



# City of Worcester Conservation Commission Meeting Agenda

Monday, July 10, 2017

Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, 3rd floor at 5:30 P.M.

## Commission Members

Joseph Charpentier, *Chair*  
Peter McKone, *Vice Chair*  
Amanda Amory  
Tunde Baker  
Jordan Berg Powers  
Christian Escobar

## Contacting the Commission

Division of Planning & Regulatory Services serves as the Commission's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 31440
- **Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)

The Conservation Commission is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call 508-799-1400 x31440 in advance of the scheduled meeting.

## Division of Planning & Regulatory Services

### *Our Mission:*

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

### *Division Staff:*

Stephen S. Rolle, Assistant Chief Development Officer  
Domenica Tatasciore, Chief Planner  
Luba Zhaurova, Sustainability Proj. Mgr.  
Michelle M. Smith, Senior Planner  
Michael Antonellis, Planning Analyst  
Susan Arena, Preservation Planner  
Deborah Steele, Prin. Staff Assistant

## Upcoming Meetings

July 31, 2017  
August 21, 2017  
September 11, 2017  
October 2, 2017  
October 23, 2017  
November 13, 2017  
December 4, 2017

### Call to Order: 5:30 pm

### Requests for Continuances, Postponements, Withdrawals:

### Public Hearings:

### Unfinished Business – Notices of Intent:

#### 1. **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 Opened: 12/19/2016; Constructive Grant Deadline: Extended to 8/1/2017

#### 2. **Knapp Avenue, Luther Avenue, Myrick Avenue, Pelican Avenue, Phoebe Way, & Toronita Avenue Right of Ways and abutting sewer & drain easements including, but not limited to, portions of 21 Myrick Avenue (MBL 33-019-00164), 0 & 10 Luther Avenue (MBL 33-019-00214), and 31 & 35 Phoebe Way (MBL 33-019-00428 & 33-019-00422) (CC-2017-038)**

Application: Notice of Intent

Applicant: City of Worcester Department of Public Works & Parks

Project: Public conversion of various existing private streets along with related grading, paving, drainage & utility installation, and site work.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within a bordering vegetated wetland and/or bank, within the 100' buffer to a bordering vegetated wetland and/or Bank, and within the Stormwater Protection Zone

Public Hearing Opened: 5/22/2017; Constructive Grant Deadline: Extended to 8/1/2017

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

#### 3. **29R Wigwam Avenue (aka 45 Frank Street) (MBL 17-013-00034) (CC-2017-046)**

Application: Request for Determination of Applicability

Applicant: New England Power Company, d/b/a National Grid

Project: Seek determination as to whether or not the work to upgrade and expand an existing electric substation and install new electrical equipment, along with related site work, is subject to the Commission's jurisdiction.

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 – 7/16/2017

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

**4. 518 Mill Street (MBL 30-23A-00019) (CC-2017-047)**

Application: Request for Determination of Applicability  
Applicant: Lisa & Richard Toomey  
Project: Seek determination as to whether or not the work associated with the construction of a dock, along with related site work, is subject to the Commission's jurisdiction and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal may occur within bordering land subject to flooding, land under water, bank and/or bordering vegetated wetlands, and within the 100' buffer thereto, each associated with Patch Reservoir.  
Public Hearing Opening Deadline: WPA – n/a; WWPO – 7/20/2017

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**5. 0 & 129 Granite Street (MBL 44-019-0000K & 44-019-00002) (CC-2017-049)**

Application: Request for Determination of Applicability  
Applicant: Adam Jones  
Project: To seek determination as to whether or not the work/area associated with the construction of two footbridges, a series of water bars, and other trail maintenance activities on properties associated with the Broadmeadow Brook Conservation Area, along with related site work, are subject to the Commission's jurisdiction and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal may occur within bordering vegetated wetlands and/or bank, and/or within the 100 buffer thereto, within bordering or isolated land subject to flooding, and/or land under water, within riverfront area, and within the Stormwater Protection Zone.  
Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/5/2017

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**6. 20 Sophia Drive (MBL 29-11A-0027R) (CC-2017-050)**

Application: Request for Determination of Applicability  
Applicant: Arjana Guri  
Project: To seek determination as to whether or not the work/area associated with the retroactive installation of a shed is subject to the Commission's jurisdiction.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal occurred within the 100' buffer to a bordering vegetated wetland and/or bank associated with an unnamed intermittent stream.  
Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/5/2017

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**New Business – Request to Amend Orders of Conditions:**

**7. 31 Glendale Street (aka Patch Pond) (MBL 48-022-00009) (CC-2017-041)**

Application: Request to Amend Order of Conditions  
Applicant: City of Worcester Department of Public Works & Parks  
Project: Seeks to Amend the Order of Conditions for subsurface investigations (e.g., geotechnical and sediment sampling) related to Patch Pond Dam along with related grading and site work (previously approved as CC-2016-040).  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within: bordering land subject to flooding; bank; riverfront area; and the 100' buffer zone to bank or bordering vegetated wetlands, each associated with Patch Pond and/or Tatnuck Brook.  
Public Hearing Opening Deadline: WPA – 7/10/2017; WWPO – 7/10/2017

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**New Business – Notices of Intent:**

**8. 14 Bay Edge Lane (MBL 41-013-00007) (CC-2017-030)**

Application: Notice of Intent  
Applicant: Renee Shakour  
Project: To demolish the existing structure and construct a new single-family dwelling and associated improvements, along with related site work.  
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/or bank associated with Lake Quinsigamond, possibly within bordering land subject to flooding and/or riverfront area, and within the Stormwater Protection Zone.

