

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](mailto:planning@worcesterma.gov) (preferred)

**1. PROPERTY INFORMATION**

a. 114 Austin Street

Address(es) – please list all addresses the subject property is known by

b. 3-024-00002

Parcel ID or Map-Block-Lot (MBL) Number

c. Worcester District Registry of Deeds, Book 68720

Page 1

Current Owner(s) Recorded Deed/Title Reference(s)

d. RG-5, Crown Hill LHD

Zoning District and all Zoning Overlay Districts (if any)

**2. APPLICANT INFORMATION**

a. Polar Views, LLC

Name(s)

b. 89 West Main Street Unit 101 Northborough, MA 01532

Mailing Address(es)

c. yarniepm@gmail.com (774) 303-9860

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. Polar Views

Name(s)

b. \_\_\_\_\_

Mailing Address(es)

d. \_\_\_\_\_

Email and Phone Number

4. REPRESENTATIVE INFORMATION

a. J.M. Grenier Associates Inc.

Name(s)

b. [Signature]  
Signature(s)

c. 118 Turnpike Road Suite 200 Southborough, MA 01772

Mailing Address(es)

d. jmgrenier@townisp.com (508) 845-2500

Email and Phone Number

e. Engineer

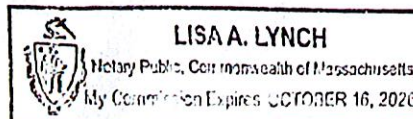
Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. AUTHORIZATION

Authorization I, Daniel Nee Yarnie, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 3 Block 24 Lot(s) 2, do hereby authorize J.M. Grenier Associates Inc. to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 25<sup>th</sup> day of January, 2024.

On this 25<sup>th</sup> day of January, 2024, before me personally appeared Daniel Nee Yarnie 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.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: October 16, 2026



(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](mailto: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](mailto: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 \$ 635 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. Polar Views LLC  
Names
- f. [Signature]  
Signatures certifying payment of all municipal charges
- g. 89 W Main Street Unit 101 Northborough MA 01532  
Mailing Address
- h. Yarniepm@gmail.com  
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. \_\_\_\_\_  
Full Legal Name
- k. \_\_\_\_\_      \_\_\_\_\_  
State of Incorporation      Principal Place of Business
- l. \_\_\_\_\_  
Mailing Address or Place of Business in Massachusetts
- m. \_\_\_\_\_  
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

Property contained a 4 family dwelling, accessory carriage house and associated driveway.

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 checked="" 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)

Demolition of existing 4 family dwelling. Construction of 4 new attached dwelling units, plus conversion of existing carriage house to an attached unit for a total of 5 dwelling units.

d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	9,211	0	9,211
Number of buildings	2	-1	1
Total square footage of building(s)	6,708	2,193	8,901
Number of stories of building(s)	3	-1	2+
Number of parking spaces	6	-1	5
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>	26	3	29
Square feet of wetlands	0	0	0
Square feet of surface (open) water	0	0	0
Square feet of area vegetated/wooded	0	0	0
Number of trees over 9" in caliper	0	0	0
Cubic yards of fill material to be imported/ exported	0	40 exported	40 exported
Square feet of property in floodplain	0	0	0
Length of roadway (in feet or miles)	0	0	0
<b>Residential</b>	<b>Existing</b>	<b>Change +/-</b>	<b>Total</b>
Number of units	4	1	5
If multi-family, number of bedrooms per unit	2	0	2
Number of accessible units	0	0	0
Number of affordable units	0	0	0
<b>Business/ Industrial</b>	<b>Existing</b>	<b>Change +/-</b>	<b>Total</b>
Gross square feet of floor area			

### 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
Reduction in required lot area by 1,789 sq.ft.	1/22/24
Reduction in setbacks - front: 6.5', exterior side: 8.0', side: 3.4', rear: 6.0'	1/22/24
Reduction in required parking by 5 spaces	1/22/24

### 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 Historical Commission	Certificate of Appropriateness		COA-23-13
Worcester Zoning Board of Appeals	<b>Variance</b>	<b>8/22/23</b>	ZB-2023-077
Worcester Planning Board	Definitive Site Plan		

### 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"/>	4
b. Locus plan with zoning information shown	<input type="checkbox"/>	3
c. Existing utilities	<input type="checkbox"/>	2
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	4
e. Soil types identified on the plan (including test-pit/boring locations)	<input type="checkbox"/>	4
f. Location of all trees over 9" caliper inches on existing conditions plan	<input type="checkbox"/>	N/A
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	Architecturals
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	6
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"/>	6
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"/>	4-5
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"/>	3
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input checked="" type="checkbox"/>	
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	3
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	8
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	3

