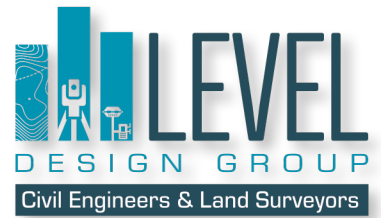


RECEIVED

By Mattie VandenBoom at 4:24 pm, Apr 17, 2024



LOCAL NOTICE OF INTENT

for

**630 GRAFTON STREET
(MAP 37 BLOCK 6 LOT 2)
WORCESTER, MA**

APRIL 17, 2024

Prepared By:

**Level Design Group, L.L.C.
249 South Street, Unit 1
Plainville, MA 02762**

Prepared For:

**GOLD STAR BUILDERS, INC.
6 JACQUES STREET
WORCESTER, MA 01603**

***LDG Project No.:*
2233.00**

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11. Copy of Certified Receipts
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Notice of Intent Application Form

City of Worcester Wetlands Protection Ordinance

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

A. General Information

1. Project Location:

<u>630 Grafton Street</u>	<u>Worcester</u>	<u>01604</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Map 34 Block 6</u>	<u>Lot 2</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

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

Yes No

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

3. Applicant:

<u>Tony</u>	<u>Nguyen</u>	<u>Gold Star Builders</u>
a. First Name	b. Last Name	c. Company
<u>6 Jacques Street</u>		
d. Mailing Address		
<u>Worcester</u>	<u>MA</u>	<u>01603</u>
e. City/Town	f. State	g. Zip Code
<u>508-798-2314</u>	<u>goldstarbuilder@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

Check if more than one owner

4. Property owner (if different from applicant):

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

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

5. Representative (if any):

<u>Level Design Group, LLC</u>		
a. Firm		
<u>Nick</u>	<u>Facendola</u>	
b. Contact Person First Name	c. Contact Person Last Name	
<u>249 South Street, Unit 1</u>		
d. Mailing Address		
<u>Plainville</u>	<u>MA</u>	<u>02762</u>
e. City/Town	f. State	g. Zip Code
<u>508.695.2221</u>	<u>nfacendola@leveldg.com</u>	
h. Phone Number	i. Fax Number	j. Email address

Notice of Intent Application Form

City of Worcester Wetlands Protection Ordinance

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

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

Yes No

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

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

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

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

8. Describe current site conditions:

Vacant lot that has been recently cleared. Large ledge outcrop and steep slopes present on site.

9. General Project Description:

Three Single-Family Attached dwellings are proposed. Parking requirement is met through an interior garage space as well as one/two in the driveway. Site is graded away from the buildings as well as landscaped to promote the reduction of runoff velocity. The site is serviced by City of Worcester's water and sewer. The roofs are collected by each unit's own 137 Gal RainFlo Mondo Rain Barrel.

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

10' from a catch basin located on Grafton Street.

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

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

Not Applicable. Explain why: Multi-Family Residential, under 4 units

12. Property recorded at the Registry of Deeds for:

Worcester County

a. County

68561

b. Book

24

c. Page Number

d. Certificate # (if registered land)

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

\$600.00

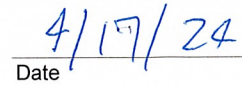
a. Total Fee Paid

B. Signatures and Submittal Requirements

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



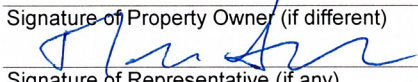
Signature of Applicant



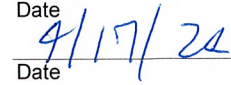
Date

Signature of Property Owner (if different)

Date



Signature of Representative (if any)



Date

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

Step 1/Type of Activity

Project: 630 Grafton Street

Date: 4/17/24

7.2.3 Fees

	Step 2/Number Of Activities	Step 3/Individual Fee	Step 4/Subtotal Activity Fee
<u>Category 2 - 7.3.2.1-C (2)</u>	<u>1</u>	<u>\$500</u>	<u>\$500</u>
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Step5/Total Project Fee: \$500

Payments:

Make Checks Payable to the City of Worcester.

Print Form

NARRATIVE
TO SUPPORT A
NOTICE OF INTENT
FOR
MULTI-FAMILY DEVELOPMENT
630 GRAFTON STREET
WORCESTER, MASSACHUSETTS

The intent of this narrative is to outline the development at 630 Grafton Street. The Owner & Applicant, Gold Star Builders, seeks approval to construct a 3-unit multi-family structure on 630 Grafton Street

The development site consists of parcel MBL 34-6-2 located at 630 Grafton Street. The site is approximately 0.21 acres and is located within the RG-5 Zoning District. The use of a single-family attached is allowed by right in the RG-5 Zoning District.

The proposed development consists of three single-family attached buildings. Parking requirements are provided through the one interior garage space as well as the one/two exterior spaces provided by the driveways. Water and sewer are provided by the city's systems with connections to Warner Avenue and Grafton Street.

