



City of Worcester Conservation Commission Meeting Agenda Wednesday, July 18, 2018

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

Commission Members

Joseph Charpentier, *Chair*
Christian Escobar, *Vice Chair*
Amanda Amory
Devin Canton
Jordan Berg Powers
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. 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
Mia McDonald, Conservation Agent
Michael Antonellis, Senior Planner
Michelle M. Smith, Senior Planner
Susan Arena, Preservation Planner
Deborah Steele, Prin. Staff Assistant

Upcoming Meetings

July 30, 2018
August 20, 2018
September 10, 2018
October 1, 2018
October 22, 2018
November 19, 2018
December 17, 2018

Call to Order: 5:30 pm

Requests for Continuances, Postponements, Withdrawals:

Approval of Minutes: 4/9/18, 4/30/18, 5/21/18, & 6/11/18

Public Hearings:

Unfinished Business – Notices of Intent:

1. 47R Fourth Street (MBL 42-035-00100): Notice of Intent by Lee Homes, Inc., (CC-2017-052)

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

Public Hearing Opened: 7/31/2017

2. 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; and the westerly portion of the Castine Street Right-of-Way: Notice of Intent by the Winsor Companies (CC-2017-095, DEP #349-####)

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.

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

Public Hearing Opened 3/19/2018, Discussion: 4/9/2018

3. Lot 2: 30 & 32 Chiltern Hill Drive (MBL 30-030-00009 and -30A-008A): Notice of Intent by Silver Tree Realty, LLC, (CC-2018-037)

Project: To demolish the existing single family dwelling and appurtenances and construct a single family dwelling along with related grading, paving, drainage and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance

Public Hearing Opened: 5/21/2018

4. Lot 3: 30 & 32 Chiltern Hill Drive (MBL 30-030-00009 and -30A-008A): Notice of Intent by Silver Tree Realty, LLC, (CC-2018-038)

Project: To demolish the existing single family dwelling and appurtenances and construct a single family dwelling along with related grading, paving, drainage and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance

Public Hearing Opened: 5/21/2018

Unfinished Business – Notices of Intent

5. Lot 4: 30 & 32 Chiltern Hill Drive (MBL 30-030-00009 and -30A-008A): Notice of Intent by Silver Tree Realty, LLC, (CC-2018-039)

Project: To demolish the existing single family dwelling and appurtenances and construct a single family dwelling along with related grading, paving, drainage and site work.

Jurisdiction: The City of Worcester Wetlands Protection Ordinance

Public Hearing Opened: 5/21/2018

New Business – Requests for Determination of Applicability

6. 26 & 28 Meena Drive (MBL 27-009-0010A & -0010B): Request for Determination of Applicability by Paul Pellegrino, (CC-2018-047)

Project: To remove nine trees and related site work.

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

7. 201 (aka 197 & 199) Providence Street (MBL 35-030-0001A): Request for Determination of Applicability by the Worcester Housing Authority, (CC-2018-051)

Project: To conduct grading, fill and planting.

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

New Business – Notices of Intent

8. 11 Nathaniel Court (MBL 41-027-00074): Notice of Intent by David Abramo (CC-2018-025)

Project: To construct an office building with utilities, expansion of the existing parking areas and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

9. 1 Davis Way (MBL 41-004-00019): Notice of Intent by John Grant (CC-2018-046, DEP #349-###)

Project: To construct a single family dwelling and repair of retaining wall with associated paving, grading and related site work and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

10. 725 Grafton Street (MBL 38-004-00001): Notice of Intent by Thebes Enterprises, LLC. (CC-2018-048, DEP #349-####)

Project: To construct a restaurant with drive through, parking areas, landscaping, utilities and stormwater management features and associated paving, grading and related site work.

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

11. 231 (aka 219) Lake Avenue (MBL 17-029-00002): Notice of Intent by One Waterfront, LLC (CC-2018-049, DEP #349-###)

Project: To construct a single family dwelling with associated paving, grading and related site work.

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

12. 19 Cliff Street (MBL 31-003-00008): Notice of Intent by Kevin Mackinnon (CC-2018-050, DEP #349-###)

Project: To construct a replacement septic system for an existing single family dwelling and related site work.

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

13. 82 (aka 120 & 140) Salisbury Street (aka 143 Grove Street and Institute Park) (MBL 01-01x03-05 and 01-1-X-0PARK): Notice of Intent by the City of Worcester Department of Public Works & Parks (CC-2018-052, DEP #349-###)

Project: To construct a boardwalk and trail and related site work and to request a waiver of the City of Worcester Wetlands Protection Regulations performance standard 4.2.4.

