(For office use only: Project Number: PB-20____-_____)

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Worcester City Clerk
2024 APR 10 AM 11:45

City of Worcester Planning Board

CITY OF WORCESTER
Received
MAR 07 2024
PLANNING & REGULATORY

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. 49 Upland Street and 39 Upland Street
Address(es) – please list all addresses the subject property is known by

b. 29-040-00002 and 29-038-00038
Parcel ID or Map-Block-Lot (MBL) Number

c. Worcester District Registry of Deeds, Book 65319 Page A)219 B)226
Current Owner(s) Recorded Deed/Title Reference(s)

d. Primarily RL-7 with some RS-7 along the easterly boundary
Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

a. Henchey, LLC
Name(s)

b. 5 Edgemere Boulevard, Shrewsbury MA 01545
Mailing Address(es)

c. chrishenchey@gmail.com (508)304-4056
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)

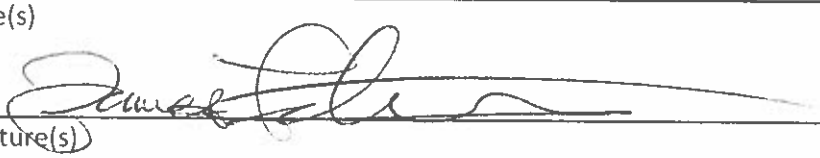
a. S A M E
Name(s)

b. _____
Mailing Address(es)

d. _____
Email and Phone Number

4. REPRESENTATIVE INFORMATION

a. James Tetreault, PE at Azimuth Land Design, LLC
Name(s)

b. 
Signature(s)

c. 118 Turnpike Road, Suite 200, Southborough, MA 01772
Mailing Address(es)

d. jamest@azimuthlanddesign.co (508)485-0137
Email and Phone Number

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

5. AUTHORIZATION

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_____.

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 $ 5,000 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. _____
Names

f. _____
Signatures certifying payment of all municipal charges

g. _____
Mailing Address

h. _____
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. HENCHEY, LLC
Full Legal Name

k. MASSACHUSETTS
State of Incorporation

5 EDGEMERE BLVD, SHREWSBURY, MA 01545
Principal Place of Business

l. 5 EDGEMERE BOULEVARD, SHREWSBURY, MA 01545
Mailing Address or Place of Business in Massachusetts

m. CHRIS HENCHEY
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*

The site is undeveloped with wooded cover, a mix of deciduous and coniferous trees. The topography is a downhill slope from north to south, from the backs of the lots of the Upland Street abutters toward the abutting Autumn Woods apartment complex.

b. **Proposed Conditions.** Check the box for **all of the categories** that describe the proposed project:

Proposed Project Type					
Residential	✓	New Construction	✓	Lodging House	
Industrial/manufacturing		Rehabilitation/Renovation		Historic Property	
Business		Expansion/Addition		Abuts Historic Property	
Mixed Use		Change of use		Billboard	
Subdivision		Drive-through		Airport Environs Overlay	
		Gas station		≥15% Slope Disturbed	✓

c. Describe the proposed use of the property (attach separate narrative if needed)

The applicant is proposing to construct two multi-family low rise apartment buildings, each with 3 stories and creating 59 apartment units for a total of 118 on site. There will be appurtenant landscaping, parking and driving aisle areas and playground and dog park areas at the south of the site.

d. Fill in all information relevant to the proposed project

All Projects	**Existing**	**Change +/-**	**Total**
Overall lot size in square feet	287,304	0	287,304
Number of buildings	0	2	2
Total square footage of building(s)	0	42,636 footprint	42,636 footprint
Number of stories of building(s)	0	3	3
Number of parking spaces	0	212	212
Number of loading spaces	0	2	2
Changes to on-street parking	0	0	0
Total vehicle daily trips. *Please consult staff for specific thresholds requiring review.*	0	642	642
Square feet of wetlands	430	0	430
Square feet of surface (open) water	0	0	0
Square feet of area vegetated/wooded	287,304	252,648	34,656
Number of trees over 9" in caliper	approx. 80	approx 65	approx 15
Cubic yards of fill material to be imported/ exported	0	0	0
Square feet of property in floodplain	0	0	0
Length of roadway (in feet or miles)	0	0	0
Residential	**Existing**	**Change +/-**	**Total**
Number of units	0	118	118
If multi-family, number of bedrooms per unit	0	14-S,46-1BR,58-2BR	14-S,46-1BR,58-2BR
Number of accessible units	0	118(adaptable)	118(adaptable)
Number of affordable units	0	18	18
Business/ Industrial	**Existing**	**Change +/-**	**Total**
Gross square feet of floor area	Not applicable		

