

**MINUTES OF THE PROCEEDINGS OF THE  
CONSERVATION COMMISSION OF THE CITY OF WORCESTER**

**DECEMBER 19, 2016**

**WORCESTER CITY HALL – ESTHER HOWLAND CHAMBERS**

**Conservation Commission Members Present:** Joe Charpentier  
Peter McKone-  
Amanda Amory-  
Jordan Berg Powers-Arrived late

**Member Absent:**

**Staff Present:**

Michelle Smith, Planning & Regulatory Services Division  
Ed Kochling, Department of Public Works & Parks

**Call to Order:** 5:30 pm

**Approval of Minutes:** None:

**Requests for Continuances, Postponements, Withdrawals:**

**1. 148 Moreland Street (MBL 25-045-04R-1) (CC-2016-022)**

Application: Notice of Intent  
Applicant: Anthony Romeo  
Project: To construct a single family detached dwelling and driveway, along with associated site work, grading, utility and drainage, on property located at 148 Moreland Street.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer to a bordering vegetated wetland, associated with an unnamed intermittent stream, and within the Stormwater Protection Zone  
Public Hearing Opened: 7/25/2016

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-0 to postpone the public hearing until January 30, 2017.

**2. 0 & 9 Hemans Street and part of 40 Milton Street (MBL 09-030-007-2, 09-030-00009 & 09-030-00004) (CC-2015-055)**

Application: Notice of Intent  
Applicant: John Boggia of JNBB, LLC  
Project: The demolition of the existing structure on-site and the construction of three multi-family high-rise dwellings (a total of 93 dwelling units) and

associated off-street parking along with related grading, utilities, and site work

Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – n/a; WWPO – 12/12/2016

---

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-0 to allow for Leave to Withdraw for the item.

**3. 0 & 770 Franklin Street (MBL 17-024-0203A & 17-024-02+03) (CC-2016-048)**

Application: Notice of Intent

Applicant: Cesmir Spiro

Project: The construction of a new road (aka Kiara Drive), 9 single-family semi-detached dwellings (duplexes), and associated off-street parking, along with related grading, drainage, utilities, and site work, on property located at 0 & 770 Franklin Street.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone, associated with a bordering vegetated wetland and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 12/12/2016; WWPO – 12/12/2016

---

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-0 to postpone the item to the January 30, 2017 Conservation Commission meeting.

**4. 10 (aka 10A & 40) Pullman Street (MBL 23-01A-00007) (CC-2016-059)**

Application: Notice of Intent

Applicant: James Chacharone, on behalf of Grove Street Properties, LLC

Project: To construct a ~150 space parking area, along with related grading, paving, drainage, and site work, on the western portion of property located at 10 (aka 10A & 40) Pullman Street.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone

Public Hearing Opening Deadline: WPA – n/a; WWPO – 12/12/2016

---

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-0 to postpone the item to the January 30, 2017 Conservation Commission meeting.

**5. 20 Jolma Road (MBL 38-24A-00004) (CC-2016-067)**

Application: Notice of Intent

Applicant: Rob Otto, of Landry's Bicycles

Project: To construct a ~5,203 SF structure, to be used as a warehouse, along with associated re-configuration of the parking areas and related site work, on property located at 20 Jolma Road.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100’ buffer to a bordering vegetated wetland and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – 12/1/2016; WWPO – 12/25/2016

---

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-0 to postpone the item to the January 30, 2017 Conservation Commission meeting.

**6. 3 A & B – 11 A & B Burncoat Heights & 608 (fka 604) Burncoat Street (MBL 32-055-0003A & -0003B through -0011A & -0011B) (CC-2016-070)**

Application: Notice of Intent

Applicant: Burncoat Heights Trust

Project: To construct a subdivision, including a cul-de-sac and 10 single-family semi-detached dwellings (duplexes), along with associated infrastructure and site work, on the properties located at Burncoat Heights.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone

Public Hearing Opening Deadline: WWPO – 1/7/2017

---

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-0 to postpone the item to the January 30, 2017 Conservation Commission meeting.

