



### Commission Members

Joseph Charpentier, *Chair*  
Devin Canton, *Vice Chair*  
Amanda Amory  
Azal Khaled  
Sarah French  
Holly Jones

### 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 8:30 a.m.-2:00 p.m.  
**Phone:** 508-799-1400 ext. 31441  
**Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)  
**Website:** [www.worcesterma.gov/planning-regulatory](http://www.worcesterma.gov/planning-regulatory)

The Conservation is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours 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 Rolle, Asst. Chief  
Development Officer  
Michelle Smith, Chief Planner  
Amanda Molina Dumas, Senior Planner  
Marisa Lau, Senior Planner  
Stefanie Covino, Conservation Planner  
Michelle Johnstone, Preservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Stephen Cary, Planning Analyst  
Deborah Steele, Principal Staff Assistant  
Ariel Lim, Staff Assistant

### Upcoming Meetings

May 3, 2021  
May 24, 2021  
June 14, 2021  
July 12, 2021  
August 2, 2021  
August 23, 2021

# City of Worcester Conservation Commission Meeting Agenda Monday, April 12, 2021 at 5:30PM\*

To participate, please call 415-655-0001 (Access Code: 160 973 4358) or join at <https://cow.webex.com/meet/conservationcommissionwebex>

\*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Conservation Commission will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand) and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) after the meeting.

To participate during the public comment portion of the meeting, you may:

- Use the following link to join the meeting via computer <https://cow.webex.com/meet/conservationcommissionwebex>
- Call 415-655-0001 (Access Code: 160 973 4358) for the Conservation Commission.

If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov). Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: interpretation requests must be received no later than 48 hours in advance of the meeting.

### **CALL TO ORDER: 5:30PM**

### **REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS**

### **APPROVAL OF MINUTES**

### **PUBLIC HEARINGS**

## **OLD BUSINESS – NOTICES OF INTENT**

### **1. 249, 261, & 265 Lake Avenue (MBL 17-029-00010, 17-030-00002, -0002A)**

File #: CC-2020-069; DEP#349-1292  
Applicant: Amjad Bahnassi  
Project: To construct a single family house, garage, driveway, patio, gazebo, walkways, landscaping, utilities, and relevant site work, and for a waiver of Worcester Wetlands performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY**

### **2. Various Rights-of-Way within the City of Worcester**

File #: CC-2021-014  
Applicant: Pan American Railways  
Project: To determine whether the boundaries are accurate along the Pan Am Railway rights-of-way for the purposes of applying herbicides for the maintenance of the rights-of-way as part of their Yearly Operating Plan.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

### **3. 616 Plantation Street AKA Coal Mine Brook (MBL 46-044-00001)**

File #: CC-2021-017  
Applicant: City of Worcester Department of Public Works and Parks  
Project: To determine whether the work to perform exploratory borings and related site work is subject to the Commission's jurisdiction.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

### **4. Right-of-Way Associated with Cobblestone Lane (CO-NDO-00290)**

File #: CC-2021-018  
Applicant: National Grid  
Project: To determine whether the work to replace approximately 300 linear feet of conduit and duct bank, replace the connections to the transformer, and perform associated site work is subject to the Commission's jurisdiction.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

### **5. 42 Stoneleigh Road MBL (40-040-0008A)**

File #: CC-2021-020  
Applicant: Tara Dexter  
Project: To determine whether the work to install fencing is subject to the Commission's jurisdiction.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – NOTICES OF INTENT**

### **6. 1 Topsfield Road (MBL 20-031-13+14)**

File #: CC-2021-002  
Applicant: Artan Ametaj  
Project: To construct a duplex, associated grading, utilities, driveway, infiltration system, and to perform related site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **7. 220A Webster Street (MBL 27-009-0000A))**

File #: CC-2021-013; DEP#349-1295  
Applicant: Eversource  
Project: To construct two new conduits, a new electrical cabinet, and new utility pole as well as a waiver of Worcester Wetlands Protection Regulations performance standard 4.2.4.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

### **8. 26 Aphorp Street and 7 Darrow Street (MBL 32-024-00287; -00279)**

File #: CC-2021-016; DEP#349-XXXX  
Applicant: Alex Smith  
Project: To construct two duplex residential units with associated driveways, utilities, and related site work.  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

**9. 16 Yukon Avenue (MBL 46-030-00024)**

File #: CC-2021-019  
Applicant: The Lux Development Group, LLC  
Project: To construct a single family home and garage and associated grading, utilities, driveway, and perform relevant site work.  
Jurisdiction: City of Worcester Wetlands Protection Ordinance

**OTHER BUSINESS**

**10. Requests for Extension of Time**

- a. Regatta Point (CC-2018-001; DEP#349-1181)

**11. Requests for Certificates of Compliance**

- a. Burncoat Heights (CC-2016-070; CC-EO-2019-001)
- b. 97 Wildwood Avenue (CC-2004-015)
- c. 249-265 Lake Avenue (CC-2019-026; DEP#349-1245)
- d. 655 Grove Street (CC-2017-037; DEP#349-1163)

**12. Enforcement Order and Violation Updates**

- a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)
- b. 84 Holden Street (AKA Intersection of Holden Street/Drummond Avenue/Shore Drive) (CC-EO-2020-003)
- c. 217 Lake Avenue (CC-EO-2020-004)
- d. 219 Lake Avenue (CC-EO-2020-005)
- e. 449 Massasoit Road (CC-EO-2020-006)
- f. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)
- g. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)
- h. 99 Wildwood Avenue (CC-EO-2020-009)
- i. 166 Moreland Street (CC-EO-2020-011)
- j. 305 Belmont (WuXi) (CC-EO-2020-012)
- k. 305 Belmont (WBDC Stockpile) (CC-EO-2020-013)
- l. 522 Grove Street (CC-EO-2020-014)
- m. 0 Myrick Avenue (CC-EO-2020-015)
- n. 265 Lake Avenue (CC-EO-2020-016)
- o. Modoc Street (CC-EO-2021-001)
- p. 305 Belmont Street (Galaxy Reactory) CC-EO-2021-002)
- q. 75 Harrington (CC-EO-2021-003)
- r. 40 June Street Terrace (CC-EO-2021-004)

**13. Discussion of Commission Regulations and other Business**

- a. Draft Meeting Schedule for 2022
- b. Discuss regulations regarding tree removal, fencing, and temporary stormwater calculation requirements

**14. Land Management and Grants**

- a. Review and approve billing from for LAND Grant for Heron Pond acquisition

**ADJOURNMENT**