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
To allow multi-family low rise dwellings in the RS-7 zoning district	2-12-2024
To allow the modification of parking/loading requirements	2-12-2024

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 Conservation Commission	Order of Conditions	2/28/2024	
U.S. EPA	SWPPP Enoi	not yet	
Worcester ZBA	Special Permit	9/29/2023	2023-088

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	☐	several sheets
b.	Locus plan with zoning information shown	☐	Title, Key
c.	Existing utilities	☐	E1, E2
d.	Existing and proposed grading using differing linetypes, showing 2' contours	☐	G1, G2
e.	Soil types identified on the plan (including test-pit/boring locations)	☐	E1, E2
f.	Location of all trees over 9" caliper inches on existing conditions plan	☑	
g.	Architectural elevations or renderings (including exterior materials)	☐	separately attached
h.	Landscape plan including plantings, and details for all landscape elements	☐	L1
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)	☐	L1
j.	Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. *All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.*	☐	Drainage Report & Stormwater checklist
k.	For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. *Note: See Article IV, Section 2, Table 4.2, footnote 3.*	☐	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	☐	S1, S2
b.	Pedestrian pathways connecting to sidewalks or nearby amenities	☐	S1
c.	Doors/egress to all existing and proposed buildings	☐	S1, S2
d.	Pedestrian paving and surface treatment details	☐	D2
e.	Safe, ADA accessible pedestrian crossings at driveways and intersections	☐	S1, S2, D2

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	☐	S1, S2, D2
b.	Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts *(see Note 5 to Table 4.4)*	☐	S1, S2, D2
c.	Access control and directional signage (e.g. gates, pavement markings, etc.))	☐	S1, S2
d.	Pavement and curb details, including level sidewalks at driveways	☐	D2
e.	Permeable or porous paving, and/ or cool pavements/ treatments	✓	

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)	☐	S1, S2, D4
b.	Number of compact parking spaces (8 x16)	☐	S1, S2, D4
c.	ADA parking spaces	☐	S1, S2, D4
d.	Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	☐	S1, S2, D4
e.	Parking is outside front & exterior side yard/setback (except residential drives)	☐	S1, S2
f.	Loading spaces or docks (see Table 4.5 and related notes)	✓	
g.	Screen planting between parking and edge of property or pedestrian paths	☐	L1
h.	Number of electric vehicle charging stations or "ready" (conduit run) spaces	☐	S1, S2, D4
i.	Bicycle parking (is it covered, or provided inside the building? **Circle:** YES NO)	☐	S1, S2, Architecturals

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	☐	S1, S2
b.	Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	☐	Architecturals
c.	Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	✓	
d.	Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	☐	L2
e.	Parking and circulation directional signage	✓	
f.	Signage facing the street	✓	

5. **Adequacy of stormwater and drainage facilities.**

	Feature	None	Page/ sheet #
a.	Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas	☐	E1, E2
b.	Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	✓	
c.	Infiltration of clean runoff to maintain groundwater supply	☐	G1, G2, D3
d.	Overflow or other connection to City stormwater infrastructure***	✓	

****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.*	☐	U1, U2
b.	Connections to or extensions of city storm drainage infrastructure	✓	
c.	Footing or foundation drainage for a proposed structure or wall	✓	

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.	☐	G1, G2, D4
b.	Engineered slopes (rip-rap is not recommended)	☐	D1
c.	Planted buffers between parking facilities and adjacent properties or roads	☐	L1
d.	Proposed plantings and areas to be seeded (number, species or mix, size)	☐	L1
e.	Fencing, including information on material, height, and style (including gates)	☐	D5
f.	Planted buffers along rear and side yard setbacks	☐	L1

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.)	✓	
b.	Recreation or play area (Is it designed for children/ families? Circle: YES NO)	☐	S1, S2
c.	Raised beds for a community garden or other urban agriculture provisions	✓	
d.	Paved pedestrian plaza area (includes patios) or deck	✓	
e.	Interior common space and amenities or balconies	☐	Architecturals

