

# Notice of Intent Application Form

## City of Worcester Wetlands Protection Ordinance

To be filled out if the only trigger for review is 1) proximity (100-ft or less) to any existing or proposed inlet to any storm drain, catch basin, or other storm drain system component discharging to any lake, pond, river, stream, or wetland (see City of Worcester Wetlands Protection Ordinance) &/or 2) Isolated Land Subject to Flooding trigger (when stricter than the Wetlands Protection Act trigger). If other triggers are applicable – please fill out WPA NOI Form instead and indicate that it is filed both under the Wetlands Protection Act **and** the Ordinance.

### A. General Information

1. Project Location:

145 Blithewood Ave  
 a. Street Address  
 Worcester  
 b. City/Town  
 01604  
 c. Zip Code  
 34  
 f. Assessors Map/Plat Number  
 29B-14-20  
 g. Parcel /Lot Number

2. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes  No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

3. Applicant:

Shawn  
 a. First Name  
 Hoffner  
 b. Last Name  
 Trustee Hoffner Blithewood Nominee  
 c. Company  
 Trust  
 145 Blithewood Ave  
 d. Mailing Address  
 Worcester  
 e. City/Town  
 MA  
 f. State  
 01604  
 g. Zip Code  
 (508) 755-5655  
 h. Phone Number  
 (508) 755-9655  
 i. Fax Number  
 c/o DJO@oneilbarrister.com  
 j. Email address

Check if more than one owner

4. Property owner (if different from applicant):

If there is more than one property owner, please attach a list of these property owners not listed on this form.

a. First Name  
 b. Last Name  
 c. Company  
 d. Mailing Address  
 e. City/Town  
 f. State  
 g. Zip Code  
 h. Phone Number  
 i. Fax Number  
 j. Email address

5. Representative (if any):

Law Office of Donald S O'Neil  
 a. Firm  
 Donald  
 b. Contact Person First Name  
 O'Neil  
 c. Contact Person Last Name  
 699 Pleasant St  
 d. Mailing Address  
 Worcester  
 e. City/Town  
 MA  
 f. State  
 01602  
 g. Zip Code  
 (508) 755-5655  
 h. Phone Number  
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6. Is any portion of the proposed project jurisdictional under the Massachusetts Wetland Protection Act M.G.L. c. 131, §40?

Yes  No

If yes, please file the Wetlands Protection Act Form 3 - Notice of Intent instead of this form

7. Which provision of the City of Worcester Wetland Protection Ordinance is this project being filed under?

The proposed project is located within 100 feet of any existing or proposed storm drain, catch basin or storm drain component.

The proposed project includes impacts to Isolated Lands Subject to Flooding (an isolated depression or closed basin without an inlet or an outlet which at least once a year confines standing water to a volume of at least 1/8 acre-foot)

8. Describe current site conditions: *Unimproved lot with vacant wood frame structure.*

9. General Project Description: *Applicant seeks to regrade and level access and lot area to provide suitable area for proposed display parking lot subject to securing required approvals from the Zoning Board of Appeals and Planning Board.*

10. List distance/s to, number and type of storm drain system components within 100-ft of the project:

*Catch basins located on Bliethwood Ave and Grafton Street within 100 feet of area of proposed disturbance.*

11. Does this application meet the requirements of the Massachusetts Stormwater Policy?

Yes (If yes, please attach a Stormwater Management Form) No

Not Applicable. Explain why: *proposed activity is below threshold triggers.*

12. Property recorded at the Registry of Deeds for:

<u>Worcester</u>	<u>326</u>
a. County	c. Page Number
<u>43689</u>	
b. Book	d. Certificate # (if registered land)

13. Total Fee Paid (from the City of Worcester Statement of Fee Calculation Form to be completed and included with this application)

\$ 225.00 (\$ 200.00 + \$ 25.00)

a. Total Fee Paid

## B. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

*Devin AS Attorney  
For Shawn Heffner Trustee*

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Signature of Applicant

*7/22/20*

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Date

Signature of Property Owner (if different)

Date

*Devin AS*

---

Signature of Representative (if any)

*7/22/20*

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Date

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**Statement of Fee Calculation**  
 City of Worcester Wetlands Protection Ordinance & Regulations

Project: 145 Birchwood Ave

Date: 7/22/2020

**7.2.3 Fees**

Step 1/Type of Activity	Step 2/Number Of Activities	Step 3/Individual Fee	Step 4/Subtotal Activity Fee
7.2.3.1B 2) Category 2 Parking Lot	1	\$ 200.00	\$ 200.00
Advertisement			\$ 25.00

Step 5/Total Project Fee: \$ 225.00

Payments:  
 Make Checks Payable to the City of Worcester.