**Public Hearings:**

**Unfinished Business – Notices of Intent:**

**New Business – Requests for Determination of Applicability:**

**7. 222 Harrington Way (MBL 19-029-00001) (CC-2016-069)**

Application: Request for Determination of Applicability

Applicant: Worcester Natural History Society (d/b/a EcoTarium)

Project: To seek determination as to whether or not the proposed work/area associated with the resurfacing of portions of the existing parking area and walkways located to the north of the existing structures and the demolition and renovation of portions of existing structures and the construction of new structures, along with associated drainage improvements and site work, all on the eastern portion of property located at 222 Harrington Way, is subject to the Commission’s jurisdiction.

Jurisdiction: The Massachusetts Wetlands Protection Act & the City of Worcester Wetlands Protection Ordinance – The proposal may occur within the 100’ buffer zone associated with the bank of an intermittent stream and associated bordering vegetated wetlands and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – n/a; WPO – 1/7/2017

Constructive Grant Deadline: WPA – 12/14/2016; WPO – n/a

Ken Straum from Waterman Design and Joe Cox from the Ecotarium appeared on behalf of the application.

Mr. Cox stated that the work proposed is for their new wildcat exhibit.

Mr. Straum reviewed the plans proposed for the site and where an interminant stream and the stone swale for the site.

Chair Charpentier stated that his concern is protecting the intermittent stream and the work being done to the adjacent to that and asked Mr. Straum to review the erosion controls for the area. Mr. Straum stated that they will be providing straw wattles and there is a rail fence around the area and stated that they hope that when they do the paving that they can do in in two to three days.

Commissioner McKone asked if the field data sheets had been provided. Mr. Straum stated not at this time but can produce them if required.

Mr. Kochling stated that the stone line channel is a concern for DPW and just wants to make sure erosion controls are well placed in that area.

Commissioner McKone asked what the timeline for the project was. Mr. Cox stated that they like to ground break in spring and hope to open in Fall of 2017.

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-0 to continue the hearing until January 9, 2017 and to extend the constructive grant deadline until January 30, 2017.

**List of Exhibits:**

Exhibit A: Request for Determination of Applicability received November 22, 2016 and dated November 22, 2016.

Exhibit B: Plan prepared by Kenneth Strom dated November 22, 2016.

Exhibit C: Plan from Waterman Design Associates, Inc. dated November 22, 2016.

Exhibit D: DPW memo dated December 15, 2016.

Exhibit E: Postponement form dated December 19, 2016 and received December 19, 2016.

Exhibit F: Plan from Waterman Design Associates, Inc. not dated.

Exhibit G: Electronic communication from Kenneth Strom dated January 5, 2017.

Commissioner Berg Powers arrived

**New Business – Notices of Intent:**

**8. 0 (aka lot 6A or 677 and fka Lot 4) Salisbury Street (MBL 50-023-00003) (CC-2016-060)**

Application: Notice of Intent

Applicant: Salisbury Holdings, LLC

Project: To construct a single-family detached dwelling and associated off-street parking, along with related site work and grading, on property located at 0 (aka lot 6A or 677 and fka Lot 4) Salisbury Street.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100’ buffer to a bordering vegetated wetland associated with the bank of an unnamed stream and possibly within riverfront area associated therewith

Public Hearing Opening Deadline: WPA – 12/12/2016; WWPO – 12/12/2016

---

Zac Couture from H.S.&T., appeared on behalf of the item.

Mr. Couture reviewed the plans for the project and the storm water management and erosion controls for the site.

Chair Charpentier asked if the driveway pitched away from the street. Mr. Couture stated that it pitches toward the street.

Chair Charpentier asked that since the grading in is back is near the 30’ buffer he like Mr. Couture to review plan for the area. Mr. Couture reviewed how it would be stabilized.

Commissioner Armory asked where the nearest catch basin on Salisbury Street would be to this property. Mr. Couture showed on the plan where it would be located.

Commissioner Armory asked what would be the plan for stockpiling. Mr. Couture stated that any stockpiling would be enclosed and if it is rainy day they would tarp it.

Commissioner Berg Powers stated that he would encourage the Commission not to have construction in such a tight site and encourage that silt fences and hay bales be required for this project if it goes forward.