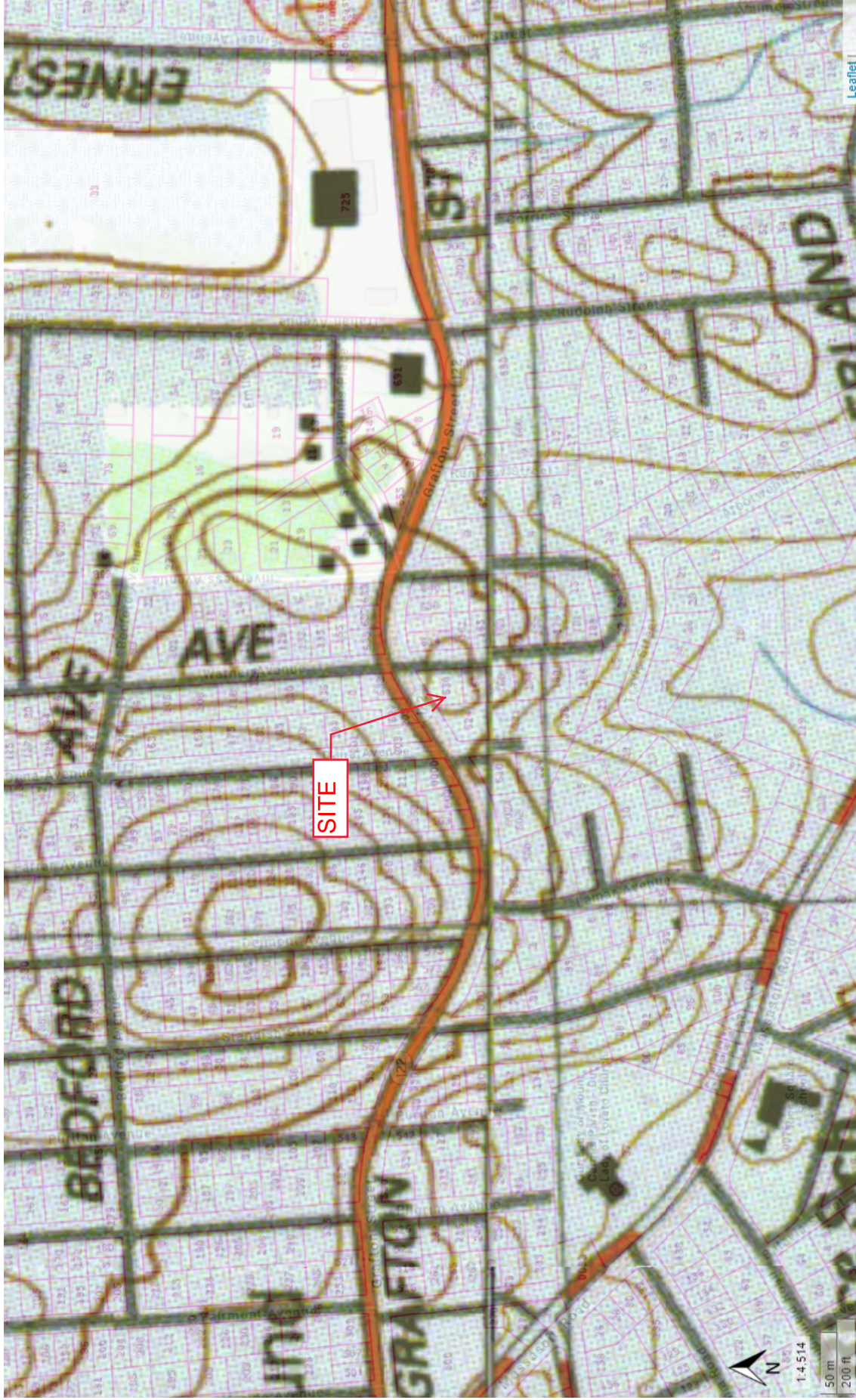
The site has been graded to promote drainage away from the buildings. The existing condition of the site has very steep slopes as well as ledge outcrops. The proposed development will be completely landscaped and promote the reduction of runoff velocity.

The proposed roofs will be piped by roof drains to rain collection systems. Each unit will have its own 137 Gallon RainFlo Graf Mondo Rain Barrel or approved equal that will collect all the stormwater from the roofs. The development is exempt from needing a full stormwater analysis since it is a proposed multi-family housing development project with four or fewer units, including condominiums, cooperatives, apartment buildings, and townhouses, provided that there are no stormwater discharges that may potentially affect a critical area.

The remainder of the runoff is grass and will flow un-detained across the property to the northeast property line. The existing grading promotes this as well so no drainage patterns will be changed, and the cover will be improved from gravel/exposed earth to grass.

The proposed development meets or exceeds the requirements of the City of Worcester Wetlands Protection Ordinance. The redevelopment of the site will improve existing degraded areas within the site cleaning up an existing neglected area. The installation of a new stormwater management system is not possible due to existing poor soils and exposed ledge. Stormwater cisterns will be provided for each unit to manage rooftop runoff.

USGS Map



MAGIS Mapping