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	☐	several, L2
b.	Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	☐	L2
c.	Photometric plan for parking lots with ≥12 new spaces	☐	L2
d.	Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	☐	D5
e.	Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	☑	
f.	Limit of clearing, with mature vegetation protected where possible	☐	ESC1, ESC2

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)	☐	Separately
b.	Clearly marked fire or emergency loading areas	☐	S2
c.	Fire hydrants and/or FDC connections	☐	U1, U2

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	☐	notes on D4
b.	Drainage infrastructure is designed to reduce ponding and slow runoff	☐	D3, Drainage Report

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	☐	D4
b.	Plans for securing of any stockpiles on site during construction	☐	ESC1,ESC2, D4
c.	Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	☐	D1
d.	Slopes ≥2.5H:1V are engineered (note: loam and seed is not sufficient)	☐	D1
e.	Temporary sediment basins and other means of stormwater velocity attenuation or conveyance proposed during construction	☐	ESC1, ESC2

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	☑	no listing in Macris
b.	Historically-sensitive façade, window, and roof treatments	☑	no listing in Macris

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)	☐	S1, G1
b.	Improvements to neighborhood walk/bike-ability or public transportation	☐	S1, G1

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)	☐	S1, S2
b.	Water quality structures to remove total suspended solids (TSS) from runoff	☐	U1, U2, D1
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	☐	U1, U2, D1
d.	Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	☑	
e.	Locations of material to cut or filled (including the location of the source material if fill)	☑	Site is balanced
f.	Dewatering plans	☐	D4

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)	☐	S1, S2, D4
b.	Property and right-of-way boundary lines (include the status of ways)	☐	E1
c.	Easements for any utilities, public access, or adjacent properties	☑	
d.	Regularity factor for all lots	☑	
e.	% paving within the front-yard for residential uses	☑	
f.	Height of all structures in feet and stories	☑	D4

City of Worcester
Department of Inspectioanl Services
Zoning Determination Form

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

Property Address:
49 & 39 UPLAND STREET

Zoning District: RL-7 & RS-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 217

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 _____

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.

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: _____
Section: _____
Paragraph: _____

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming
Structure Use

Non-Residential/Residential Conversion

(Other Special Permit)
FOR MULTI-FAMILY LOW RISE HOUSING IN RL-7

_____
Department of Inspectional Services
Authorized Signature Required TM DJH DC
Todd Miller

The City of WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

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: 94

Parcel Address: 49 + 39 UPLAND ST
Assessor's Map-Block-Lot(s): 29-040-00002 & 29-038-00038

Owner: HENCHEY LLC
Owner Mailing: 5 EDMERE BLVD
SHREWSBURY, MA 01545

Petitioner (if other than owner): HENCHEY LLC
Petitioner Mailing Address: 5 EDGEMERE BLVD
SHREWSBURY, MA 011545
Petitioner Phone: 508-769-3659

Planning: X Zoning: ____ License Commission: ____ Conservation Commission: ____

Historical: ____ Cannabis: ____ Other: ____

29-039-00036	SAEED RAKEEN I + ZAKI	0068 UPLAND ST	WORCESTER MA 01607
29-039-00032	POMFRET GREGORY +	0066 UPLAND ST	WORCESTER MA 01607
29-038-00016	GOSSELIN THOMAS P	0026 HARWICH ST	WORCESTER MA 01606
29-039-00029	CLINE FANGLING WU	0067 UPLAND ST	WORCESTER MA 01607

