



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
 \_\_\_\_\_  
 MassDEP File Number  
 \_\_\_\_\_  
 Document Transaction Number  
 \_\_\_\_\_  
 City/Town  
 \_\_\_\_\_

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

99 Ararat Street  
 a. Street Address  
 Worcester  
 b. City/Town  
 01606  
 c. Zip Code  
 Latitude and Longitude:  
 37-007  
 d. Latitude  
 46+48  
 e. Longitude  
 f. Assessors Map/Plat Number  
 g. Parcel /Lot Number

2. Applicant:

Athanasios  
 a. First Name  
 Engonidis  
 b. Last Name  
 c. Organization  
 133 Fisher Road  
 d. Street Address  
 Holden  
 e. City/Town  
 MA MA  
 f. State  
 01520  
 g. Zip Code  
 (508)826-1728  
 h. Phone Number  
 i. Fax Number  
 j. Email Address  
 Sengonidis@yahoo.com

3. Property owner (required if different from applicant):  Check if more than one owner

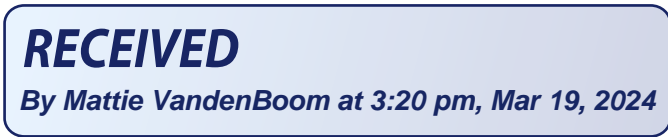
Robert D and Alma Mae  
 a. First Name  
 Purcell  
 b. Last Name  
 c/o Rhonda Cotton, 109 Slough Rd., Harvard, MA 01451  
 c. Organization  
 93 Ararat Street  
 d. Street Address  
 Worcester  
 e. City/Town  
 MA  
 f. State  
 01606  
 g. Zip Code  
 (978)456-8680  
 h. Phone Number  
 i. Fax Number  
 j. Email address  
 Cottonfamily@verizon.net

4. Representative (if any):

Christopher  
 a. First Name  
 Keenan  
 b. Last Name  
 Quinn Engineering, Inc.  
 c. Company  
 PO Box 107  
 d. Street Address  
 Paxton  
 e. City/Town  
 MA  
 f. State  
 01612  
 g. Zip Code  
 (508)753-7999 x4  
 (508)795-0939  
 h. Phone Number  
 i. Fax Number  
 j. Email address  
 ckeenan@qeicivil.com

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$500.00  
 a. Total Fee Paid  
 \$237.50  
 b. State Fee Paid  
 \$262.50  
 c. City/Town Fee Paid





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## A. General Information (continued)

6. General Project Description:

Construction of a single family home with associated site work, grading, utilities, driveway, landscaping, etc.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County  
4289, 4371

c. Book

b. Certificate # (if registered land)  
440, 577

d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	0 1. square feet _____	0 2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) _____	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 0 square feet

4. Proposed alteration of the Riverfront Area:

0 a. total square feet      0 b. square feet within 100 ft.      0 c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)



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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment

	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW \_\_\_\_\_ b. square feet of Salt Marsh \_\_\_\_\_

5.  Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_ b. number of replacement stream crossings \_\_\_\_\_



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Notice of Intent – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/priority\\_habitat/online\\_viewer.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/online_viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

current online viewer \_\_\_\_\_

b. Date of map \_\_\_\_\_

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

#### 1c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:
- (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
- (b) outside Resource Area \_\_\_\_\_ percentage/acreage
2.  Assessor's Map or right-of-way plan of site
2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
- (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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## C. Other Applicable Standards and Requirements (cont'd)

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Definitive Site Plan, 99 Ararat Street

a. Plan Title

Quinn Engineering, Inc.

Kevin Quinn, PE

b. Prepared By

February 20, 2024

c. Signed and Stamped by

1"=10'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

(x) 3077  
2. Municipal Check Number

3/8/24  
3. Check date

(x) 3076  
4. State Check Number

3/8/24  
5. Check date

(x) ATHALASIOS  
6. Payor name on check: First Name

ENGONIDIS  
7. Payor name on check: Last Name





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## F. 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 regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

<p>1. Signature of Applicant</p> <p>3. Signature of Property Owner (if different)</p> <p>5. Signature of Representative (if any)</p>	<p>2. Date</p> <p>4. Date</p> <p>6. Date</p>
--	--

*[Handwritten signature]*

3 - F - 2024

*Charles G. ... - personal rep. estate of A. ...*

3 - 6 - 2024

*[Handwritten signature]*

3/1/24

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

99 Ararat Street	Worcester
a. Street Address	b. City/Town
3077	\$262.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Athanasios	Engonidis	
a. First Name	b. Last Name	
c. Organization		
133 Fisher Road		
d. Mailing Address		
Holden	MA	01520
e. City/Town	f. State	g. Zip Code
(508)826-1728		
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Robert Thomas D and Alma Mae	Purcell	
a. First Name	b. Last Name	
c/o RONDA COTTON, 109 SLOUGH RD., HARVARD, MA 01451		
c. Organization		
93 Ararat Street		
d. Mailing Address		
Worcester	MA	01606
e. City/Town	f. State	g. Zip Code
978-456-8600		
h. Phone Number	i. Fax Number	j. Email Address
		cottonfamily@verizon.net

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



**Massachusetts Department of Environmental Protection**  
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**NOI Wetland Fee Transmittal Form**  
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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 2, Single Family House	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			<b>\$500.00</b>
<b>Step 6/Fee Payments:</b>			<b>\$500.00</b>
Total Project Fee:			a. Total Fee from Step 5 \$237.50
State share of filing Fee:			b. 1/2 Total Fee less \$12.50 \$262.50
City/Town share of filling Fee:			c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

