCESTER MA 01604
17-020-00013	JOHN CATHERINE L(LIFE ESTATE)	0075 LOCUST AVE	WORCESTER MA 01604
17-020-00012	CHESNA MICHAEL D	0090 ALVARADO AVE	WORCESTER MA 01604
17-021-00016	SALAM BAYO M + JUMOKE	0171 COBURN AVE	WORCESTER MA 01604
17-021-00018	SUCHOMSKI WIESLAW	0175 COBURN AVE	WORCESTER MA 01604
17-020-00041	YERSHOV ALEXANDRA	PO BOX 02532989	SIOUX FALLS SD 57186
17-020-00019	SCHRAMM CHRIS E + BIRD	0100 ALVARADO AVE	WORCESTER MA 01604
17-020-0019A	FEGREUS BRIAN C	5 ANNA ST	WORCESTER MA 01604
17-021-00014	ILVONEN HELENA M	0169 COBURN AVE	WORCESTER MA 01604
17-020-00015	ASARE JOSEPH BAFFOUR	0096 ALVARADO AVE	WORCESTER MA 01604
17-020-00036	G + N SERVICES LLC	5401 COLLINS AVE APT 340	MIAMI BEACH FL 33140
17-020-00017	GUIDO ANTHONY A JR + DELORES H	0098 ALVARADO AVE	WORCESTER MA 01604
17-020-38+40	SALGADO RODRIGO M	0103 ALVARADO AVE	WORCESTER MA 01604
17-020-16+18	COSENZA PETER JR + GINA M	0085 LOCUST AVE	WORCESTER MA 01604
17-019-00020	RICE JOHN JOSEPH SR	0188 COBURN AVE	WORCESTER MA 01604
17-019-00016	AMARAL KELLY TRUSTEES +	0109 ALVARADO AVE	WORCESTER MA 01604
17-020-37+39	CHEVALIER RICHARD	0039 AGATE AVE	WORCESTER MA 01604
17-019-00018	GAMA IGOR	0180 COBURN AVE	WORCESTER MA 01604
17-019-00017	STANTON ALTON L + DOROTHY M	14 ANNA STREET	WORCESTER MA 01604
17-019-00015	LEAHEY JAMES J + ANNETTE M	0107 ALVARADO AVE	WORCESTER MA 01604
17-019-00002	MEROLA PATRICIA A	0015 RANCH TER	MILFORD CT 06460
17-019-00001	SCIASCIA PHILLIP N III + KIMBERLY A	0008 ANNA ST	WORCESTER MA 01604
17-023-00003	TANKERSLEY BRAIN K +	0187 COBURN AVE	WORCESTER MA 01604
17-019-00019	CLEMENTE LISA	0111 ALVARADO AVE	WORCESTER MA 01609
17-019-004+6	GROVES BETSY A + STEVEN A	0112 ALVARADO AVE	WORCESTER MA 01604
17-019-00003	KALAGHER ROBERT F + SHARON J	0095 LOCUST AVE	WORCESTER MA 01604
17-023-00004	LECOMTE KRISTIN	0191 COBURN AVE	WORCESTER MA 01604
17-019-00021	SHEN JIALI	0115 ALVARADO AVE	WORCESTER MA 01604
17-019-00005	LOWE PATRICK +	0097 LOCUST AVE	WORCESTER MA 01604
17-019-00023	CLARK MARIA	0117 ALVARADO AVE	WORCESTER MA 01604
17-019-00008	CORMIER CHRISTOPHER R +	0114 ALVARADO AVE	WORCESTER MA 01604
17-023-01+02	ST GEORGE SYRIAN ANTIOCHIAN	00030 ANNA STREET	WORCESTER MA 01604
17-020-29+31	SCHRAMM BARRY L	0152 COBURN AVE	WORCESTER MA 01604
17-020-33351	MADIGAN ANN MARIE + WALTHAM	0162 COBURN AVE	WORCESTER MA 01604
17-020-33+35	O'MARA MATTHEW +	0039 FAY MOUNTAIN RD	GRAFTON MA 01519
17-020-32+34	G + N SERVICES LLC	5401 COLLINS AVE APT 340	MIAMI BEACH FL 33140
17-021-00012	GABRIELE ROY + JOAN M	0159 COBURN AVE	WORCESTER MA 01604
17-020-0002A	ZANNOTTI CHRISTOPHER J	160 COBURN AVE	WORCESTER MA 01604

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 17-020-38+40 as cited above.