29-038-00004	JOHNSON JANET E(LIFE ESTATE)	0017 HARWICH ST	WORCESTER MA 01607
29-039-00033	ALVAREZ JAIME JEOVANNY GUZMAN +	0064 UPLAND ST	WORCESTER MA 01600
29-039-00002	JOLLY CHIMP LLC	0314 OAKRIDGE R	DEERFIELD BEACH FL 33442
29-039-002-1	CAPSTONE HOLDINGS LLC	0903 MAIN ST	HANSON MA 02341
29-039-002-2	KAMAU ANTHONY	060A UPLAND ST	WORCESTER MA 01607
29-038-00015	CAMOSSE RAYMOND (TRUSTEE OF) +	0102 PARTRIDGE HILL RD	CHARLTON MA 01507
29-039-0014A	TAPIA SEBASTIAN	0060 UPLAND ST	WORCESTER MA 01607
29-038-00017	CHOL WILLIAM + AWUOL	0028 HARWICH ST	WORCESTER MA 01607
29-039-00028	JOHANSON RICHARD H	0065 UPLAND ST	WORCESTER MA 01607
29-038-00003	FARIA ADRIANA C	0019 HARWICH ST	WORCESTER MA 01607
29-039-00027	JP + F PROPERTIES LLC	PO BOX 253	MEDWAY MA 02053
29-038-00018	RUBY ZACHARY	0052 UPLAND ST	WORCESTER MA 01607
29 044-00040	AUTUMN WOODS LIMITED PARTNERSHIP	1717 MAIN ST STE 900	DALLAS TX 75201
29-039-00026	BOSTOCK THOMAS G + DIANA C	61 UPLAND ST	WORCESTER MA 01607
29-039-00025	JUNG ALLAN W + SPENCER	0059 UPLAND ST	WORCESTER MA 01607
29 044-0040A	AUTUMN WOODS LIMITED PARTNERSHIP	1717 MAIN ST ST 900	DALLAS TX 75201
29-038-000AA	VO STEVESON +	0003 BELLA LN	WORCESTER MA 01607
29 038-00002	RODRIGUEZ ANDRES	0046 UPLAND ST	WORCESTER MA 01607
29-039-00024	GUSTAFSON TIMOTHY	0057 UPLAND ST	WORCESTER MA 01607
29-039-00023	GREENFIELD MARK A	0055 UPLAND ST	WORCESTER MA 01607
29-038-00001	BOUDREAU ERIN KARLEE	0044 UPLAND ST	WORCESTER MA 01607
29-039-00022	HERNANDEZ WANDA	0053 UPLAND ST	WORCESTER MA 01607
29-038-039-1	BRODA REGINA	0042 UPLAND ST	WORCESTER MA 01602
29-039-00021	GABOURY DAVID E + PEGGY S	0051 UPLAND ST	WORCESTER MA 01607
29-038-039-2	AGYEMAN CONSTANCE	0040 UPLAND ST	WORCESTER MA 01607
29-038-00020	BRUNEAU LILLIAN M	0047 UPLAND ST	WORCESTER MA 01607
29-038-00019	NGUYEN JULIAN	0045 UPLAND ST	WORCESTER MA 01607
29-015-104-1	FIGUEIREDO MICHAEL C	0041 UPLAND ST	WORCESTER MA 01607
29-038-00038	HENCHEY LLC	0005 EDGEMERE BLVD	SHREWSBURY MA 01545
29-015-00098	DESITO DONA L	0002 MALLARD RD	WORCESTER MA 01607
29-015-00104	CAVALIERI LISA + LUSIGNAN	002A MALLARD RD	WORCESTER MA 01607
29-015-00107	HENRIQUES SARAH	0004 MALLARD RD	WORCESTER MA 01607
29-015-16-32	POCKEVICIUS PAUL P +	0039 UPLAND ST	WORCESTER MA 01607
29-015-00037	BRANTAS ARUNAS	0011 MALLARD RD	WORCESTER MA 01607
29-016-00119	CAPUANO JAMES S + ELIZABETH M	0006 TAYLOR CT	WORCESTER MA 01607
29-015-00039	JACQUES JAMES L	0013 MALLARD RD	WORCESTER MA 01607
29-016-00122	TORRES JORGE LUIS + NELKY I	0030 MALLARD RD	WORCESTER MA 01607
29-016-00125	DANIELS DONALD P + JUDITH A	008 MALLARD ROAD	WORCESTER MA 01607
29-015-00035	KAMAU ANDREW +	0032 BROUGHTON RD	WORCESTER MA 01607
29-016-96+97	SUPRENANT TODD + STEPHANIE	160A JAMES ST	WORCESTER MA 01603
29-016-00095	NGUYEN HOANG	0019 MALLARD RD	WORCESTER MA 01607
29-016-92-94	DREW MICHAEL D + ERICA R	0031 BROUGHTON RD	WORCESTER MA 01607
29-017-00137	LUKASON JOHN M + EUGENIA A	0012 MALLARD RD	WORCESTER MA 01607