**Print Form**

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.  
City Manager



Samuel Konieczny, MAA  
City Assessor

Administration and Finance  
Division of Assessing

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: 14

Owner: Hoffner Blithewood Nominee Trust  
Owner Mailing: 145 Blithewood Ave  
Worcester, MA 01604

Petitioner (if other than owner): Donald J. O'Neil  
Petitioner Mailing Address: 688 Pleasant Street  
Worcester, MA 01602

Petitioner Phone: (508) 755-5655

Parcel Address: 145 Blithewood Ave  
Assessor's Map-Block-Lot(s): 34-29D-14-20

Planning:                             Zoning:                             Liquor License:                             ConComm:   X    
Historical:                             Cannabis:                             Other:       

34-29D-00022	HOFFNER BRUCE TRUSTEE+	1270 GRAFTON ST	WORCESTER MA 01604
34-29D-0037A	FODAY SIAH JOMBAY + KAMARA	0024 FERRARO ST	WORCESTER MA 01604
34-29D-14-20	HOFFNER BRUCE TRUSTEE+	0145 BLITHEWOOD AVE	WORCESTER MA 01604
34-031-0004B	KYRILLOS REALTY LLC	0243 MAIN ST	HOPKINTON MA 01748
34-29D-00039	CRUE JASON E + KIMBERLY R	22 FERRARO STREET	WORCESTER MA 01604
34-29D-00024	LEEMILT'S PETROLEUM INC	0002 JERICO PLAZA WING STE 110	JERICO NY 11753
34-29D-00048	GRAVES DANIEL P + ALICIA M	39 HILL ST.	PAXTON MA 01612
34-031-0004A	DEPROSPO RONALD A + CHERYL A	0148 BLITHEWOOD AVE	WORCESTER MA 01604
34-031-00001	ROMAN CATHOLIC BISHOP OF WORCESTER	1290 GRAFTON ST	WORCESTER MA 01604
34-29D-00050	WILLS JENNA	0015 FERRARO ST	WORCESTER MA 01604
34-29D-00348	RUSSELL GEORGE	1250 GRAFTON ST	WORCESTER MA 01604
34-29D-0026A	RUSSELL GEORGE + NANCY	1250 GRAFTON ST	WORCESTER MA 01604
34-29D-00049	ITOTIA RAHAB W	0021 FERRARO ST	WORCESTER MA 01604
34-29D-49-01	RUSSELL NANCY E + GEORGE J	1250 GRAFTON ST	WORCESTER MA 01604

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 34-29D-14-20 as cited above.