Chair Charpentier stated that one of the things the Commission has run into is erosion along the road edge and asked if there was a plan to stabilize near the end of the street.

Commissioner McKone stated that they have had problem where contractors deliver material to the site and ignore the construction entrance and go over the hay bales. Mr. Couture stated that he would move the hay bales near the edge of pavement and he has no problem beefing up erosion controls but he has no control over the contractors delivering.

Mr. Kochling asked about the grading along the south side of the house as it seems deficient and asked Mr. Couture to review the final design for the side. Mr. Couture reviewed what the plans for the area. Mr. Kochling asked that Mr. Couture provide amended plans showing the amendments discussed.

Ms. Smith asked how much of the water would be directed to the infiltration area. Mr. Couture stated that all the entire roof run off. Ms. Smith also asked if the applicant had details on the mean high ground water area. Mr. Couture stated he could provide but didn't have information tonight.

Ms. Smith stated that applicant would need to request a waiver for information of the sequencing of construction. Mr. Couture stated that they would like to request the waiver.

Jamie Vander Salm, 655 Salisbury Street, abutter to the property expressed concerns about the project and provided a history of the project and stated that this project will do damage the wetlands and the Commission is legally obligated to deny the project due to the fact that the project will damage the wetland and this an opportunity for the Commission to just say no and would encourage the Commission to do so.

Commissioner McKone stated that when a project is proposed the Commission's responsibility is to see that it complies with the Wetland Protection Act and the Local Ordinance.

Ms. Smith stated that she would like to provide a memo regarding project segmentation is required and would like to consult with the City Law Department regarding the subject.

Commissioner McKone stated that he would like that information along with following additional information from the applicant,

- Impervious surface calculations
- Stockpile locations
- Ground water testing
- Provide updated grading details
- Applicant provide two rows of haybales on the west and north sides of the lot

Commissioner McKone stated that he would not be inclined to vote for a sequencing waiver.

Chair Charpentier stating that showing abutters on the plan gives the Commission a better idea of what is being proposed and how it fits into the neighborhood and thinks it entirely reasonable that the Commission sees the abutters listed.

Chair Charpentier stated that he would like to see on the plans all trees in excess of 9" in diameter.

Upon a motion Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-1 (Commissioner Berg Powers voted) to continue the hearing until January 30, 2017.

**New Business – Notices of Intent:**

**9. 326 Chandler Street (MBL 14-033-00006) (CC-2016-068)**

Application: Notice of Intent  
Applicant: Worcester Youth Center, Inc.  
Project: To demolish a ~5,000 SF portion of the existing structure, along with related site work, on the westerly portion of property located at 326 Chandler Street.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance -The proposal shall occur within bordering land subject to flooding, associated with Beaver Brook, and within the stormwater protection zone

Public Hearing Opening Deadline: WPA – 12/9/2016; WWPO – 1/2/2017

---

Scott Morrison from EcoTec appeared on behalf of the application.

Mr. Morrison reviewed on the plan where the resources area were located and stated that project consists of demolishing the building and stated that the work is outside the buffer zones. He stated that erosion controls will be installed prior to construction to protect the wetlands.

Mr. Morrison stated that they had filed under Category #3 and some of the work had occurred before the Commission’s approval and they request a waiver of any additional penalty.

Mr. Morrison stated that staff and DPW had some comments and he has provided responses to them and added notes to the plan that they are looking to bank as the area is Bordering Land Subject to Flooding and he has provided a plan showing the incremental flood storage. Mr. Morrison read into the record the memo he had provided to the Commission.

Commissioner Berg Powers stated that he needed to recuse himself as he realized he had a conflict on the item and left the meeting room.

Chair Charpentier asked how long the plan was to keep trenches open. Mr. Morrison stated that he doesn’t see any problem running into a ground water issue and it should be completed within two weeks.

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-0 to close the public hearing and to waive the late fee due to the emergency nature of the project.

Commissioner Berg Powers returned to the meeting room.

**Other Business:**

**10. Requests for Extension of Time:**

- a) Order of Conditions for Southbridge Street, Lafayette Street, McGrath Boulevard, and Quinsigamond Avenue (CC-2009-040 & DEP #349-981)

Upon a motion by Commissioner McKone and seconded by Commissioner Berg Powers the Commission voted to extend the Order of Conditions for one year.