29-016-86-91	LINDGREN KIMBERLY	0003 MALLARD RD	WORCESTER MA 01607
29-016-73-85	ELMAOLA GHENWA H	0036 STRASBURG ST	WORCESTER MA 01607
29-017-00221	NORRIS JAMES WILLIAM	015A MALLARD RD	WORCESTER MA 01607
29-045-00D-L	ADOMAKOWAA ADWOA	0096 UPLAND ST	WORCESTER MA 01607
29-017-00220	SMITH MANDY M	0015 MALLARD RD	WORCESTER MA 01607
29-017-0220B	COLON CHRISTOPHER L +	015B MALLARD RD	WORCESTER MA 01607
29-045-00001	ARBORETUM VILLAGE LLC	0031 GALLAIR CIR	HOLDEN MA 01520
29-045-00C-R	MARENGO MARY E	0098 UPLAND ST	WORCESTER MA 01607
29-045-00C-L	TRUONG THANH + LE	0100 UPLAND ST	WORCESTER MA 01607
29-045-00D-R	SHKEMBI DYLBER + NAXHIJE	0094 UPLAND ST	WORCESTER MA 01607
29-045-00E-L	BUSSIERE LEO + TAMMIE	0092 UPLAND ST	WORCESTER MA 01607
29-045-00E-R	BOROWSKI MICHAEL S +	0090 UPLAND ST	WORCESTER MA 01607
29-45A-0001A	BITSOLI NORMAN	0306 MAIN STREET SUITE 400	WORCESTER MA 01608
29-45A-0001B	BITSOLI NORMAN	0306 MAIN STREET SUITE 400	WORCESTER MA 01608
29-45A-0002A	WRIGHT ALICE M	7033 COOPER STREET	WESTMORELAND NY 13490
29-45A-0002B	LONG KAYLA E	0032 ARBORETUM DR UNIT 2B	WORCESTER MA 01607
29-45A-0008E	LANGENBACK KENNETH K	0016 BAYBERRY DR UNIT 8E	WORCESTER MA 01607
29-45A-0008F	GARRIEPY BONNIE B	0016 BAYBERRY DR UNIT 8F	WORCESTER MA 01607
29-45A-0009A	O'LEARY DONNA A	0004 BAYBERRY DR	WORCESTER MA 01607
29-45A-0009B	HILL PATRICIA ARDELLE	0006 BAYBERRY DR UNIT 9B	WORCESTER MA 01607
29-45A-0007E	CANDELA ADAM J	0051 HILLANDRO DR	SHREWSBURY MA 01545
29-45A-0007F	SMITH MATTHEW L +	0035 BAYBERRY DR	WORCESTER MA 01607
29-45A-0008A	LUTHMAN BEVERLY E	0018 BAYBERRY DR	WORCESTER MA 01607
29-45A-0008B	DEFOREST KATHRYN MARLENE	0020 BAYBERRY DR UNIT 8B	WORCESTER MA 01607
29-45A-0008C	ROCCO PAULA M	0062 VIRGINIA DR	ROCHDALE MA 01542
29-45A-0008D	IMPACT FIRST INVESTMENTS LLC	192 SHANNON DRIVE	WHITINSVILLE MA 01588
29-45A-0006A	JULIAN VIRGINIA	0017 BAYBERRY DR	WORCESTER MA 01607
29-45A-0006B	COURNOYER EMILY	0019 BAYBERRY DR	WORCESTER MA 01607
29-45A-0007A	CAPRACOTTA NICOLE +	0025 BAYBERRY DR	WORCESTER MA 01607
29-45A-0007B	TRAINOR RYAN	0027 BAYBERRY DR UNIT 7B	WPRCESTER MA 01607
29-45A-0007C	AYITEY JOACHIM	0029 BAYBERRY DR UNIT 7-C	WORCESTER MA 01607
29-45A-0007D	BELL TRUDY A TRUSTEE	0040 BETSY ROSS CIR	STURBRIDGE MA 01566
29-45A-0004A	ARTEAGA MARIA E	0003 BAYBERRY DR	WORCESTER MA 01607
29-45A-0004H	GIANGRANDE ELIZABETH J	0001 BAYBERRY DR	WORCESTER MA 01607
29-45A-0005C	GAREEV DENIS	0005 BAYBERRY DR	WORCESTER MA 01606
29-45A-0005D	HUMPHREY CHARLES T	0007 BAYBERRY DR UNIT 5-D	WORCESTER MA 01607
29-45A-0005F	CLANCY JO ANN	0011 BAYBERRY DR UNIT 5-F	WORCESTER MA 01607
29-45A-0005G	FRANCO RAQUEL O	0009 BAYBERRY DR UNIT 5-G	WORCESTER MA 01607
29 016 00113	MAROTTA ANGELO L + DIANE M	0006 MALLARD RD	WORCESTER MA 01607
29-11A-00090	ARBORETUM VILLAGE LLC	0031 GALLAIR CIR	HOLDEN MA 01520
29-039-00006	COTE MARY E	0070 UPLAND ST	WORCESTER MA 01607
29-039-00034	RICCARDO ANTHONY	0078 UPLAND ST	WORCESTER MA 01604
29 039 30+31	HENCHEY LLC	0005 EDGEMERE BLVD	SHREWSBURY MA 01545

