

October 6, 2023

To: Division of Planning and Regulatory Services
 455 Main Street (City Hall), Room 404
 Worcester, MA 01608

RE: PROJECT IMPACT STATEMENT
PROPOSED MULTI-FAMILY DWELLING
214 HAMILTON STREET
WORCESTER, MA 01604

To whom may concern,

The proposed project located at 214 Hamilton Street is a building addition to create an eight (8) unit residential building. The existing building currently has four (4) residential units. The project will create sixteen (16) new parking spots. Please refer to the following sections for a zoning summary of the project.

- Proposed Building Type: Multi-Family High Rise – Four (4) or more stories in height.
- Zoning District: RG-5

Sections from the City of Worcester Zoning Ordinance, as amended through May 9, 2023.

ARTICLE IV – TABLE 4.1 - PERMITTED USES BY ZONING DISTRICTS –RESIDENTIAL USE

Multi-family Dwelling, high rise is allowed by right in the RG-5 zone.

ARTICLE IV – TABLE 4.2 -PERMITTED DIMENSIONS BY DISTRICT

RG-5 Multi-family dwelling, high rise.

| | 1 st Unit | Additional Unit (7 additional) | Total Required (8 units) | Proposed |
|----------------------|----------------------|-----------------------------------|-----------------------------|----------------------|
| Lot Area, s.f. | 5,000 | 750 (5,250) | 10,250 s.f. | 12,500 s.f. |
| Frontage | 50' | 5' (35') | 85' | 100' |
| Front Yard Setback | 15' | NA | 15' | ⁽¹⁾ 10.1' |
| Side Yard Setback | 10' | NA | 10' | ⁽²⁾ 9.9' |
| Rear Yard Setback | 15' | NA | 15' | 55.2' |
| Max Height, Stories | NA | 8+ | 8+ | 4 |
| Max Height, feet | NA | 90' | 90' | ⁽³⁾ |
| Max Floor Area Ratio | NA | NA | NA | NA |

⁽¹⁾ 10.1' is existing. The proposed addition will be 15' or greater.

⁽²⁾ 9.9' is existing. The proposed addition will be greater than 10'.

⁽³⁾ Refer to architectural plans.

Note 7 of Table 4.2

The owner of a corner lot may designate either street lot line as the front lot line. Once so designated, it shall apply for all dimensional purposes. The exterior side yard of a corner lot shall not be less than: In RG districts ten (10) feet

Response: The designated front line is along Hamilton Street. Warner Ave is exterior side line.

ARTICLE IV – Section 5 – Filling and Excavating of Earth

A. Filling or Dumping of Earth

1. The placing, filling or dumping of snow and ice or earth, including soil, loam, sand, gravel, clay, stone, quarried rock or other subsurface products, except water, is permitted in all districts if such placing, filling or dumping is entirely incidental to:

- a) The construction of any structure for which a building permit has been issued.*
- b) The construction of ways within subdivisions and “more than one (1) building on a lot” projects, which have been approved by the Planning Board.*
- c) Utility construction in public and private ways and private property.*
- d) The routine landscaping (not including significant changes in topography) of a lot with a one (1) or two (2) family residence thereon by the owner thereof so long as the existing topography of the parcel in no location exceeds a 15% grade.*
- e) The construction of parking lots as approved under Article IV, Section-7.*

2. During construction for any of the activities in Section-5(A)(1) above, all disturbed areas of land shall have erosion control to prevent damage to any adjacent properties. Erosion control methods shall be approved by the Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, and shall be installed prior to construction. The Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, may require certification by a registered professional engineer of erosion control methods prior to the issuance of any building permit.

3. All earth placing, filling or dumping incidental to the activities in Section-5(A)(1) above, shall have finished slopes at no greater than two and one half to one (2.5:1) without providing some form of slope protection or retaining walls. Any slope protection method or retaining wall shall receive the approval of the Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, prior to its installation. The Director of Code Enforcement or the Commissioner of the Department of Public Works & Facilities, as applicable, may require certification by a registered professional engineer of such protection prior to the issuance of any building permit.