Certified by:



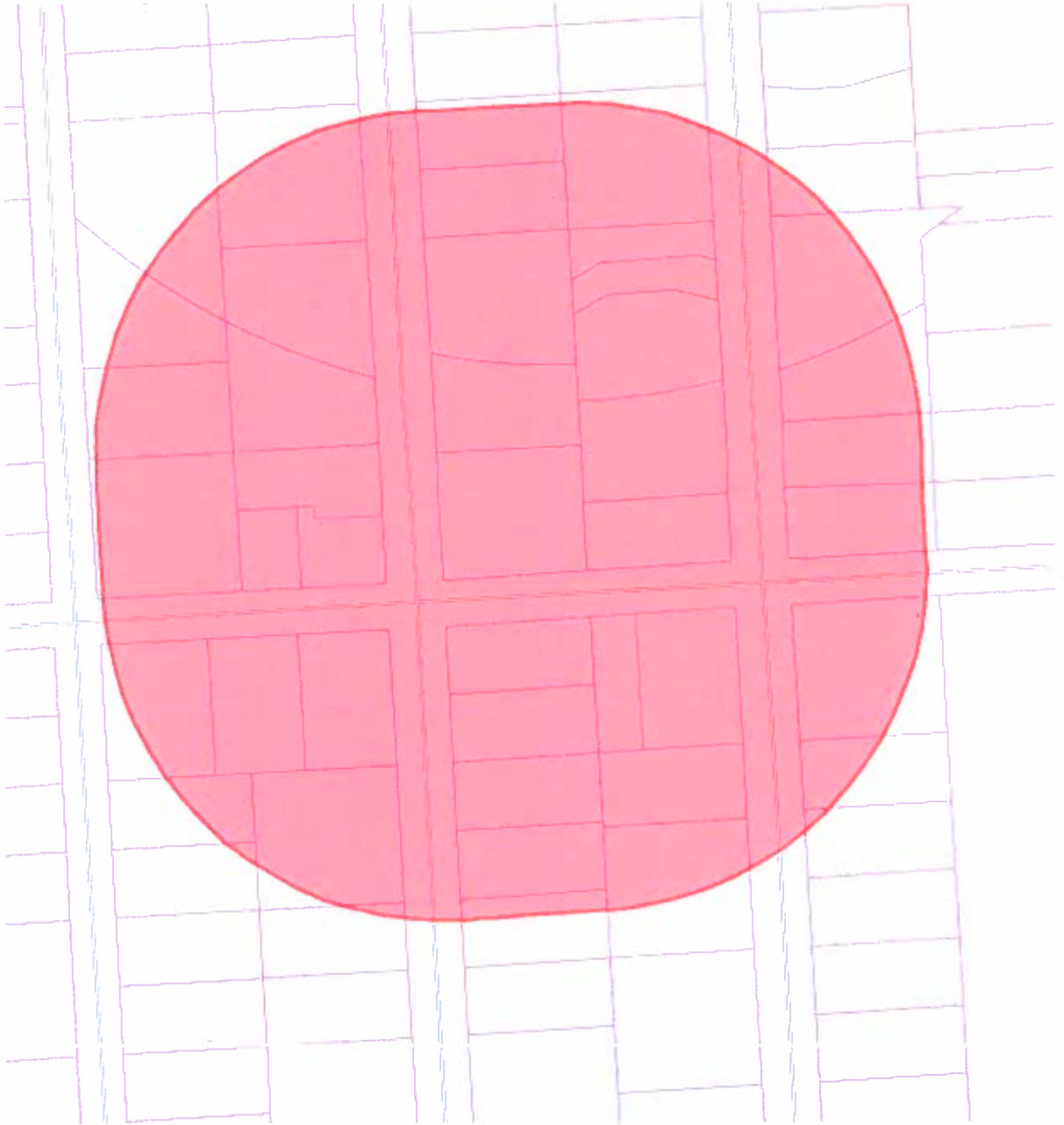
03/12/2024

Signature

Date



Abutters Map



METIVIER JESSE W
0079 LOCUST AVE
WORCESTER MA 01604

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0171 COBURN AVE
WORCESTER MA 01604

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WORCESTER MA 01604

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WORCESTER MA 01604

SCHRAMM CHRIS E + BIRD, LORI
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0008 ANNA ST
WORCESTER MA 01604

CHESNA MICHAEL D
0090 ALVARADO AVE
WORCESTER MA 01604

SALGADO RODRIGO M
0103 ALVARADO AVE
WORCESTER MA 01604

TANKERSLEY BRAIN K +
0187 COBURN AVE
WORCESTER MA 01604

CLEMENTE LISA
0111 ALVARADO AVE
WORCESTER MA 01604

MADIGAN ANN MARIE + WALTHAM, ELIZABE
0162 COBURN AVE
WORCESTER MA 01604

GROVES BETSY A + STEVEN A
0112 ALVARADO AVE
WORCESTER MA 01604

O'MARA MATTHEW +
0039 FAY MOUNTAIN RD
GRAFTON MA 01519

KALAGHER ROBERT F + SHARON J
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WORCESTER MA 01604

SHEN JIALI
0115 ALVARADO AVE
WORCESTER MA 01604

ZANNOTTI CHRISTOPHER J
160 COBURN AVE
WORCESTER MA 01604

LOWE PATRICK +
0097 LOCUST AVE
WORCESTER MA 01604

CLARK MARIA
0117 ALVARADO AVE
WORCESTER MA 01604

CORMIER CHRISTOPHER R +
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WORCESTER MA 01604

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00030 ANNA STREET
WORCESTER MA 01604

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WORCESTER MA 01604