



# City of Worcester Conservation Commission Meeting Agenda Monday, June 8, 2015

Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, Room 309, 3rd floor  
5:30 P.M.

## Commission Members

Stefanie Wood – *Chair*  
John Donahue – *Vice-Chair*  
Jordan Berg Powers  
Joseph Charpentier  
Peter McKone

## 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. 260
- **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 x260 in advance of the scheduled meeting.

## Our Mission

### *Planning & Regulatory Services*

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, Director  
Domenica Tatasciore, Chief Planner  
Luba Zhaurova, Sustainability Proj. Mgr.  
Michelle M. Smith, Senior Planner  
Deborah Steele, Prin. Staff Assistant  
Marlyn Feliciano, Staff Assistant III

## Upcoming Meetings

June 29, 2015  
July 20, 2015  
August 10, 2015  
August 31, 2015  
September 21, 2015 \*  
October 5, 2015\*  
October 19, 2015  
November 16, 2015  
December 7, 2015

\*To be held at Esther Howland

## Call to Order – 5:30 pm

## Approval of the Minutes – 4/15/2015

## Requests for Continuances, Extensions of Time, Postponements, Withdrawals

## Unfinished Business – Notice of Intent

### 1. **730 Plantation Street (MBL 46-49A-00010) & Plantation Street Right-of-Way (CC-2015-023)**

Application: Notice of Intent

Applicant: Mark Sweeney

Project: To construct a ~2,800 SF commercial structure to be used as a laundromat with 21 associated parking spaces, along with associated site-work, grading, and paving on property located at 730 Plantation Street and the adjacent Plantation Street Right-of-Way area.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – the proposal shall occur within the 40 ft. buffer zone to a Bordering Vegetated Wetland, and Inland Bank, each associated with the City Farm Pond & Poor Farm Brook Waterbodies/Waterways and such Land Under Water, and Waterbody, and within the Stormwater Protection Zone

Public Hearing Opened: 5/18/2015

## New Business – Notices of Intent

### 2. **18-40 (aka lots 81-86 L&R) Bittersweet Boulevard – Arboretum Phase IV (MBL 29-11A-0081L & R though 29-11A-0086L & R) (CC-2015-033)**

Application: Request to Amend an Order of Conditions (CC-2009-042)

Applicant: Arboretum Village, LLC

Project: To construct five single-family semi-detached (duplex) dwellings and associated off-street parking spaces along with related re-grading of the existing rock-armored slope (known as Slope A) to a 2.5H:1V vegetated slope and associated landscaping, utility, paving, drainage, and site work at properties located at 18-40 (aka lots 81-86 L&R) Bittersweet Boulevard – Arboretum Phase IV

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

Public Hearing Opening Deadline: WPA – n/a; WWPO – 7/10/2015

## **New Business – Notices of Intent**

### **3. 78 Upland Street (MBL 29-039-00034) (CC-2015-024)**

Application: Notice of Intent  
Applicant: Robert D. and Mary E. O'Neil  
Project: To construct two multi-family low-rise dwellings with a total of 16 dwelling units and 35 associated off-street parking spaces, along with associated grading, paving, drainage, and site work on property located at 78 Upland Street  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer to Bordering Vegetated Wetlands and the Bank associated with an unnamed Intermittent Stream and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 6/9/2015; WWPO – 7/3/2015

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### **4. 50 Winneconnett Road (MBL 46-001-005-7) & Mohican Road Right-of-Way (from Winneconnett Road Northwesterly ~175 ft.) (CC-2015-026)**

Application: Notice of Intent  
Applicant: Nicholas Grande, of Real Estate Alternatives, Inc.  
Project: To construct a 2,940 SF footprint multi-family low-rise dwelling with a total of four dwelling units and associated off-street parking, grading, paving, and associated site work on property located at 50 Winneconnett Road. Additionally proposed are road improvements, including site-work, grading, drainage, and paving, on property located within the Mohican Road Right-of-Way (from Winneconnett Road Northwesterly ~175 ft.)  
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 – 6/21/2015