Public Hearing Opening Deadline: WPA – 7/10/2017; WWPO – 7/10/2017

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**9. 661 Grove Street (MBL 21-024-02+03) (CC-2017-037)**

Application: Notice of Intent  
Applicant: Andrew Heald  
Project: To construct a single-family dwelling, along with the construction of a common driveway, installation of utilities, and related grading, paving, and site work.  
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal occurred within the 100' buffer to a bordering vegetated wetland and/or bank associated with Kiver Pond and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 7/10/2017; WWPO - 7/11/2017

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**10. 800 & 828 Grafton Street (MBL 34-011-00017 & 34-011-0017A) (CC-2017-042)**

Application: Notice of Intent  
Applicant: Chanty Realty Trust  
Project: To demolish the existing structure and construct a multi-family dwelling and associated parking area, along with related grading, drainage, paving, 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 – 7/10/2017

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**11. 350 Greenwood Street (MBL 29-029-00011) (CC-2017-048)**

Application: Notice of Intent  
Applicant: Petrogas Group New England, Inc.  
Project: To demolish and remove the existing site infrastructure, conduct required remediation activities, and construct a convenience store and new fueling station, along with related grading, drainage, paving, 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 – 7/20/2017

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**12. 47R Fourth Street (MBL 42-035-00100) (CC-2017-052)**

Application: Notice of Intent  
Applicant: Lee Homes, Inc.  
Project: To construct nine dwelling units and an associated access drive, along with related grading, drainage, paving, and site work.  
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/or bank associated with an unnamed stream, and within the stormwater protection zone, and may occur within riverfront area.

Public Hearing Opening Deadline: WPA – 7/14/2017; WWPO – 8/7/2017

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## **New Business – Abbreviated Notice of Resource Area Delineation:**

### **13. 35 Modoc Street (MBL 38-017-0001A) (CC-2017-051)**

Application: Abbreviated Notice of Resource Area Delineation

Applicant: St. Anthony Realty, LLC

Project: To delineate the jurisdictional resource areas on and affecting the subject property which may include a bordering vegetated wetland, associated with an intermittent stream, and an isolated vegetated wetland.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance.

Public Hearing Opening Deadline: WPA – 7/12/2017; WWPO – 8/5/2017

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## **Other Business:**

### **14. Requests for Extension of Time:**

- a. 38 Toronita Avenue (CC-2014-015; DEP #349-1082)
- b. 125 Olean Street (CC-2016-062; DEP# 349-800)

### **15. Requests for Certificate of Compliance:**

- a. 0 Eustis Street (CC-2015-012)
- b. 20 Sophia Drive (CC-2006-059 & DEP #349-906)
- c. Lot #35N Indian Hill (CC-2000-077)
- d. Lot #35N Indian Hill (CC-1998-036)
- e. 9 Cerie Avenue (fka 0 Cerie Avenue or 7 Holt Avenue, Lot B) (CC-2014-052; DEP #349-1095)
- f. 0 Greenwood Street (CC-2016-027; DEP #349-1133)
- g. 100 (fka 70) Goldthwaite Road (aka White Birch Commons, fka Burncoat Gardens) – Unit 1 (CC-2013-057; DEP #349-1075)

### **16. Enforcement Order Updates:**

- a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- b. 21 (aka 29) Quaboag Street (CC-2017-009; CC-EO-2016-005)
- c. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2016-006)
- d. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)

### **17. Request to Discuss the Worcester Wetlands Protection Ordinance with regard to Emergency Certifications for Beaver Activities, from Michael Callahan of Beaver Solutions, LLC.**

### **18. Communication:**

- a. Notice of Treatment (scheduled for 6/26/17) to Crystal Park Pond; from Solitude Lake Management, received 6/22/2017.
- b. MACC Annual Dues (FY 2018); from Massachusetts Association of Conservation Commissioners; received 6/22/2017.
- c. Notice of Routine Maintenance Trimming on behalf of National Grid; from Lewis Tree Service, Inc., received 7/3/2017.
- d. Notice of Treatment (scheduled for 7/11/17) to Little Indian Lake; from Solitude Lake Management, received 7/5/2017.

### **19. Review and Discussion of Updates to Order of Conditions Special Conditions Template**

**Other Business:**

**20. Land Acquisition and Land Management:**

- a. Potential Property Acquisition (via Tax Title Foreclosure) for 1 Spring Lane (MBL 42-019-84-88)
- b. Request from the Greater Worcester Land Trust to Support a Conservation Restriction for the Kettle Brook Area (1461 & 1551 Main Street (MBL 15-049-00002 & 15-43A-00004); 17 Aldena Street (MBL 15-43A-00002), 15-050-0001A; 3A Ludlow Street (MBL 15-050-0001A); dated 6/2/2017.
- c. Request from the Greater Worcester Land Trust to Support a Conservation Restriction as part of the Conservation Partnership Grant for 0 Orrison Street (MBL 25-037-013-2) and a portion of 5 Orrison Street (MBL 25-046-00001).

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

**22. Signing of Decisions**

**Adjournment**