**b) Order of Conditions for 1280-1284 Main Street (CC-2013-054)**

Upon a motion by Commissioner McKone and seconded by Commissioner Berg Powers the Commission voted to extend the Order of Conditions for one year.

**12. Enforcement Order Updates:**

**c) Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025 & DEP #349-931) (CC-EO-2016-005)**

Ms. Smith stated that a revised memo was sent to the applicant and applicant asked that item be heard at next meeting and Ms. Smith stated that applicant had provided more information for the Commission so would recommend hearing be continued so Commission had time to review prior to the next meeting.

**d) 21 (aka 29) Quaboag Street (CC-EO-2016-005)**

Ms. Smith reviewed the issues for the property and stated that a Notice of Intent was required to be filed which has not been done and would recommend that difference enforcement actions be taken and maybe the Commission should consider fining but she would not recommend extending deadline for filing the Notice of Intent.

Chair Charpentier stated that he would agree. Commissioner McKone and Commissioner Berg Powers stated that they would like applicant informed that if not filed by the next meeting fining would begin.

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 4-0 to ratify the Enforcement Orders for Country Club Acres and 21 (aka 29) Quaboag Street.

**13. Requests for Determination of Significance and Subsequent Action due to a Project Change**

**e) New England Power Re-Conductoring Project (CC-2015-070) Access Route Update; From VHB; received 12/2/2016.**

Ms. Smith reviewed the changes that were going to take place and deviations from the original plan and applicant is asking that the Commission consider this a minor change.

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 4-0 that the change was minor and inconsequential.

**14. Emergency Certifications**

Ms. Smith stated that emergency certifications memos had been provided to the Commission.

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 3-1 (Commissioner Berg Powers voted against) to ratify the emergency certifications.

**15. Miscellaneous Project Updates**

Mr. Kochling gave an update on the 231 Lake Street project and status of conditions at the site and stated that the site has since been stabilized.



Request for Certificate of Compliance:

**f) Lot 7 (aka 11) Devonshire Street (CC-1997-098)**

Upon a motion by Commissioner McKone and seconded by Commissioner Berg Powers the Commission voted 4-0 to issue the Certificate of Compliance.

**16. Land Acquisition and Land Management**

**g) Land Management Updates**

- i. Conservation Restriction Walk with Mass Audubon
- ii. EcoTarium West Public Amenities Project

**h) Draft Policy on Priority Property Acquisitions Criteria**

Ms. Smith provided updated on the projects.

**Other Business:**

**17. Draft Policy Regarding Project Changes**

Ms. Smith stated that she had no update on this item.

**18. Communication:**

- i) Notice of Annual Vegetation Maintenance National Grid Properties; from Lewis Tree Service, Inc.; received 11/18/2016. No comment.**
- j) Construction Report & Turbidity Monitoring data for Lots 1-5 or 10 Iroquois Street, 0 (aka 12) Quissett Street and 48 & 50 Wamsutta Avenue (per Order of Conditions for CC-2015-039); from EcoTec, Inc.; received 11/30/2016. No comment.**
- k) Conservation Commission Sign-on Opportunity regarding Interstate Gas Pipelines; from Massachusetts Association of Conservation Commissions; received 12/1/2016.**  

Upon a motion by Commissioner Berg Powers and seconded by Commissioner Armory the Commission voted 4-0 to have Chair sign a letter to sign onto the project.
- l) Increasing Forest Resiliency for an Uncertain Future; by Paul Catanzaro, Anthony D'Amato, and Emily Silver Huff; Published 2016. No comment.**
- m) Downstream - Fall 2016 (Number 35); from the Department of Conservation & Recreation; received 12/6/2016. No comment.**
- n) Yearly Operational Plan (associated with 5-Year Vegetation Management Plan) for New England Power Company and/or Massachusetts Electric Company; from National Grid; Received 12/8/2016. No comment.**
- o) Greening Your Community with Cost-Effective LID Solutions – Fact Sheets; from Mass Audubon; received 12/13/2016. No comment.**
- p) Request for Issuance of Duplicate Signature Page for Order of Conditions for Southbridge Street, Lafayette Street, McGrath Boulevard, and Quinsigamond Avenue (CC-2009-040 & DEP #349-981)**

Upon a motion by Commissioner McKone and seconded by Commissioner Armory the Commission voted 4-0 to issue duplicate signature page.