### 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"/>	3
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"/>	3
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"/>	8
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"/>	3
b. Number of compact parking spaces (8 x16)	<input checked="" type="checkbox"/>	
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"/>	3
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	3
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"/>	6
h. Number of electric vehicle charging stations or “ready” (conduit run) spaces	<input checked="" type="checkbox"/>	
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input checked="" type="checkbox"/>	



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"/>	3
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"/>	Architecturals
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"/>	6
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"/>	4-5
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. Contact DWP&P to determine any applicable sewer connection or use change fees.	<input type="checkbox"/>	5
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 type="checkbox"/>	4-5

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"/>	4
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"/>	6
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	6
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 type="checkbox"/>	6

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 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 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"/>	6
b. Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	
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 type="checkbox"/>	7

**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"/>	4
b. Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	4

**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"/>	7
b. Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	7
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"/>	7

**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 type="checkbox"/>	architecturals
b. Historically-sensitive façade, window, and roof treatments	<input type="checkbox"/>	architecturals

**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"/>	3
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 checked="" type="checkbox"/>	
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	5
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 type="checkbox"/>	4
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"/>	3
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	3
c.	Easements for any utilities, public access, or adjacent properties	<input checked="" type="checkbox"/>	
d.	Regularity factor for all lots	<input type="checkbox"/>	3
e.	% paving within the front-yard for residential uses	<input type="checkbox"/>	3
f.	Height of all structures in feet and stories	<input type="checkbox"/>	3





**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:**

114 Austin Street  
\_\_\_\_\_

**Zoning District:** RG-5

Crown Hill LHD

**Planning Board** (indicate all that apply)

**Site Plan** (circle all that apply):

Preliminary

Definitive

**Trigger(s)**<sup>1</sup>: (circle all that apply)

15% Slope

Lodging

Historical

WRP

# of Units

GFA

Subdivision

Flood Plain<sup>i</sup>

Special Permit related

**Parking Plan:**

# of Spaces \_\_\_\_\_

**Special Permits** (circle all that apply)<sup>1</sup>

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)			
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:** V  
**Section:** \_\_\_\_\_  
**Paragraph:** Table 5.1

**Special Permit** (circle all that apply):

Expansion/Change of pre-existing nonconforming

Structure Use

Non-Residential/Residential Conversion

Other Special Permit

Department of Inspectional Services

Authorized Signature Required TM DJH DC

Todd Miller

<sup>1</sup> 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.



### 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: 61

Parcel Address: 114 AUSTIN ST  
 Assessor's Map-Block-Lot(s): 03-024-00002  
 Owner: POLAR VIEWS LLC  
 Owner Mailing: 37 WEST MILLBURY RD  
SUTTON, MA 01590  
 Petitioner (if other than owner): JOHN GRENIER  
 Petitioner Mailing Address: 118 TURNPIKE RD  
SOUTHBOROUGH, MA  
 Petitioner Phone: 5088452500

Planning: X                      Zoning: \_\_\_\_\_                      License Commission: \_\_\_\_\_                      Conservation Commission: \_\_\_\_\_  
 Historical: \_\_\_\_\_                      Cannabis: \_\_\_\_\_                      Other: \_\_\_\_\_

03-024-18+23	WORCESTER COMMON GROUND INC	5 PIEDMONT ST	WORCESTER MA 01610
03-024-01+27	BIRENDORF SHACHAR	0023 BAY TREE LN	LOS ALTOS CA 94022
06-014-20+21	VASQUEZ ALBA I	0038 NEWBURY ST UNIT 3	WORCESTER MA 01609
06-014-16+33	POLAR VIEWS LLC	0037 WEST MILLBURY RD	SUTTON MA 01590