Jurisdiction: MA Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance

New Business – Notices of Intent

14. 100 Century Drive (MBL 53-002-01+1B): Notice of Intent by Worcester Behavioral Innovations (CC-2018-053)

Project: To construct patios and upgrade and expand the parking lot with related utility, grading, paving, drainage, and site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

15. 496 Hamilton Street (MBL 17-045-00323): Notice of Intent by 496 Hamilton Street, LLC (CC-2018-054)

Project: To construct three two-family dwellings along with related utility, grading, paving, drainage, and site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

Other Business

16. Violation at 6 Ideal Terrace and 10 Bay Edge Drive: unpermitted fill within a stream

17. Requests for Certificate of Compliance

- a. 150 Blackstone River Road (CC-2016-028; CC-2017-035; DEP #349-1137)
- b. Jasmeen Place Subdivision (Fatima Lane and Naumann Lane)(CC-2004-076, DEP #349-815)
- c. 190 East Mountain Street (Country Club Acres)(CC-2007-025, DEP #349-931)
 - I. Partial Release Requested for Units 1-14 on Myra Lane, Units 15-18 on Cobblestone Lane and Units 19-49 on Enaya Circle.
- d. Southerly part of 45 Crawford St. (aka 0 or 8, 10, & 12 Hazel St.) (CC-2017-081)
- e. 145 Olean Street (CC-2017-010, DEP #349-1156)
- f. 1, 3 & 5 Aurora Street (CC 2017-082)
 - I. Partial Release Requested for #5 Aurora Street
- g. 49 A&B Pine Hill Road (CC-2007-062, DEP #349-946)
- h. 26 Lanesboro Road (CC-2017-087)

18. Extension Permit Requests:

- a. Order of Conditions for 128 Alvarado Avenue (CC-2008-045; CC-2017-017 (Amended); DEP #349-963; CC-EO-2016-004)
- b. Order of Conditions for 78 Upland Street (CC-2015-024; DEP #349-1112)

19. Project Change Request (Determination of Significance and Subsequent Action)

- a. Order of Conditions for 78 Upland Street (CC-2015-024; DEP #349-1112)
- c. Order of Conditions for 100 (fka 80, 120 & 200) Institute Road (& fka 210 West Street) (CC-2016-038)

20. Enforcement Order Updates:

- a. 128 Alvarado Avenue (CC-2008-045 & CC-2017-017; DEP #349-963; CC-EO-2016-004)
- d. 21 (aka 29) Quaboag Street (CC-2017-009; DEP #349-1157; CC-EO-2016-005)
- e. 100 (fka) Goldthwaite Road (aka White Birch Commons (fka Burncoat Gardens)) (CC-2013-057; DEP #349-1075; CC-EO-2017-001)
- f. 9 Luther Avenue (and abutting portions of the Toronita Avenue and Luther Avenue ROWs) (CC-EO-2017-002)
- g. 21 Paradox Drive (CC-2018-002; CC-EO-2017-004)
- h. 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; UAO-CE-18-6W001)
- i. 93 Chicopee Street (CC-EO-2018-001)
- j. 40 Sutton Lane (CC-EO-2018-002)
- k. 170 South Flagg Street (CC-EO-2018-003)

Other Business

21. Communication:

- a. Letter re: 30 & 32 Chiltern Hill Drive; from Michael Pagano of 31 Aylesbury Road; received 6/16/2018.
 - I. Engineering Review of 30 & 32 Chiltern Hill Drive by Matthew T. Brassard, P.E. of 30 Beeching Street.
- b. Environmental Notification Form (ENF) Circulation Letter (6/20/2018) and ENF (6/13/2018) for 90 Barber Ave; from Goddard Consulting, LLC; received 6/25/2018.
- c. Massachusetts Association of Conservation Commissioners Annual Dues; from MACC; received 6/22/2018.
- d. Notification of Treatment for Little Indian Lake (6/25/2018); from Solitude Lake Management; received 6/20/2018.
- e. Notification of Treatment for Indian Lake (6/29/2018); from Solitude Lake Management; received 6/26/18.
- f. Notification of Treatment for Worcester Ponds (Burncoat Pond, Crystal Park Pond, Elm Park Pond and Green Hill Park Pond); from Solitude Lake Management; received 6/26/2018.
- g. Notification of Treatment for Worcester Ponds (Burncoat Pond, Crystal Park Pond, Elm Park Pond and Green Hill Park Pond); from Solitude Lake Management (7/12/2018); received 7/2/2018.
- h. Letter re: 124 Brattle Street encroachment; from Greater Worcester Land Trust to Kimberly & Steven McCrohon; received 7/3/2018.
- i. Notification of Treatment for Little Indian Lake (7/9/2018) from Solitude Lake Management; received 7/5/2018.

22. Land Management/Acquisition Updates: Final executed Conservation Restriction for Moreland Woods Connector (aka 0 Orrison Street)

23. Discussion of Commission Processes & Procedures

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

25. Signing of Decisions

Adjournment