

**MINUTES OF THE PROCEEDINGS OF THE
CONSERVATION COMMISSION OF THE CITY OF WORCESTER**

September 29, 2014

WORCESTER CITY HALL – LEVI LINCOLN ROOM

Conservation Commission Members Present: Stefanie Wood, Chair
Peter McKone
Jack Donahue
Jordan Berg Powers

Member Absent: Joseph Charpentier

Staff Present: Nancy Tran, Division of Planning & Regulatory Services

CALL TO ORDER

The Chair called the meeting to order at 5:36 pm.

OTHER BUSINESS

1. Enforcement Order Update – 187 Greenwood Street (CC-EO-2013-001 and CC-EO-2013-001)

Ms. Tran stated the Commission lifted the Enforcement Order for wetland restoration at its September 8 meeting. She said the previous agenda listed the incorrect file number and should have referenced (CC-EO-2012-001). She added that there was an additional active Enforcement Order (CC-EO-2013-001) that prohibited work within the buffer zone until an Order of Conditions was issued.

Upon a motion by Commissioner McKone and seconded by Chair Wood, the Commission voted 3-0-1 (Commissioner Donahue abstained) to lift the Enforcement Order (CC-EO-2013-001).

2. Enforcement Order Update – Arboretum Village Estates (CC-EO-2013-003)

Ms. Tran informed the Commission that the geotechnical report had not yet been completed and will be forwarded to the Commissioners when available.

Chair Wood said environmental consultant, EcoTec, Inc. submitted a turbidity results for the month of August.

No further action was taken and the item was continued to the next meeting.

List of Exhibits:

Exhibit A: Arboretum Village Estates (August Results); prepared by EcoTec, Inc.; dated September 4, 2014; received September 5, 2014.

3. Request for Certificate of Compliances – 472 Lincoln Street (CC-2006-027)

Ms. Tran said the work had been completed and there were no issues.

Upon a motion by Commissioner McKone and seconded by Commissioner Donahue, the Commission voted 4-0 to issue a Certificate of Compliance for 472 Lincoln Street.

List of Exhibits:

Exhibit A: Request for Certificate of Compliance for 472 Lincoln Street; prepared by Matthew D. Smith of Bohler Engineering, Inc.; dated September 5, 2014.

4. Request for Certificate of Compliances – 44 Cheyenne Road (CC-1998-036) and (CC-2000-077)

Ms. Tran said the work had been completed and there were no issues.

Upon a motion by Commissioner Berg Powers and seconded by Commissioner Donahue, the Commission voted 4-0 to issue Certificates of Compliance for 44 Cheyenne Road.

List of Exhibits:

Exhibit A: Request for Certificates of Compliance for 44 Cheyenne Road; prepared by Susan B. LaRose; dated September 9, 2014.

5. Request for Certificate of Compliances – 59 Cheyenne Road (CC-1998-036) and (CC-2000-077)

Ms. Tran said the work had been completed and there were no issues.

Upon a motion by Commissioner Berg Powers and seconded by Commissioner McKone, the Commission voted 4-0 to issue Certificates of Compliance for 59 Cheyenne Road.

List of Exhibits:

Exhibit A: Request for Certificates of Compliance for 59 Cheyenne Road; prepared by Susan B. LaRose; dated September 9, 2014.

6. Request for Certificate of Compliances – Rustic Drive Extension (CC-2000-058)

Ms. Tran said the work had been completed and there were no issues.

Upon a motion by Commissioner Berg Powers and seconded by Commissioner Donahue, the Commission voted 4-0 to issue a Certificate of Compliance for Rustic Drive Extension.

List of Exhibits:

Exhibit A: Request for Certificates of Compliance for Rustic Drive Extension; prepared by Joan C. Green, Trustee of Samrae Realty Trust; dated September 12, 2014.

7. Request for Certificate of Compliances – Rustic Drive Extension (CC-2005-055)

Upon a motion by Commissioner Berg Powers and seconded by Commissioner Donahue, the Commission voted 4-0 to issue a duplicate original Certificate of Compliance for Rustic Drive Extension.

List of Exhibits:

Exhibit A: Request for Certificates of Compliance for Rustic Drive Extension; prepared by Joan C. Green, Trustee of Samrae Realty Trust; dated September 12, 2014.

8. Communication Received:

The Commission to no action on any of the communication items.

- a. From EcoTec, Inc. re: Arboretum Village Estates (August Results); dated September 4, 2014; received September 5, 2014.
- b. From MassDEP re: Worcester/Millbury, Sludge Ash Landfill Approval – Modifications to Residuals Management Landfills, Upper Blackstone Water Pollution Abatement District; dated September 11, 2014; received September 15, 2014.
- c. From Massachusetts Port Authority re: Draft Environmental Assessment, Proposed Hangar Development; dated September 12, 2014; received September 15, 2014.
- d. From Lycott Environmental re: Management of Indian Lake, Worcester, Massachusetts, DEP # 349-687; dated September 18, 2014; received September 22, 2014.