03-016-24+27	115 CHANDLER STREET REALTY LLC	0115 CHANDLER ST	WORCESTER MA 01609
06-006-00029	MOOR DEMETRA J	0010 WOOD DR	MENDON MA 01756
03-024-00014	NARANJO JUANA	0009 QUINCY ST	WORCESTER MA 01609
06-006-00023	TRUONG MANH HUNG + TRANG	0026 NEWBURY ST	WORCESTER MA 01609
03-024-06-1L	YIN ROTHANNA + DIANA MARCELA	006B QUINCY ST	WORCESTER MA 01609
06-006-00020	ELSON RUPERT V + VIOLA	48 ONEIDA AVE	WORCESTER MA 01606
03-024-00034	BAYSTATE INVESTMENT FUND LLC	0001 KELLEY SQ	WORCESTER MA 01608
03-024-00013	TEEN CHALLENGE NEW ENGLAND INC	1311 MAIN ST	BROCKTON MA 02301
03-024-00019	ABBY KELLEY FOSTER HOUSE INC	21-23 CROWN ST	WORCESTER MA 01609
06-006-00019	CITY OF WORCESTER	455 MAIN ST	WORCESTER MA 01608
03-024-0010A	WORCESTER COMMON GROUND INC	99 CHATHAM ST	WORCESTER MA 01609
03-024-00010	MCMULLEN MICHELLE	0097 CHATHAM ST	WORCESTER MA 01608
03-024-02-2E	GADIAGA IBRAHIMA	0002 QUINCY ST UNIT 2E	WORCESTER MA 01609
03-024-02-2F	CONLIN JAMES E	0002 QUINCY ST	WORCESTER MA 01604
03-024-02-2A	LE QUANG XUAN +	0002 QUINCY ST UNIT 2A	WORCESTER MA 01604
03-024-02-2B	COLEMAN APRIL	0002 QUINCY ST #2B	WORCESTER MA 01604
03-024-02-2C	IWUEKE THADDEUS + IMMACULATA	0002 QUINCY ST UNIT 2C	WORCESTER MA 01604
03-024-02-2D	KOVALAK CARRIE	0002 QUINCY ST UNIT 2D	WORCESTER MA 01604
03-024-00008	TAYLOR DOREEN BEAUCHENE	0023 NEWBURY ST	WORCESTER MA 01609
06-006-00022	IGLESIA BETHSAIDA INC	17-19 HAWLEY ST	WORCESTER MA 01609
03-024-00007	PEREZ-SIERRA REY M +	0027 NEWBURY ST	WORCESTER MA 01609
03-024-00030	KROMA DAVID M	0004 QUINCY ST	WORCESTER MA 01609
03-024-00005	LU ERLIAN	0038 CRESTWOOD DR	WELLESLEY MA 02481
03-024-06-1R	RURUA FRANCIS	0006 A QUINCY ST	WORCESTER MA 01609
06-006-00027	BROWN WILLIE JR + BEVERLY A	0030 NEWBURY ST	WORCESTER MA 01609
06-006-00026	TOBARRAN GAINDALALL PRAKASH	0003 MONTCLAIR DR	WORCESTER MA 01609
03-024-00021	AQUINO THOMAS	0024 CROWN ST	WORCESTER MA 01609
03-024-00003	DE SOUZA ELITON PRUDENCIO	0031 NEWBURY ST	WORCESTER MA 01609
03-024-00004	MENDEZ STEFANY CRISTAL	0008 QUINCY ST	WORCESTER MA 01609
06-006-00028	ELLIOT NAOMI	0032 NEWBURY ST	WORCESTER MA 01610
03-024-00022	FELIZ JOHANNY M DONE	0028 CROWN ST	WORCESTER MA 01609
03-024-00028	BLAKNEY MARGARET H	0003 NEWBURY ST	WORCESTER MA 01609
03-024-00015	TUCKER AARON V	110 AUSTIN ST APT 2	WORCESTER MA 01609
03-024-00016	WORCESTER COMMON GROUND	5 PIEDMONT ST	WORCESTER MA 01610
06-006-0030A	MOORE DEMETRA	10 WOOD DR	MENDON MA 01756
06-006-00030	TRAN THU T	96 SQUANTUM ST	WORCESTER MA 01606
03-024-0017A	SEVERINO MAXIMO E +	26 REED STREET	WORCESTER MA 01602
06-006-00032	WORCESTER COMMON GROUND INC	0005 PIEDMONT ST	WORCESTER MA 01610
06-006-00025	SOENS PETER + MEGHAN	0004 LITTLE POND RD	NORTHBOROUGH MA 01532
06-006-00024	SORTO VILMA DEL ROSARIO +	0028 NEWBURY ST	WORCESTER MA 01609
03-024-00002	POLAR VIEWS LLC	0037 WEST MILLBURY RD	SUTTON MA 01590
06-006-00031	BLOOM ANDREW + BARBARA	10711 E MARY KATHERINE DR	SCOTTSDALE AZ 85259
06-014-00022	LIU LILLY	0023 MIDDLESEX AVE	WORCESTER MA 01604