**19. Suggestions for Changes with Regard to the City of Worcester Wetlands Protection Regulations**

The Commission members stated that they would review and provide comments at next meeting.

**20. Discussion of Special Conditions and Issuance of Orders of Conditions**

A discussion was held on how the Commission would vote on Orders of Conditions.

Commissioner Berg Powers recused himself for the Youth Center conditions portion of the hearing.

Commissioner Berg Powers returned to the meeting room.

**21. Signing of Decisions**

Upon a motion the Commission voted to issue an Order of Conditions for 326 Chandler Street (CC-2016-068) with the following conditions

**21. Changes to the Plan or Errors & Omissions\*:**

- (a) If any plan, calculation, or other data presented to the Commission is in error or have omissions, and are deemed significant by the Commissioners or their agents, all work will stop at the discretion of the Commission, until the discrepancies have been rectified to the Commission's satisfaction.
- (b) The applicant must notify the Commission in writing of any changes in the plans or implementation of the proposed activity where mandated by any local, state, or federal agencies having jurisdiction over the proposed activity. If, in the opinion of the Commission, any changes in the plans or implementation of the proposed activity so require, then the Commission may modify, amend or rescind this Order in a way consistent with:
  - M.G.L. Chapter 131, Section 40,
  - 310 CMR 10.00, *Wetlands Protection*,
  - the City of Worcester's *Wetlands Protection Ordinance*, and
  - the Commission's *Wetlands Protection Regulations*

If any provisions of any conditions, or application thereof is held to be invalid, such invalidity shall not affect any other provisions of this Order. If the Commission deems that a proposed change is major or substantial, a new hearing may be required.

22. Liability\* - The applicant shall indemnify and save harmless the Commonwealth, the City of Worcester, the Conservation Commission, and its agents against all sites, claims or liabilities of every name and nature arising at any time out of or in consequence of the acts of the Commission or its agents in the performance of the work covered by this Order and/or failure to comply with the terms and conditions or this Order whether by itself or its employees or subcontractors.

23. Change in Ownership\* - If a change in ownership takes place while this Order is still in effect, it is the responsibility of the new owner to notify the Commission of the change and to provide the name of the person responsible for compliance with the Order.

### **Section A – Conditions to Meet Before the Start of Any Activity**

24. Revised Plans – That three (3) to-scale copies of revised plans shall be provided to the Office of the Commission (Division of Planning & Regulatory Services), prior to commencement of work, showing the below changes. These plans shall be considered the final revised plans approved for the project:
- a. Provide inlet protection in the catch-basins located on Chandler Street;
  - b. Provide a table summarizing the compensatory storage volumes generated by the project at each 1' interval at or below the established base flood elevation, including a total, which shall be stamped by a Professional Engineer.
25. Inspections prior to site preparation and site work\* - No clearing of vegetation, excavation, grading, construction or other site preparation or site work may begin within one hundred feet of the resource area/s until the erosion and sedimentation controls have been installed and verified by the Commission or its Agents.
26. Notification\* - The applicant shall notify the Office of the Commission (Division of Planning and Regulatory Services) 48 hours prior to the start of any activity.
27. Contact Person\* – Applicant shall notify the Commission of the name(s) and telephone number(s) of person or persons who will be responsible for onsite compliance with the conditions of this Order. The Commission shall be notified as to the means of contact of said individual(s) on a 24 hour basis on all working and non-working days of the project. The responsible person(s) shall inspect and supervise controls for the project and shall make periodic inspections (particularly during rain or snow melt) to assure continued effectiveness of said controls.
28. Contract\* - This Order of Conditions and all approved plans shall be included as part of any contract and subcontract and shall be posted in a prominently displayed location in the supervisory office on site during all phases of construction.