29-039-0030C	HENCHEY LLC	0005 EDGEMERE BLVD	SHREWSBURY MA 01545
29-039-0030B	HENCHEY LLC	0005 EDGEMERE BLVD	SHREWSBURY MA 01545
29-040-00002	HENCHEY LLC	0005 EDGEMERE BLVD	SHREWSBURY MA 01545
29-039-0030D	HENCHEY LLC	0005 EDGEMERE BLVD	SHREWSBURY MA 01545

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 29-40-00002 & 29-38-00038 as cited above.

Certified by:

Samuel E. Konieczny

Signature

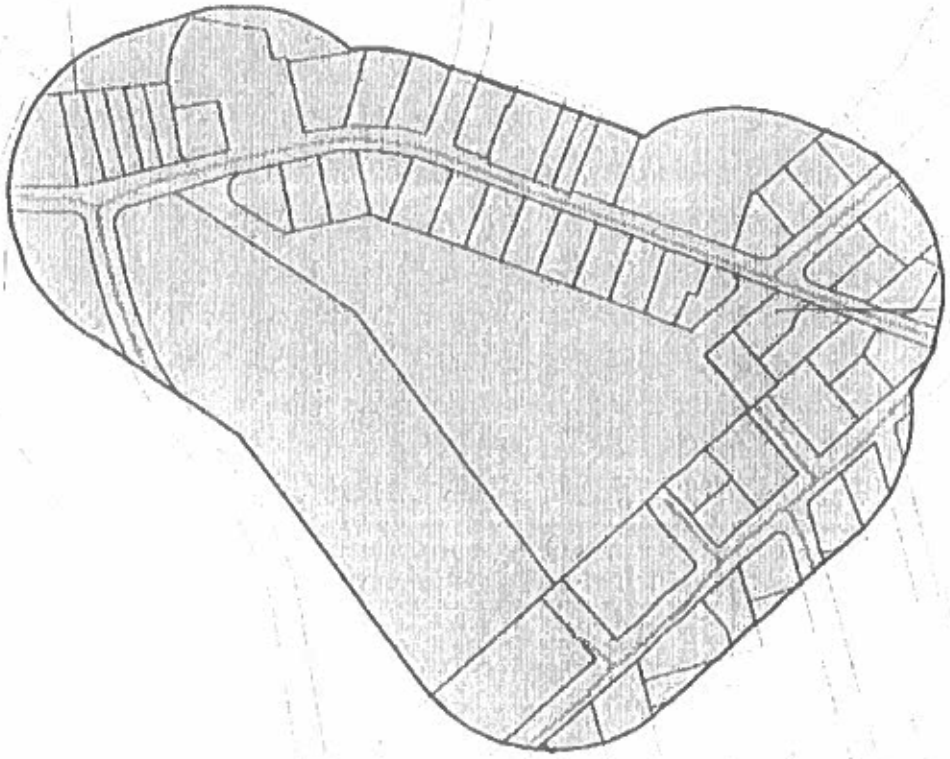
02/28/2024

Date

The City of WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

Abutters Map



AZIMUTH LAND DESIGN, LLC
Civil Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, Massachusetts 01772
Telephone (508) 485-0137 jamest@azimuthlanddesign.co