06-014-00070	EVERGREEN HOMES MA LLC	0148 MOHAWK PATH	HOLLISTON MA 01746
06-014-0070A	SAVASTA THOMAS R	0115 CHANDLER ST	WORCESTER MA 01609
06-014-00032	SIQUEIRA RENATA	0129 AUSTIN ST	WORCESTER MA 01609
03-016-00025	SANTIAGO CRONIN REAL ESTATE IV LLC	0096 OXFORD RD	CHARLTON MA 01507
03-016-00021	ALVAREZ SONIA Z	0109 AUSTIN ST	WORCESTER MA 01609
03-016-00028	EVANS ROBERT L + OLA M	0107 AUSTIN ST	WORCESTER MA 01609
03-016-00019	ALEXIADIS TRIANTAFILLOS	101 CHANDLER ST	WORCESTER MA 01609
03-016-00017	MORAN SIGFREDO O	0103 AUSTIN ST	WORCESTER MA 01609
03-016-00034	WORCESTER COMMON GROUND INC	0005 PIEDMONT ST	WORCESTER MA 01610
03-016-00014	WHITTIER CROWN HILL	2 CENTER PLAZA SUITE 700	BOSTON MA 02108
03-016-00026	109 CHANDLER STREET REALTY LLC	415 BOSTON TURNPIKE #302	SHREWSBURY MA 01545
06-014-00018	POLAR VIEW LLC	0037 WEST MILLBURY RD	SUTTON MA 01590
03-024-00032	GONZALEZ MELVIN + LILLIAN	0005 QUINCY ST	WORCESTER MA 01609
03-016-00022	YARNIE DANIEL	0037 WEST MILLBURY RD	SUTTON MA 01590

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 03-024-00002 as cited above.

Certified by:

\_\_\_\_\_  
*Samuel E. Koniczky*  
Signature

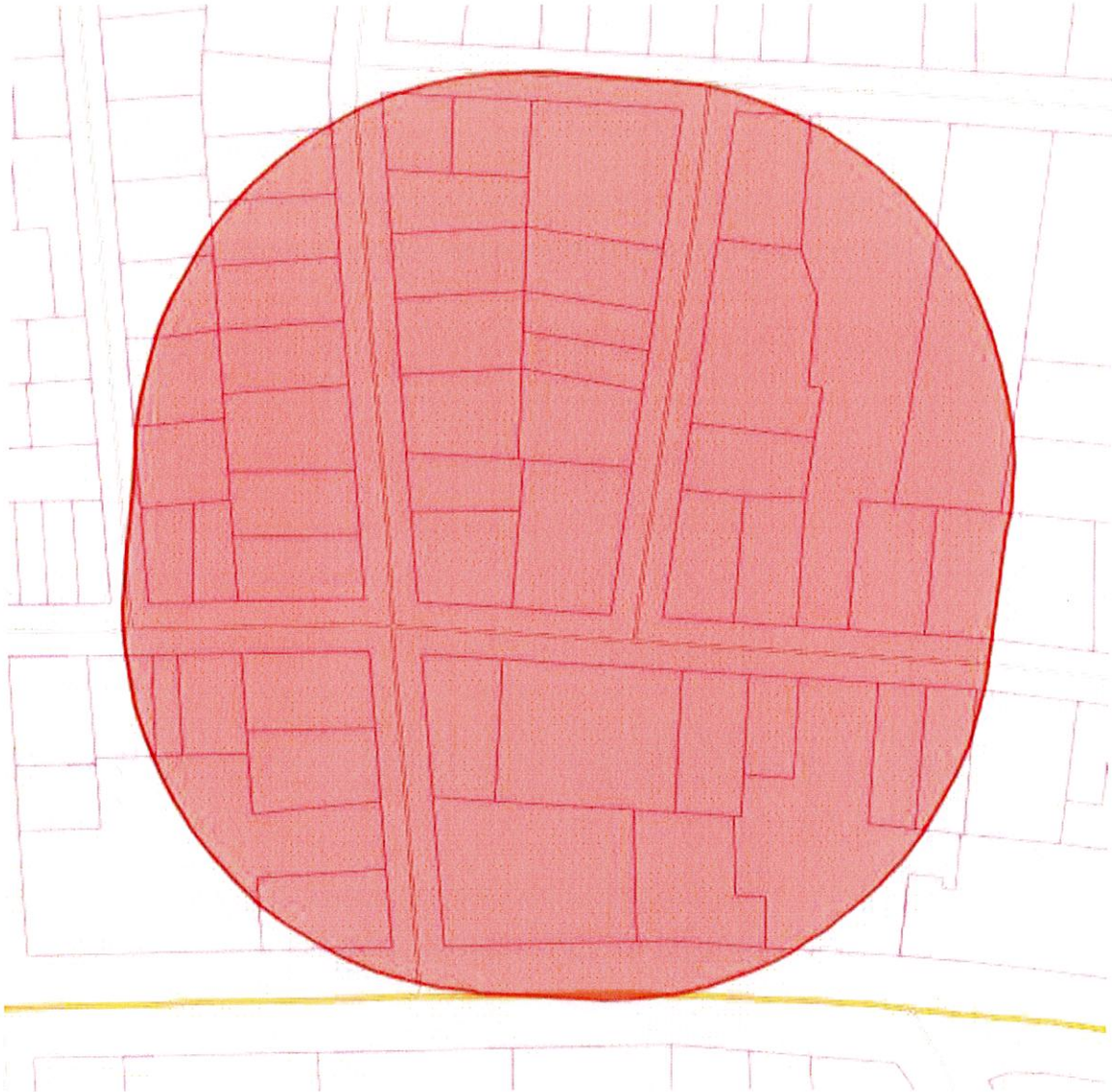
02/01/2024

Date





### Abutters Map



February 5, 2024

City of Worcester  
Planning & Regulatory Services Division  
455 Main Street 4<sup>th</sup> Floor  
Worcester, Massachusetts 01608

## **PROJECT IMPACT STATEMENT**

### **114 Austin Street**

The existing parcel contains 9,211 sq. ft. of land on the northwest corner of the intersection of Austin Street and Quincy Street and is located within the RG-5 zoning district and Crown Hill Local Historic District. The property is currently developed with a 4-unit multi-family dwelling and accessory carriage house, with a driveway for onsite parking.

The topography of the lot slopes from north to south with slopes ranging from 2 to 15 percent. Existing development adjacent to the site includes two and three family dwellings along Austin, Quincy and Newbury Streets.

The proposed project will convert the existing carriage house to a dwelling unit, demolish the existing 4-unit multi-family dwelling and construct 4 new attached units for a total of 5 dwelling units in the development. The proposed single family attached residential use is allowed by right under the City of Worcester Zoning Ordinance. Due to site limitations imposed by the narrow width of the lot and presence of the existing carriage house to be preserved, variances were applied for and granted by the Zoning Board of Appeals. These include a reduction in required lot area for 5 attached dwelling units from 11,000 sq.ft. to 9,211 sq.ft., reduction in front yard setback from 15' to 8.5', exterior side yard setback from 10' to 2', side yard setback from 8' to 4.6', rear yard setback from 15' to 9', and reduction in required parking spaces from 10 to 5.

The property is located within the Crown Hill Local Historic District and a Certificate of Appropriateness was issued for the property by the Worcester Historical Commission on July 27, 2023. An updated Certificate to reflect changes to the building made as part of the ZBA approval process is in the process of being obtained.

A total of 5 parking spaces have been provided for this development. Parking is located in garages for the individual attached dwelling units. In addition to the parking spaces provided, residents of the development will have access to public transportation via WRTA Routes 6 & 7 which have stops within walking distance of the property at the intersections of Chandler/Piedmont, Chandler/Wellington, and Chandler/Queen.



This development has been designed to meet DEP and City of Worcester Stormwater Management Standards. All new roof runoff and pavement areas are collected into infiltration chambers to reduce peak rates of runoff from the site and provide a minimum of 80% TSS removal of all pavement surfaces.

The project will be serviced by the City of Worcester water and sewer system. Water and sewer flows are based on MA DEP sewer flow calculations for 2 bedroom residential units and 110 gallons/bedroom/day. This calculates to be 1,100 gallons/day for the entire development. The project building will be serviced by a sprinkler line for fire protection.

Lighting on site will be limited to wall mounted lighting for safety adjacent to parking and walkways. Due to nature of proposed lighting and site grades relative to abutters, no overspill onto abutting properties is anticipated.

We hope this narrative provides the Planning Board some insight to how the site will be developed and function.

Respectfully,

*John Grenier*

John Grenier  
J.M. Grenier Associates, Inc.

cc: Polar Views, LLC