-71.81



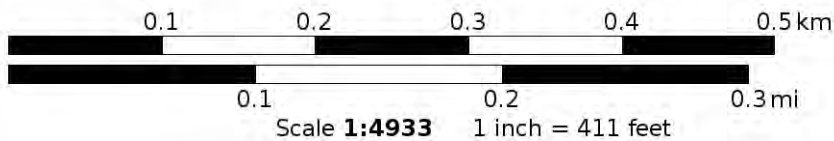
# 99 Ararat Street

42.31

42.31

-71.81

99 Ararat Street  
 WGS84  
 UTM Zone 19T



March 1, 2024

City of Worcester  
Planning Board  
455 Main Street

Worcester, Massachusetts 01608

Re: 99 Ararat Street, Worcester  
Definitive Site Plan Approval  
Project Impact Statement

To the Board:

The Applicant is proposing to construct a single family home at 99 Ararat Street in the RS-7 Zoning District. Potential site impacts related to the project include the following:

- Air quality
- Surface water quality
- Ground water quality
- Flooding
- Erosion and sedimentation
- Increases in impervious area
- Hazardous material storage
- Heat islands
- Wind conditions
- Noise
- Lighting

Evaluation of mitigating features to reduce site impacts to the project surroundings include the following:

1. Air Quality - General Notes on the Site Plan set require the contractor to control airborne dust during construction and to temporarily or permanently stabilize all soils to prevent airborne pollution from the wind.
2. Surface Water Quality – Stormwater derived from the clean roof is collected, detained, recharged, and discharged in accordance with Massachusetts

- Department of Environmental Protection requirements through the use of underground drywells. No illicit discharges have been identified or are proposed for this project. Single family homes are exempt from stormwater management requirements under MA Dep Stormwater Policy.
3. Ground Water Quality - Again, stormwater derived from the clean roof is collected, detained, recharged, and discharged in accordance with Massachusetts Department of Environmental Protection requirements through the use of underground stormwater chambers. No illicit discharges have been identified or are proposed as part of this project. Single family homes are exempt from stormwater management requirements under MA Dep Stormwater Policy.
  4. Flooding – Stormwater derived from the clean roof is collected, detained, recharged, and discharged in accordance with Massachusetts Department of Environmental Protection requirements through the use of underground drywells. Single family homes are exempt from stormwater management requirements under MA Dep Stormwater Policy. The drywells temporarily store excess stormwater and release it back to the onsite wetland system and to the ground via infiltration.
  5. Erosion and Sedimentation – Efforts to control erosion and sedimentation are included for the construction phase and for ongoing use of the development. Straw wattle and silt fence are proposed during construction to control runoff. Please refer to the Site Plan set for locations of stormwater controls and Construction Period Pollution Prevention notes. Remaining site areas are stabilized with vegetation or asphalt to prevent erosion.
  6. Increases in Impervious Area – Such increases have the potential to increase stormwater runoff resulting in erosion and/or sedimentation and increase surface temperatures. Stormwater derived from the clean roof is collected, detained, recharged, and discharged in accordance with Massachusetts Department of Environmental Protection requirements through the use of underground drywells. Single family homes are exempt from stormwater management requirements under MA Dep Stormwater Policy. The installation of shade trees in and around paved areas to provide shade and reduce the effect of heat islands.
  7. Hazardous Materials – Hazardous materials in quantities greater than found in normal households is not anticipated. No hazardous materials may be stored without proper protection.
  8. Heat Islands – Heat islands result from the replacement of vegetation with hard surfaces that collect heat like parking lots and roofs. Lighter colored building materials limit the heating effect from proposed structures. Shade trees and turf limit site heating effects.
  9. Wind Conditions – The limited height of the proposed building should provide a small amount of wind shielding without affecting wind patterns in the area. Areas

beyond site development contain some tall trees that will continue to provide a wind block and shade to the proposed project.

10. Noise – After the completion of construction, significant noise from this project is not anticipated. During construction, noise related to ongoing construction activities is anticipated, but can be limited to normal business hours to reduce impact to the neighborhood.
11. Lighting – Currently the only lighting in the vicinity of the project are streetlights located on existing utility poles. No new overhead lighting is proposed. Small wall mounted fixtures at building entries will be lit for safety as required under building code. No pole mounted fixtures are proposed.

Potential community impacts that exist from site development include the following:

- Building – shadowing, glare, design features, conformance to zoning
- Parking – traffic volumes and patterns, environmental concerns, aesthetics
- Historic – historical site, property, or district, archeological resources

Mitigating measures for neighborhood benefit include:

1. The proposed building is located in accordance with City of Worcester building setbacks for the RS-7Zoning District – 20' front setback, 8' rear setback, 20' side setback. The height of the building is proposed at less than 27', under the limit of 35' for the RG-5 district. Building materials selected for this project are not reflective in nature other than proposed windows and doors. The location, height, and materials of the proposed building will not present significant issues of glare or shadowing offsite. Please refer to the Architectural Plans in the Site Plan set. Stormwater runoff from roofs is collected and recharged on site via underground drywells. Proposed shade trees are proposed along Ararat Street. A permit from the Planning Board is required to ensure compliance with jurisdictional requirements of the City for construction on a property with grades that exceed 15%.
2. Proposed parking for two cars is located in the garage. Shade trees are proposed to limit the effect of heat islands.
3. Historic – The site is not located within a historic district or identified as an historic property. No site features exist that would identify archeological or unique significance.

99 Ararat Street, Worcester, MA  
Definitive Site Plan

If you have any questions in these regards, or require any further information for this project, please contact our office.

Sincerely,

QUINN ENGINEERING

A handwritten signature in black ink, appearing to read 'CK Keenan', written over a light gray rectangular background.

Christopher Keenan  
Project Engineer