### **Section B - Conditions to Meet During Construction**

29. Stockpile Maintenance - Any stockpiling of loose materials, including demolition debris, shall be properly stabilized to prevent wind and water erosion and sedimentation of resource areas. Preventative controls such as haybales or erosion control matting shall be implemented to prevent such an occurrence.
30. Erosion Controls\* - All erosion and sediment controls shall be monitored, maintained, and adjusted throughout the duration of the project as required to prevent adverse impact to wetlands or stormwater protection zones. Any entrapped sediment or other material shall be removed to an area outside of the 100 foot buffer zone as required by the Commission or its representative. Protective measures shall include, as appropriate, but not be limited to: sediment traps, supplemental topsoil, seed or plants, and 100% bio-degradable erosion control matting.
31. Run-off\* - There shall be no flooding, ponding, or flood-related damage caused by the project or by surface run off emanating from the project onto lands of an abutter, or onto nearby downstream properties. The applicant shall make sufficient provision to control any unexpected drainage and erosion conditions that may arise during construction that may

create damage to jurisdictional areas (e.g. wetlands, streams, brooks, etc.) and abutting or downstream properties. Said control measures are to be implemented immediately upon need and the Conservation Commission so notified in writing.

32. Delay in Work\* - If there is an interruption of more than 10, but less than 60 days between completion of grading and revegetation, the applicant shall sow all disturbed areas with annual rye grass to prevent erosion. If soils are to be exposed for longer than 60 days, a temporary cover of rye or other grass should be established following US Soil Conservation Services procedures to prevent erosion and sedimentation. Once final grading is complete, loaming and seeding of final cover should be completed promptly. Vegetative cover, either temporary or permanent shall be established prior to winter. If the season is not appropriate for plant growth, exposed surfaces shall be stabilized with jute matting, staked mulches or erosion controls as may be necessary to ensure that any eroded materials will not enter wetlands and water bodies.
33. Wood Removal\* – All tree, brush & wood removal shall adhere to the requirements set forth by the Massachusetts Department of Conservation & Recreation for any project located in the Asian Longhorned Beetle Quarantine Zone as it exists at time of approval and as it may expand in the future.
34. Plantings\* – All trees planted on site must comply with the City of Worcester's Recommended Tree Planting List for Landscape Buffers as it relates to the Asian Longhorned Beetle.
35. Oil Spills\* - During and after work on this project, there shall be no discharge or spillage of fuel, oil or other pollutants onto any part of the site. The applicant shall take all necessary precautions to prevent the release of pollutants by ignorance, accident or vandalism.
36. Catch Basins\* – The paved roadways and parking lots shall be bermed and shall be installed with standard City of Worcester catch basins. Said basins shall be cleaned at least twice a year and as warranted during and after construction to keep them clean of sediment. Prior to the site being stabilized, catch basin filter traps (e.g., haybales) shall be placed to prevent sediment from entering drainage structures.

### **Section C - Conditions to Meet at Completion of Project**

37. Vegetation\* - Proper landscaping of embankments and run off areas including but not limited to grass, vegetation, and shrubbery shall be established before the project is considered complete.
38. Erosion Controls\* - Hay bales and other erosion controls shall not be removed from the site until all disturbed surfaces have been stabilized with final vegetative cover and written certification has been received from the Commission or one of its representatives stating that erosion controls may be removed. The controls must then be removed within two weeks of receipt of that certification.
39. Certificate of Compliance\* - Upon completion of the project, the applicant shall request in writing a Certificate of Compliance from the Commission in which he/she shall certify in writing that the work completed conforms to the plans as submitted. If the project has been completed in accordance with plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor, certification must include a written statement by such professional.
40. Compensatory Storage:
  - a. The Commission acknowledges the owner's intent to further re-develop the property in the near future and is aware that the proposed demolition work permitted via this order will result in newly created flood storage capacity on site.

- b. The Commission finds additional flood storage capacity resulting from demolition activities to be temporary in nature for a period of three (3) years from the date of issuance of this Order.

If no application for redevelopment of the site is submitted to the Commission within said three (3) year timeframe, then the flood storage volume created through demolition activities shall be considered permanent and shall be used as part of any existing/pre-development conditions/calculations when seeking further re-development

### **Adjournment**

Upon a motion the Commission adjourned the meeting at 7:51 p.m.