Certified by: Samuel E. Konieczny  
Signature

7/6/2020  
Date

**CITY OF WORCESTER, MASSACHUSETTS**

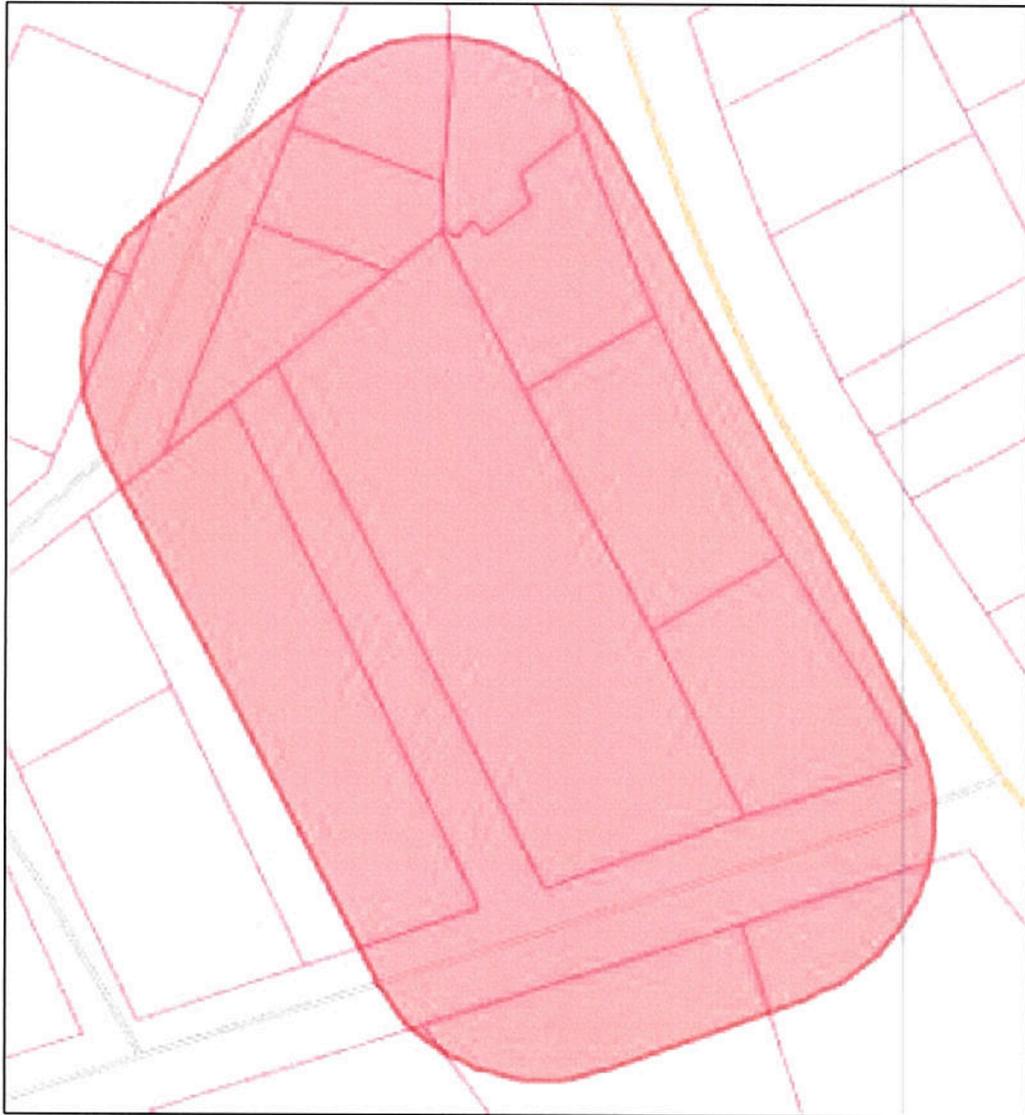
**Edward M. Augustus, Jr.**  
City Manager



**Samuel Konieczny, MAA**  
City Assessor

**Administration and Finance**  
**Division of Assessing**

**Abutters Map**



Notification of Abutters Under the City of Worcester Wetlands Protection Ordinance

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is Shawn Hoffner, Trustee of the Blithewood Hoffner Nominee Trust.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Worcester seeking approval to regrade and level access and lot area for proposed automobile display parking lot within an area subject to the City of Worcester Wetlands Ordinance.
- C. The address where the planned activity will take place is 145 Blithewood Avenue, Worcester.
- D. The applicant may be viewed 8:30 am- 2:00 pm at the Division of Planning & Regulatory Services, City Hall, 455 Main Street, Room 404, Worcester, MA. Contact phone number (508)799-1400 x31440.
- E. Notice of the public hearing, including its date, time and place, will be published at least 7 calendar days prior to the hearing in the Worcester Telegram & Gazette.
- F. Agenda for the public hearing, including its date, time and place, will be posted on the City website (<http://www.worcesterma.gov/city-clerk/agendas-minutes/boards-commissions>) not less than 48 hours prior to the hearing. The expected date for the public hearing is August 10, 2020, however this date may be subject to change.



Project:  
154 Blithewood Street  
19101

Address:  
154 BLITHEWOOD  
WORCESTER, MA

Revisions	Revision#	Date	Description

Checked By:

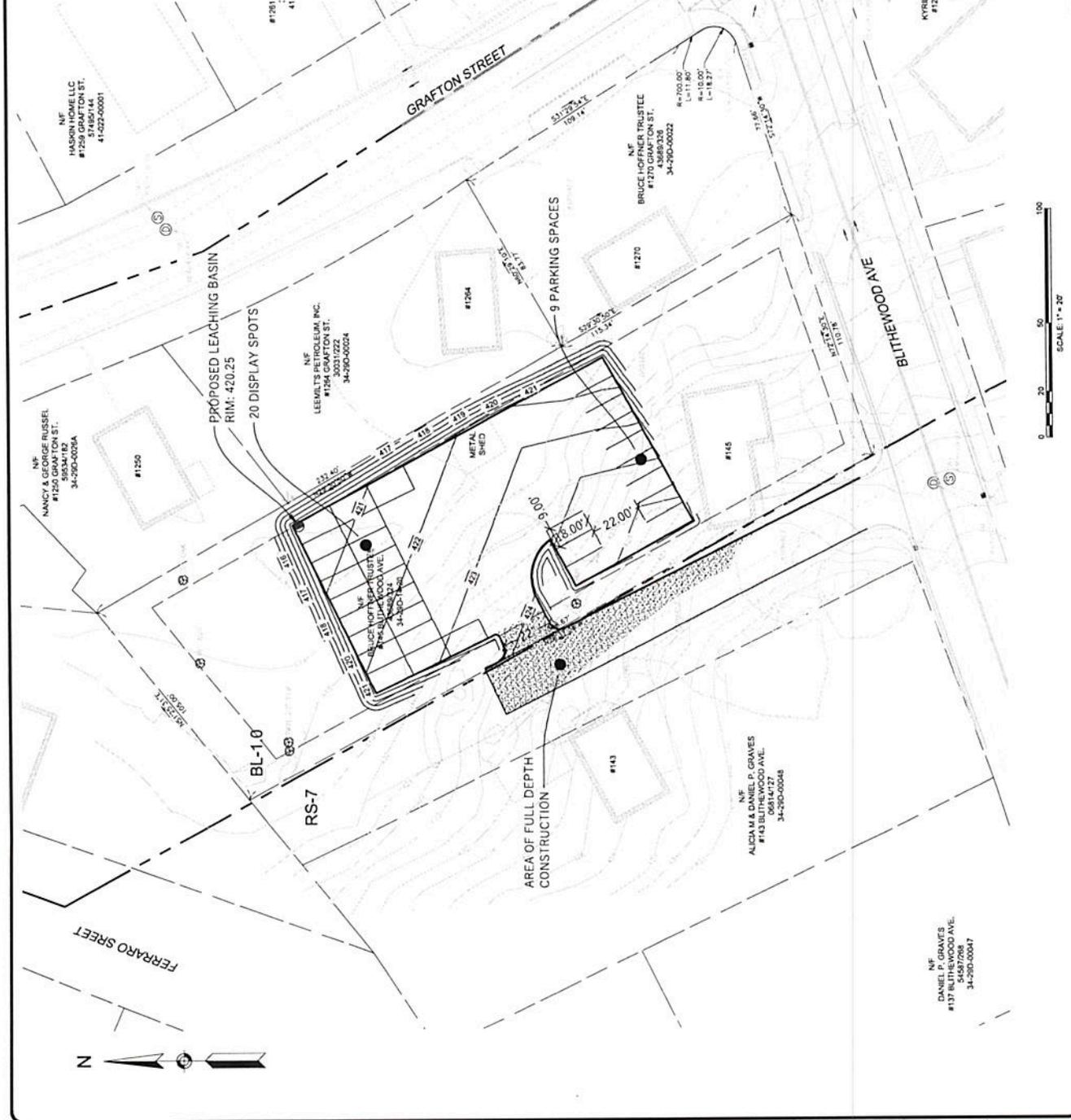
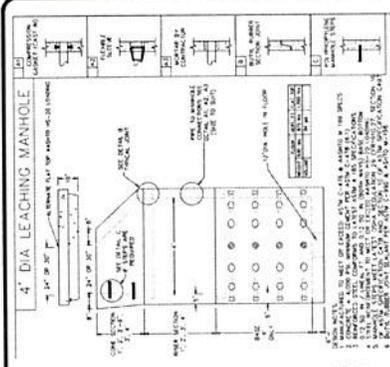
Drawn By:

Dwg File:

Sheet Title  
Proposed Plan

Sheet  
2

Sheet \_\_\_ of \_\_\_



July 21, 2020

Conservation Commission  
City of Worcester, Room 404  
455 Main Street  
Worcester, MA 01608

Re: 145 Blithwood Avenue

Dear Sir or Madam:

This letter is to confirm that my attorney, Donald J. O'Neil, has full authority to sign any and all necessary papers on my behalf required for requested permits and or other approvals related to the above referenced property.

Very truly yours,

Shawn Hoffner, Trustee