March 7, 2024

Albert LaValley, Chair
City of Worcester Planning Board
c/o Planning & Regulatory Services Division
Executive Office of Economic Development
455 Main Street, Room 404
Worcester, Massachusetts 01608

Re: Application for Definitive Site Plan Approval for a proposed apartment development at 49 Upland Street

Dear Mr. LaValley:

Enclosed is an Application for Definitive Site Plan Approval for a proposed multi-family housing development on this 6.6 acre site. The Applicant and Owner, Henchey, LLC is proposing to construct two low-rise, 3 story apartment buildings with 59 units each for a total of 118 units. Because of the number of units being proposed and because work is proposed on slopes of 15% or greater, we are before the Board with our application.

The site is an undeveloped property on the southerly side of Upland Street, with frontage west of #69 Upland Street and at #49 Upland Street. The parcel shown as #39 Upland Street is also part of this project. The site is wooded and its topography descends from north to south. There is a wetland area at the southerly property boundary of the site at the end of that boundary farthest from Upland Street. We have also filed a Notice of Intent with the Worcester Conservation Commission for work within the 100 foot buffer zone outside that wetland but we propose no wetland alteration and the nearest approach of work to those resource areas will be 43 feet away.

The Applicant proposes to develop this property with a main access utilizing the frontage west of #69 Upland Street and an emergency access drive for the use of the fire department and other first responders at 49 Upland Street. The two proposed buildings will be located on the northerly side of the main access drive with parking stretching south of that drive and playground and dog park areas of the southerly end of that parking.

A total of 212 parking spaces will be created including among them 8 van accessible spaces, 54 compact car spaces, 7 EV and 38 EV ready spaces. There will be covered bicycle parking areas to the right of each building's entrance and a room in

each building for the storage of bicycles and other resident items. The site's sidewalks will connect to new sidewalks in front of the adjacent ANR lot so that pedestrians can walk on sidewalks from these buildings round to the existing sidewalk network on Upland Street in front of the abutters to the north of this site. In addition, a new bus stop with a shelter is proposed at the frontage of this property adjacent to the abutting Autumn Woods apartment complex.

The site will be attractively landscaped following a dense plan including 182 trees and 224 shrubs plus perennials.

Water service to the site will be brought in from Upland Street at the site's main entrance. Sanitary sewer discharge from the buildings will flow to a small private pumping station which will pump to eventual discharge in an existing manhole in front of #47 Upland Street.

Stormwater runoff from all of the site's impervious surfaces will be captured and directed through a CDS stormwater filtration unit before being discharged into an in ground infiltration/detention structure located under the proposed playground area. This structure will infiltrate all runoff in smaller storm events and prevent an increase in flow to abutting properties in the 2, 10, 25 and 100 year storm events.

The Applicant recently filed with the Zoning Board of Appeals for Special Permits for a multi-family use in the RS-7 zoning district and to be allowed to modify certain parking and loading requirements. That Board voted, at its February 12, 2024 meeting, to grant those Special Permits.

We look forward to working with the Board and ask that you please schedule a hearing to consider this Application. If there are any questions, please don't hesitate to contact me. Thank you.

Sincerely,

Azimuth Land Design, LLC

James Tetreault, PE, CPESC

Enclosures

Cc: Henchey, LLC
Todd Brodeur, Esq.

AZIMUTH LAND DESIGN, LLC
Civil Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, Massachusetts 01772
Telephone (508) 485-0137 jamest@azimuthlanddesign.co

PROJECT IMPACT STATEMENT

For Apartment Development at 49 Upland Street

PROJECT PARAMETERS

The proposed development of 49 and 39 Upland Street, Worcester is the construction of two low rise apartment buildings on 6.5 acres with appurtenant parking, landscaping, playground and dog park areas.

A total of 118 units are proposed, 59 in each of the two buildings which will both have footprints of 21,236 sq.ft. for a total gross creation of 127,416 s.f. of residential area. Per new City regulation, 15% of the units will be available to lessees earning up to 80% of the area median income.

The site will be served by 212 parking spaces with access to the site from existing frontage west of #69 Upland Street. Seven of the 212 spaces will be equipped with electric vehicle charging stations another 38 spaces will have conduits extended to them.

