



City of Worcester Conservation Commission Meeting Agenda

Monday, December 4, 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

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
Michelle M. Smith, Senior Planner
Michael Antonellis, Planning Analyst
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings

January 8, 2018*
January 29, 2018
February 26, 2018
March 19, 2018
April 9, 2018
April 30, 2018
May 21, 2018
June 11, 2018
July 9, 2018
July 30, 2018
August 20, 2018
September 10, 2018
October 1, 2018
October 22, 2018
November 19, 2018

Call to Order: 5:30 pm

Requests for Continuances, Postponements, Withdrawals:

Approval of Minutes: 8/4/2016; 12/19/2016; 10/2/2017; & 10/23/2017

Public Hearings:

Unfinished Business – Notices of Intent:

1. 0 (aka lot 6A or 677 and fka Lot 3) 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 3) 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

2. 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 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 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 Opened: 7/31/2017

3. 261 Clover Street (aka 175 James Street) (MBL 28-030-00001) & the abutting portion of the Clover St. Right-of-Way (CC-2017-077)

Application: Notice of Intent

Applicant: Botany Bay Construction Co., Inc.

Project: To demolish the existing site infrastructure and construct 11 multi-family low-rise structures (with approximately 90 residential dwelling units) with associated parking areas, and improve a portion of the Clover Street, along with related utility, grading, paving, drainage, and site work.

Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within 100' to a bordering vegetated wetland, associated with Kettle Brook (West), and within the stormwater protection zone.

Public Hearing Opened: 10/2/2017; Additional Discussion: 10/23/2017

Unfinished Business – Notices of Intent:

4. 16 Bullard Avenue (MBL 46-022-00326) (CC-2017-085)

Application: Notice of Intent
Applicant: Donald Anger, of DJA Builders, LLC
Project: To construct a single-family detached dwelling, along with related utility, grading, paving, drainage, and site work.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone.
Public Hearing Opened: 10/23/2017

5. 206 May Street (MBL 14-002-00019) (CC-2017-088)

Application: Notice of Intent
Applicant: Monroe Management, LLC
Project: To construct a parking lot, to be used in association with the existing multi-family structure on the premises, along with related utility, grading, paving, drainage, and site work.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the stormwater protection zone.
Public Hearing Opened: 11/13/2017

New Business – Requests for Determination of Applicability:

6. 376 Sunderland Road (aka Redwood Hills) (MBL 34-026-00001) (CC-2017-094)

Application: Request for Determination of Applicability
Applicant: Hamilton Construction Management Corporation
Project: To seek determination as to whether or not the work to conduct repairs to existing decks and exterior balconies, along with associated site work, is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – shall occur within the 100' bufferzone to a bordering vegetated wetland and/or bank associated with an unnamed stream and within the stormwater protection zone.
Deadline: Public Hearing WPO - 12/30/2017; Constructive Grant Deadline: WPA - 12/6/2017

New Business – Notices of Intent:

7. 384 Southwest Cutoff (MBL 45-033-00002) (CC-2017-090)

Application: Notice of Intent
Applicant: Joseph F. Shay, Jr.
Project: To create a granite quarry along with related grading, paving, drainage and site work and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: The Massachusetts Wetland 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 intermittent stream and within the stormwater protection zone.
Public Hearing Opening Deadline: WPA – 11/15/2017; WWPO – 12/9/2017

8. 0 Whippoorwill Drive & 0 Danielle's Way (aka Malden Woods Subdivision) (MBL 32-011-0001A & B through -0007A & B; -00008 through -00013; -0014A & B; & -0015A & B), the Whippoorwill Drive Right-of-Way & a portion of the Castine Street Right-of-Way (CC-2017-095)

Application: Notice of Intent
Applicant: Winsor Companies
Project: To construct a subdivision consisting of a roadway network, including the extension of Castine Street and Whippoorwill Drive right-of-ways, and approximately 30 residential dwelling units, along with related utility, grading, paving, drainage, and site work, and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within bank and bordering vegetated wetlands, and the within the 100' buffer thereto, and within the stormwater protection zone.

Deadlines: Public Hearing Opening: WPA – 12/6/2017; WWPO – 12/30/2017; Constructive Grant: WWPO - TBD

New Business – Notices of Intent:

9. Patch Reservoir (446 & 520 Mill Street) & a portion of 29-33 Patch Reservoir Drive (MBL 30-29A-00002 & -00001; 30-029-00014; -00015; & 30-030-00033) (CC-2017-096)

Application: Notice of Intent
Applicant: The City of Worcester – Department of Public Works & Parks
Project: To conduct repairs to rehabilitate the Patch Reservoir Dam along with related site work and to request a waiver of the requirements of performance standard 4.2.4. of the City of Worcester Wetlands Protection Regulations.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within land under water, bordering land subject to flooding, riverfront area, bank, and within the 100' buffer thereto, and within bordering vegetated wetlands, and within the 100' buffer thereto, each associated with Tatnuck Brook and/or Patch Reservoir and within the stormwater protection zone.

Deadlines: Public Hearing Opening: WPA – 12/7/2017; WWPO – 12/31/2017; Constructive Grant: WWPO - TBD

10. 45 Clarendon Street and abutting right-of-way (MBL 19-026-00018) (CC-2017-097)

Application: Notice of Intent
Applicant: The City of Worcester – Department of Public Works & Parks
Project: To install a soil cap, along with related soil remediation activities, grading, and site work, as remedial actions in accordance with the Massachusetts Contingency Plan.
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 intermittent stream.

Deadlines: Public Hearing Opening: WPA – 12/12/2017; WWPO – 1/5/2018; Constructive Grant: WWPO - TBD

Other Business:

11. Request for Determination of Significance and Subsequent Action (Project Change Request) for:

- a. Order of Conditions for 0 Granite Street (CC-2014-058; 349-1098)
- b. Order of Conditions for 182 (aka 164 & 188) Southwest Cutoff (CC-2017-045; 349-1159)

12. Request for Extension Permit - Order of Conditions for 348 Salisbury Street (CC-2007-046; 349-937)

13. Requests for Certificate of Compliance:

- a. 0 Eustis Street (CC-2015-012)
- b. Partial request for #45 Crawford Street (existing structure aka Lot 1 - scrivener's error) (CC-2017-081)

14. 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. 100 (fka) Goldthwaite Road (aka White Birch Commons; (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- d. 9 Luther Avenue (and abutting portions of the Toronita Avenue and Luther Avenue ROWs) (CC-EO-2017-002)
- e. 21 Paradox Drive (CC-EO-2017-004)
- f. 457 Granite Street (CC-EO-2017-008)
- g. Country Club Acres (aka Garrison Avenue & 190 East Mountain Street; Cobblestone Lane) (fka Paradise Point) (CC-2007-025; DEP #349-931; CC-EO-2017-009)

15. Land Management Updates:

- a. Notice of Demolition of the Worcester State Hospital Water Tower, sent to Conservation Restriction Grantees; from the Commonwealth of Massachusetts, Dept. of Capital Asset Management and Maintenance.

16. Discussion of Special Conditions and Issuance of Orders of Conditions

17. Signing of Decisions

Adjournment