4. All other earth placing, filling or dumping, including snow and ice, shall be permitted only upon grant of a special permit from the Zoning Board of Appeals. The Zoning Board of Appeals may issue a special permit for the placing, filling or dumping of earth or other material, including ice and snow, after a report by the Director of Public Health and the Conservation Commission subject to the following conditions:

- a) Establishment of a time period to complete the filling operations but not more than two (2) years.*
- b) Not more than two (2) entrances-exits shall be allowed onto any one street.*

- c) *At all stages of operation, proper drainage shall be provided to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties. During construction or filling operations on sites adjacent to or where drainage and runoff will enter any natural stream, pond or culvert connected thereto, a berm will be constructed between the stream or pond and the construction site, with drainage channeled through a settling pool or catch basin to trap silt prior to entering the water body. If, when complete, the site is to be paved, all drainage shall be channeled through an approved catch basin before entering the water body.*
- d) *During the period of placing, filling or dumping, all necessary precautions shall be taken as deemed necessary by the Zoning Board of Appeals for the protection of pedestrians and vehicles.*
- e) *When the placing, filling and/or dumping of earth are completed, the area is to be graded so that no finish grade shall be steeper than a slope of 2.5 horizontal to 1 vertical.*
- f) *A layer of arable topsoil of a quality approved by the Director of Code Enforcement shall be spread over the clean fill to a minimum of four (4) inches in accordance with the approved contour plan. The area shall be seeded with a suitable cover crop and maintained until the area is stabilized and approved by the Director of Code Enforcement.*
- g) *All necessary precautions shall be taken to protect against any damage being done to surrounding land and to ensure that no dangerous conditions are created after completion.*
- h) *Prior to any placing, filling or dumping of earth, site plans shall be submitted to the Zoning Board of Appeals containing the following:*
 - i) *Existing and proposed contours at intervals of two (2) feet.*
 - ii) *Estimated volume of earth to be dumped.*
 - iii) *Proposed truck access to the excavation.*
 - iv) *Names of abutters.*

5. *The Zoning Board of Appeals shall make a finding of approval, approval with conditions or disapproval. Any finding shall be in writing and shall be directed to one (1) or more of the standards provided above.*

Response: Fill is proposed to construct the parking lot. A retaining wall is proposed to retain the lot. Erosion control measures will be in place prior to construction. The overall volume of fill is approximately 420 cubic-yards. This volume includes pavement volumes, retaining wall, and all subsurface materials.

ARTICLE IV – Section 7, Table 4.4: OFF-STREET ACCESSORY PARKING REQUIREMENTS

Table 4.4: Parking count requirement for Multi-Family Dwelling – 2 parking spots per unit. Provided parking count – 2 parking spots per unit (total of 16).

Note 2. Location and Dimensions

b) Aisles in a ninety (90) degree layout shall be twenty-four (24) feet wide to provide adequate width for vehicles to enter or leave parking space in a single motion. All vehicles must be parking completely within the property line. Aisles in a parking lot using other than ninety (90) degree angles shall provide adequate width for vehicles to enter or leave the parking spaces in a single motion.

Response: 24’ wide drive aisle is provided.

Note 3. Dimensions of Parking Space

a) Conventional Spaces – Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length.

Response: Parking space sizing proposed is 9’x18’.

b) Compact Spaces – In parking lots containing more than ten (10) spaces, up to twenty-five percent (25%) of the required parking may be set aside for compact cars as a matter of right. Upon grant of a special permit, the percentage of parking spaces for compact cars may be increased to not more than fifty percent (50%). Each compact space shall be not less than (8) feet in width and sixteen (16) feet in length.

Response: Proposed compact car count = 3 spots (19%)

Note 4. Handicapped Parking

Parking lots containing fifteen (15) or more spaces shall be subject to the Architectural Access Board Regulations for parking lots and must provide handicapped spaces in accordance thereto.

Response: The proposed parking lot has one (1) ADA parking spot.

Note 5a: Parking location and layout requirements for all zoning districts.

ii. parking facilities shall be set back a minimum of five (5) feet from all boundary lines to provide a buffer area from abutting lots and shall also comply with the location requirements set forth below in Notes 5(b)(i) and 5(c)(i). The buffer areas shall consist of permeable surfaces and shall be appropriately landscaped in accordance with Article V, Section-5(C).

Response: Parking facilities are setback at least five (5) feet from the property line.

Note 5b: Additional requirements in residential zoning districts.

i. The parking or storage of motor vehicles is not permitted in the front yard within twenty-five (25) feet of the front boundary line, nor on corner lots in the exterior side yard located within fifteen (15) feet of the exterior side boundary line, except the parking or storage of not more than two (2) motor vehicles shall be allowed within such areas on a residential driveway.

Response: We would like to seek a waiver for parking along the exterior side boundary line of five (5) feet.

iii) Impervious and semi-pervious surfaces, including concrete, asphalt, brick, pavers, crushed rock, river rock, or gravel, shall occupy no more than the following front yard or exterior side yard areas of a lot:

RG-5 zoning districts: fifty percent (50%).

Response: Impervious surface calculations within the front yard and exterior side yard demonstrate satisfactory and are as follows: 1,090sf / 2,600sf = 41.9%

Note 5d: Driveway design standards.

i) Residential driveways shall have a maximum width of twenty-two (22) feet, not including curb returns. All other driveways, except common driveways, shall have a minimum width of twelve (12) feet for one-way driveways, or twenty (20) feet for two-way driveways, and a maximum width of thirty (30) feet (24 feet preferred), not including curb returns.