9. Informal Discussion – Proposed Blackstone Gateway Park

Project manager George Saliba of the City of Worcester Executive Office of Economic Development appeared before the Commission for an informal discussion regarding the proposed Blackstone Gateway Park near Holy Cross and Route 146. Also present were Michael Toohill and Jeff Fasser of BSC Group, Inc. Mr. Saliba distributed maps and plans to the Commission showing the project vicinity, wetlands flagging and flood zone delineation.

Mr. Saliba stated that the Blackstone Gateway Park is a city project that is proposed to complement and highlight MassDOT's planned Blackstone Visitor Center and improved bikeway connection.

Mr. Fasser stated that BSC Group originally prepared a master plan in 2004 which is in the process of being updated and finalized.

Mr. Toohill stated that the 2007 wetlands were recently re-delineated with little change to flagging. He added that most of the project is within or close to a resource area – Bordering Vegetated Wetland, river and/or flood zone. He said the proposed elevated boardwalk is categorized as a limited project under the Wetlands Protection Act that will need additional permitting through the Army Corps of Engineers, MassDEP and NEPA process. He stated that the amount of total impacts is not yet known.

Commissioner McKone inquired whether there is contamination in the area, to which Mr. Toohill replied that the boardwalk will be placed on helical piers due to evidence of some contamination.

Commissioner Donahue expressed his concern regarding security, possible unauthorized all-terrain vehicle use and illegal dumping. He inquired whether there will be fencing and lighting.

Mr. Saliba responded that the City aims to encourage productive uses of the area. He said measures will be in place to prevent vehicular access to the pedestrian bridges. He stated that

there is significant interest by the Historical Commission and the Canal District to provide community support.

Mr. Fasser clarified that there will be restricted access to prevent unauthorized access to motorbikes and other vehicles. He added that there will be only two access points and no lighting along the pedestrian bridge.

Commissioner Donahue inquired whether the park will provide an educational component. Mr. Saliba stated that educational panels will be installed along the pathways and lookout points to complement a separate project by MassDOT for a visitor center. He said he could arrange a site walk for the Commission if it were interested.

Commissioner Berg Powers asked for more information about the proposed visitor center, to which Mr. Saliba said it will be approximately 10,000 SF located off of McKeon Road. He said MassDOT's visitor center is a separate project from the city's proposed park which will be maintained by the city's DPW&P.

Commissioner Berg Powers inquired whether there are any wetlands species in the park, to which Mr. Fasser said the information is in the 2007 Master Plan study which will be provided to the Commission upon filing of the Notice of Intent.

Chair Wood recommended that the Master Plan be provided in advance to allow the Commission time to get a better sense of the project area.

List of Exhibits:

- Exhibit A: Worcester Blackstone Gateway Project Aerial; prepared by City of Worcester Executive Office of Economic Development; undated; received September 29, 2014.
- Exhibit B: Wetland Delineation, Wetland Comparison and Flood Zone Comparison Plans; BSC Group, Inc.; undated; received September 29, 2014.

10. Requests for Certificate of Compliance – 25 Ellis Drive (CC-2001-064 & CC-2013-017)

Sotirios Georgiadis and Attorney Bachrach appeared before the Commission for two Certificate of Compliance requests. Attorney Bachrach stated the Commission continued the item from September 8 pending a site walk of the property.

Chair Wood asked for clarification regarding the discrepancies in grading shown on the as-built plans submitted for the Enforcement Order and Certificate of Compliance request.

Atty. Bachrach stated that he will need to confer with the engineer. He requested a continuance so that the engineer could be present to answer questions at the October 27 meeting.

Upon a motion by Commissioner McKone and seconded by Commissioner Donahue, the Commission voted 4-0 to continue the item to the October 27 meeting and extend the approval deadline to November 3.

List of Exhibits:

- Exhibit A: Request for Certificate of Compliance for 25 Ellis Drive (CC-2001-064 & CC-2013-017); prepared by Sotirios Georgiadis; received December 3, 2012.
- Exhibit B: Request for Certificate of Compliance for 25 Ellis Drive (CC-2013-017); prepared by Sotirios Georgiadis; received August 27, 2014.

Exhibit C: As-built Plan for 25 Ellis Drive; prepared by Sotirios Georgiadis; dated 8/5/2014; received August 27, 2014.

Exhibit D: 25 Ellis Drive – Conservation Commission Summary; dated September 8, 2014.

11. Signing of Decisions

- 472 Lincoln Street (CC-2006-027) – Certificate of Compliance
- 44 Cheyenne Road (CC-1998-036) & (CC-2000-077) – Certificates of Compliance
- 59 Cheyenne Road (CC-1998-036) & (CC-2000-077) – Certificates of Compliance
- Rustic Drive (CC-2000-058) – Certificate of Compliance
- Rustic Drive Extension (CC-2005-055) – Duplicate Original to Certificate of Compliance

Adjournment

Upon a motion by Commissioner Berg Powers and seconded by Commissioner Donahue, the Commission voted 3-0 to adjourn the meeting at 6:35 pm.