

City of Worcester Planning Board



DEFINITIVE SUBDIVISION PLAN APPLICATION

Division of Planning & Regulatory Services
455 Main Street, Room 404, Worcester, MA 01608
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

1. The undersigned applicant, being the owner of all land included within a proposed subdivision shown on the accompanying plan entitled Malden Woods, Worcester, MA
Definitive Subdivision Amendment
and prepared by Hossein Haghajeghleh
Massachusetts Registered (Engineer) (Surveyor), Registration Number 42529,
dated April 19 2018, submits such plan as a Definitive Plan of the proposed subdivision and makes application to the Board for approval thereof.
2. The land within the proposed subdivision is subject to the following easements and restrictions:
Drainage Easement to the City of Worcester
3. There are appurtenant to the land within the proposed subdivision the following easements and restrictions: _____
4. A preliminary Plan of the proposed subdivision was approved by the Board on _____ 20____. The modifications recommended at this meeting have been incorporated in the accompanying plan.
5. The applicant agrees if the Definitive Plan is approved, to construct and install all improvements within the proposed subdivision required by the Rules and Regulations of the Worcester Planning Board as in force on the date of this application and as modified and supplemented by the work specifications and other requirements of the Public Works Commissioner and the Health and Code Enforcement Commissioner.
6. The applicant covenants and agrees to complete all said required improvements; (1) within three (3) years from the date of approval of a Definitive Subdivision Plan of ten lots or fewer; or (2) within five years from the date of approval of a Definitive Subdivision Plan of more than ten lots.
7. The applicant agrees if this application is approved, to file with the Board within twenty (20) days of such approval a bond in form satisfactory to the Board and conditioned on the completion of all required improvements in the time and manner prescribed, in a penal sum sufficient in the opinion of the Planning Board upon the advice of the Commissioner of Public Works to cover the cost of such work and executed by the applicant as principal and a surety company authorized to do business in the Commonwealth of Massachusetts and satisfactory to the Board as surety or secured by the deposit with the City Treasurer of money or negotiable securities satisfactory to the Board in the amount equal to the penal sum of the bond.

OR

8. The applicant further agrees, if this application is approved, to cause the Definitive Plan of the subdivision to be recorded in the Worcester District Registry of Deeds or in the Worcester Land Registry District within six (6) months of such approval, and agrees not to sell or to offer to sell, any of the lots within the subdivision.

9. The owner's title to the land is derived under deed from Sunward Manor LLC to Whippar LLC, dated July 29, 2013, and recorded in the Worcester District Registry of Deeds, Book 51283, Page 36; or Land Court Certificate of Title Number _____, registered in Worcester Land Registry District, Book _____, Page _____ and Worcester Assessor's Book _____, Page _____.

Applicant's Signature: Jonathan Thomas

Applicant's Name (Please Print): Jonathan Thomas

Applicant's Address: Whippar LLC
10 Union Street, Suite 3B
Natick, MA 01760

Applicant's Phone Number: 508-944-5838 Fax Number: _____

Accepted this _____ day of _____, 20____ as duly submitted under the Rules and Regulations of the Planning Board.

For

WORCESTER PLANNING BOARD

By:

Division of Planning & Regulatory Services



H. S. & T. GROUP, INC.

RENEY, MORAN & TIVNAN
BOULEY BROTHERS ENGINEERING

April 19, 2018

City of Worcester Planning Board
Worcester City Hall
455 Main Street, Room 404
Worcester, MA 01608

Re: Malden Woods Definitive Subdivision Amendment Application

Dear Members of the Board:

The Malden Woods Definitive Subdivision (PB-2004-165) was approved by the Planning Board on November 17, 2014. The subdivision approval has received an extension of the sunset date through the Permit Extension Act until February 24, 2019. Whippoorwill, LLC, the current owner of the Malden Woods Subdivision is applying for an amendment to the approved subdivision.

The development has applied for a Notice of Intent and is currently under review by the Worcester Conservation Commission. The Malden Woods Subdivision was approved by the Conservation Commission previously, but that permit has expired. Under the new Notice of Intent Application, the development is under the jurisdiction of the Worcester Conservation Commission bylaw, which was not in effect when the development previously received and Order of Conditions. The bylaw prohibits structures from being placed in the 30-foot buffer to bordering vegetated wetlands. Some of the structures that were previously designed to be located in the 30-foot buffer to bordering vegetated wetlands do not comply with the bylaw. We are requesting the subdivision amendment to comply with the Conservation bylaw and reduce the total proposed impervious area of the development.

The proposed development includes a 30-foot wide paved road along the proposed Danielle's Way, Whippoorwill Drive and a portion of Castine Street. Sidewalks are also proposed on both sides of the proposed paved roads. We request that the width of pavement in along the proposed Danielle's Way, Whippoorwill Drive and Portions of Canstine Street be reduced to 28-feet wide. The paved areas of the Cul-de-Sacs will remain as approved. We also request that sidewalk be omitted on one side of the road. This will allow a greater separation to the wetlands.

Whippoorwill, LLC requests approval of amendments to the approved stormwater management system. The stormwater management system has also been revised to reconfigure the layout of the piped collection system and reduce the size of the detention pond to move the associated structures further away from the bordering vegetated wetlands.

Should you have any comments of questions please do not hesitate to contact me by phone at (508) 757-4944 or by email at pburke@hstgroup.net.

Sincerely,

Patrick Burke
Project Manager
H. S. & T. Group, Inc.