The project is to be served by connection to existing municipal water service and electric, telephone and cable service in Upland Street. We will create a private sewer pumping station and discharge sanitary sewer flows to an existing sewer manhole in front of #47 Upland.

The site's drainage system will collect runoff from all impervious surfaces on site, building roofs, sidewalks, parking spaces and driving aisles and direct it through a CDS stormwater filtration unit before directing it into an infiltration structure that will infiltrate all runoff from 2 inch and smaller storm and prevent an increase of flow to abutting properties.

Each building will have an outside, covered bicycle storage area, to the right of the main entrance, and an indoor room for bicycle and other storage. That room will be accessible from the outside, from a door at the back, left corner of each building.

The site will have a route of sidewalks and crosswalks leading from building #2 through the parking area to the playground and dog park areas. The site's sidewalks will also lead to new sidewalks in front of the adjacent ANR lot which together connect the proposed buildings to the existing sidewalk on the north side of the abutting Upland Street properties at #'s 47 through 67. In addition, the site's sidewalks will lead to a crosswalk connecting to a new bus shelter to be installed near the boundary between this site and Autumn Woods.

There is an existing bordering vegetated wetland at the southerly boundary of the property which extends onto the adjacent Autumn Woods apartment complex site. We recently filed a Notice of Intent with the Worcester Conservation Commission for work within the 100 foot buffer zone. We will not alter any wetlands and we will respect the City's wetlands bylaw proscription against work within 15 feet of the wetlands. The nearest approach of any work will be 43 feet from wetlands.

SITE CHARACTERISTICS AND PROJECT DESIGN

The site's existing cover is almost entirely wooded with a mix of deciduous and coniferous species. The topography of the site is a varying grade slope downward from north to south, from the backs of the abutting properties at 47 - 67 Upland Street, through this property to the abutting Autumn Woods apartment complex.

Soils on site are mapped as being Paxton and Woodbridge series soils of average permeability and not unusually prone to the presence of ledge or boulders. We excavated 4 deep observation holes on this lot which generally confirmed this characterization.

There is a bordering vegetated wetland, at the southerly boundary of the site but only at the end of that boundary farthest from Upland Street.

Multiple building and parking layouts were drawn up, including both buildings on the south side of the main access drive, one building on each side of it, both buildings at the extreme east and west ends of the site.

In the end, we chose the proposed layout for two reasons. One is that it sets the proposed buildings so low relative to most of the Upland Street abutters that most of each building will not be visible to some abutters.

The second reason is that this layout allowed us to have the grading of the parking lot, playground and dog park area dovetail with the need to have infiltration/detention at the south end of the site and to have a net material balance on site with even cuts and fills.

The proposed layout also allows us to only discharge stormwater runoff from the infiltration structure directly toward the wetland on the southerly boundary of the site. In our Drainage Report, we compare the peak rates of flow across the entirety of that boundary between the project site and the Autumn Woods apartment complex. But right now, much of the runoff from the project site flows toward buildings and parking areas on that complex. It has to be captured and conveyed to the aforementioned wetland. We will not only decrease the peak rate of flow from the project site to that abutter, we will very much decrease the flow to the abutter's parking areas and buildings and direct that flow to the wetland.

The proposed layout utilizes only the more westerly of the site's two points of frontage on Upland Street. Initial concept plans showed a layout equally utilizing the access between #'s 47 and 51 Upland Street but City staff identified problems with that access and it was changed to being only an emergency access for the use of first responders. The access west of 69 Upland Street and east of the entrance to Autumn Woods will have adequate site distance and also allow for the installation of a bus shelter that will serve both this site and Autumn Woods.

The revised Traffic Study by AK Associates, Inc., finds that the site's traffic generation, while not insignificant, will not diminish the level of service experienced at any of the nearby intersections.

The project team includes the following parties:

Attorney:	Todd Brodeur, of Fletcher Tilton PC
Civil Engineer:	James Tetreault, of Azimuth Land Design, LLC
Traffic Engineer:	Ali Khorasani of AK Associates
Surveyors:	Todd Chapin of RealMapInfo, LLC
Architects:	Annino Incorporated
Landscape Architect:	Larry Greene
Wetlands Scientist:	Eco Tec, Inc.