

# ZONING BOARD OF APPEALS APPLICATION: SPECIAL PERMIT – ART. IV § 5.A.4

## 12 OAK KNOLL ROAD - EARTH FILLING OPERATIONS

12 Oak Knoll Road  
Worcester, MA

### **Prepared for:**

Francis Deboise & Marguerite Mullaney  
12 Oak Knoll Road  
Worcester, MA 01609

### **Date:**

February 7, 2024

### **Prepared By:**



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February 7, 2024

Worcester Zoning Board of Appeals  
Division of Planning & Regulatory Services  
City Hall  
455 Main Street, Room 404  
Worcester, MA 01608



**Subject: Special Permit Application – Art IV § 5.A.4  
12 Oak Knoll Road – Earth Filling Operations  
12 Oak Knoll Road  
Worcester, MA 01609**

Dear Members of the Board,

Please find enclosed the following for inclusion on the next available Planning Board agenda for the subject project:

- Bound document entitled "Zoning Board of Appeals Application, Special Permit – Art. IV § 5.A.4".
- Certified Abutters List
- Zoning Determination Form
- Drawings entitled "Earth Filling Plan, 12 Oak Knoll Road, Worcester, MA 01609", dated February 7, 2024 (2 sheets).

An electronic (.pdf) copy of the above documents will be emailed to the Planning office at [planning@worcesterma.gov](mailto:planning@worcesterma.gov). Once reviewed by Planning Staff, hard copies of the site plans will be provided as necessary along with the mailing envelopes and the application fee check. For this project, GEI estimates a fee of \$330 (Other Special Permits).

The project triggers a Special Permit Application as the proposed work on the site will result in earth fill not associated with any construction related activities. The project proposed is to rectify historical unauthorized earth filling procedures and complete earth filling activities to the proposed grades shown on the plans. Further, the project is outside the Worcester Wetlands Ordinance 100-foot Stormwater Protection Zone and does not trip any Planning Board nor Conservation Commission thresholds for permitting.

#### Project Summary

The project proposed is to fill a steep slope on the easterly side of single-family residential dwelling and encompasses approximately 14,500 square feet. The project had previously placed approximately 1,300 cubic yards of clean fill material from a previous construction site located at 54 Milbrook Street in Worcester, MA 01606. The owner had received a notice from a DPW inspector and halted operations and is seeking this filing. The project proposes to place an additional 105 cubic yards of clean fill material to complete the project and there are no plans for any development associated with the fill area.

We look forward to discussing this project further with the Board and staff. If you have any questions concerning this application, please feel free to contact our office.

Respectfully Submitted,  
**Graves Engineering, Inc.**



Daniel Sheehan, E.I.T.  
Project Engineer

cc: Client