Response: The proposed driveway width is 24’.

ARTICLE IV – Section 7, Table 4.5: LOADING REQUIREMENTS

Gross Floor Area of Structure Number of Required Loading Spaces
(Square feet)

0 – 10,000 0

10,001 – 50,000 1

1. Each loading space shall be twelve (12) feet in width and fifty (50) feet in length and shall be located entirely within the property lines.

Response: The proposed building has 10,288 sq-ft. We would like to seek a waiver for having to provide a loading zone.

ARTICLE V – Section 5

C. Landscaping Design Standards

1. Landscape Screening

a. Landscape screening shall be required along the sidewalk edge and side lot lines where the parking, work or service area of a proposed project abuts a street, public park or residential property.

b. Landscaping screening shall consist of planting areas at least five (5) feet wide located along the sidewalk edge and/or side lot lines of a proposed use. Landscape screening areas shall be separated from parking areas by a six-inch high curb. Trees shall be the major elements of landscape screening. A combination of plant materials, trees and shrubs shall be included in landscape screening areas. Fencing may be used, in combination with trees and shrubs, when appropriate.

i) Trees

Trees shall be planted every twenty (20) to twenty-five (25) feet on center. Trees to be planted shall have trunks at least three (3) to three and one-half (3 1/2) inches in diameter when measured six (6) inches above the ground. Recommended species of trees include, but are not limited to:

- Acer Pseudoplatanus* (Sycamore Maple)
- Acer rubrum* (Red Maple)
- Pyrus calleryana* ‘Aristocrat’ (Aristocrat Callery Pear)
- Gleditsia tricanthos* var. *Inermis* (Honey Locust)
- Gingko biloba*, ‘Magyar’ or ‘Sentry’ varieties (Maidenfern Tree)
- Platanus acerifolia* x *hybrida* ‘bloodgood’ (Bloodgood London Plane)
- Tila tomentosa* (Silver Linden)
- Sophora japonica* (Scholar Tree)
- Zeklova serrata* (Zelkoiva)

ii) Shrubs

Shrubs shall be planted along with trees in a landscape screening area. Shrubs may be deciduous or evergreen, or a mixture of both types, and shall be densely planted to provide a mature appearance within three (3) years. For landscape screening areas along a sidewalk edge, shrubs shall be no taller than four (4) feet high. Recommended species include, but are not limited to:

- Euonymous alatur* (Winged Euonymous)
- Taxus x media* (Hicksii or Hatfield Yew)
- Prunus x cistena* (Purple Leafed Sand Cherry)
- Ilex crenata* ‘Convexa’ (Japanese Holly)

For landscape screening areas which abut adjacent residential uses, shrubs may be up to seven (7) feet in height to provide a more effective buffer between land uses. Recommended species include, but are not limited to:

Viburnum trilobum (American Cranberry Bush)
Ligustrum amurense (Privet)
Thuja occidentalis (Evergreen Eastern Arborvitae)
Philadelphus coronarius (Mock Orange)
Tsuga canadensis (Eastern Hemlock)

iii) Fencing

Fencing in a landscape screening area along a sidewalk edge shall be installed just inside the property line. Such fence shall be three (3) to four (4) feet in height and at least fifty percent (50%) perforated. Decorative appropriate for sidewalk edges.

A landscape screening area adjacent to an abutting residential use shall be four (4) to seven (7) feet in height. Fencing shall be located up to or within a three-foot distance from the property line. Such fencing shall be opaque. High fences that cover long distances shall have surface textures to minimize their size. A wooden shadowbox fence is an effective screen between properties.

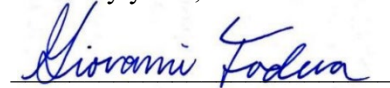
Response: The landscaping buffer along the residential abutters to the south and east is four (4) feet wide and will have a combination of trees and shrubs. We are seeking a waiver for the width of the landscape buffer. There is a one (1) wide retaining wall separating the parking lot and landscape buffer. Fencing will be installed on top of the retaining wall against the parking area to screen the residential abutters.

The project is designed to have a practical layout to accommodate vehicular traffic flow, snow storage, a dumpster area, and walking paths. As mentioned above, the project will require the following waivers:

1. Article IV, Section 7, Table 4.5: Request to waive a loading zone.
2. Article V, Section 5, C.1: Waiver request to reduce the landscape strip from 5' wide to 4' wide.

Do not hesitate to call or email me shall you have any questions, comments, or concerns.

Sincerely yours,



Giovanni Fodera, PE, LSIT
President | Principal Engineer
FODERA Engineering