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### **5. 35 Nelson Place and portions of parcels formerly known as 21-31 Hapgood Road, and 51 Nelson Place (MBL 21-002-00002 & Part of 21-003-00013 & -00014 and 21-003-0008A & -0008B) (CC-2015-028)**

Application: Notice of Intent  
Applicant: The City of Worcester  
Project: To demolish the existing school building and associated parking & play areas, and to construct a new, ~71,030 SF footprint, school building and driveway network and parking area, along with associated site-work, grading, drainage, and paving on property located at 35 Nelson Place, and portions of parcels formerly known as of 21-31 Hapgood Road, and 51 Nelson Place  
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer zone to a Bordering Vegetated Wetland, within the Stormwater Protection Zone, and within the vicinity of Isolated Land Subject to Flooding

Public Hearing Opening Deadline: WPA – 6/10/2015; WWPO – 7/4/2015

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### **6. 1 Webster Street (MBL 08-031-00015) (CC-2015-029)**

Application: Notice of Intent  
Applicant: Brian Barrows, of 1-15 Webster St., LLC  
Project: To demolish an existing ~6,000 SF commercial structure, along with associated site-work and grading on property located at 1 Webster Street  
Jurisdiction: 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, Middle River, & Curtis Pond

Public Hearing Opening Deadline: WPA – 6/10/2015; WWPO – 7/4/2015

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## **New Business – Notices of Intent**

### **7. 0 & 574 Millbury Street (MBL 31-020-00001 & 10-002-00001) (CC-2015-030)**

Application: Notice of Intent  
Applicant: The Commonwealth of Massachusetts Department of Transportation  
Project: To construct a 11,000 SF building to be used as a visitor center and the regional offices for Mass. DCR along with associated parking. Additionally proposed are a bike path and associated bike/pedestrian bridge, the restoration and preservation of the canal walls associated with Middle River and Blackstone River, remediation of contaminated soils, and related landscaping, utility, paving, grading and site work at properties located at 0 & 574 Millbury Street. The work will be done in two phases  
Jurisdiction: Massachusetts Wetlands Protection Act – The proposal shall occur within Bordering Land Subject to Flooding and within the Bank and Riverfront Area, each associated with the Land Under Water & Waterways of Middle River and Blackstone River, as well as within the 100 ft. buffer thereto

Public Hearing Opening Deadline: WPA – 6/10/2015; WWPO – n/a

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### **8. 20 (aka 10) & 24 (aka 28) Rockdale Street (MBL 12-028-09+9A & 12-030-00004) (CC-2015-034)**

Application: Request to Amend an Order of Conditions (CC-2015-007)  
Applicant: Elias Hanna, of Grafton Ishtar, LLC  
Project: To construct a ~13,000 SF parking area with 18 accessory off-street parking spaces, along with associated grading, paving, drainage, and site work on the southern portion of the 24 Rockdale Street property and to make improvements to the exterior of the structure at 20 Rockdale Street property.  
Jurisdiction: Massachusetts Wetlands Protection Act and The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Riverfront Area, the 15-ft buffer zone to an Inland Bank, Land Under Water, and a Stream, each associated with Weasel Brook, and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 6/18/2015; WWPO – 7/12/2015

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## **Other Business**

### **9. Enforcement Order Updates:**

- a. Arboretum Village Estates (CC-EO-2013-003)
- b. 20 & 24 Rockdale Street (CC-EO-2015-003)

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

- a. 59 Webster Street (CC-2010-041)
- b. 106 Orton Street Extension (DEP #349-325)

### **11. Communication:**

- a. Turbidity Sampling Report regarding Arboretum Village from EcoTec, Inc.; dated 5/13/2015
- b. Notice of Treatment for Little Indian Lake from Aquatic Control Technology; dated 5/27/2015

### **12. Donker Farm Baseline and Land Management Plan – review and endorsement**

### **13. List of Properties owned by the Conservation Commission**

### **14. Issuance of Orders of Conditions**

### **15. Signing of Decisions**

## **Adjournment**