Call to Order – 5:30 pm

Approval of the Minutes – 3/2/2015 & 3/23/2015

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business – Requests for Determination of Applicability
1. 40 Stoneleigh Road (MBL 49-040-0007A) (CC-2015-016)

Application: Request for Determination of Applicability
Applicant: Scott and Sharon Krug
Project: Seek determination as to whether the work at property located at 40 Stoneleigh Road related to a proposed partial demolition of the eastern portion of the existing structure and re-construction thereof within a smaller footprint and with the addition of a deck is subject to the jurisdiction of the Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance. Presently the structure is located ~95 ft. from a resource area, with the proposed addition receding further from said area, ~105 ft. away

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance - the proposal shall occur within the 100-ft wetland buffer zones to a River, an Inland Bank, and Land Under Water, each associated with a stream and within the 100 ft. buffer zone to a Bordering Vegetated Wetland

Public Hearing Opened: 4/13/2015

Unfinished Business – Notice of Intent
2. 79 Joppa Road (MBL 47-004-00060) & Rockrimmon Road Right-Of-Way (CC-2015-006)

Application: Notice of Intent
Applicant: James Spahiu
Project: Construct two single-family detached dwellings along with associated grading, paving, site work, and landscaping on property located at 79 Joppa Road. Roadway work is also proposed to extend the Rockrimmon Road right-of-way ~90 ft. southerly beyond the existing edge-of-pavement

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – the proposal shall occur within 30-ft wetland buffer zone to Bordering Vegetated Wetland and within the Stormwater Protection Zone

Public Hearing Opened: 3/2/2015
Unfinished Business – Notice of Intent

3. 0 (aka 0S) Boxford Street (MBL 12-026-00016) (CC-2015-015)

Application: Notice of Intent
Applicant: Lawrence Hammond, of Aitch Properties, LLC
Project: To construct a single-family semi-detached dwelling (duplex) with associated drainage, grading, paving, site work, and landscaping.
Jurisdiction: City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone
Public Hearing Opened: 4/13/2015

New Business – Requests for Determination of Applicability


Application: Request for Determination of Applicability
Applicant: Botany Bay Construction Company, Inc.
Project: The applicant seeks determination as to whether an isolated vegetated wetland on the property located at 31 & 39 Caroline Street is subject to the jurisdiction of the Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance.

New Business – Notices of Intent


Application: Notice of Intent
Applicant: Botany Bay Construction Company, Inc.
Project: To construct three, three-story, multi-family low-rise dwellings (with a total of ~28,440 GFA) and with 30 one-bedroom units and 60 accessory off-street surface parking spaces along with associated site work related to utilities, grading, and paving at property located at 31 & 39 Caroline Street. Additionally, proposed are grading, paving, and drainage within the Caroline Street Right-of-Way to extend the existing end of pavement easterly to meet Ingleside Avenue.
Jurisdiction: City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone

6. 29 Webster Street (MBL 08-031-00007) (CC-2015-020)

Application: Notice of Intent
Applicant: Massachusetts Electric Company
Project: Limited Project to replace four transformers, install two firewalls, four lightning masts, and a new temporary fence, and relocate two capacitor banks along with associated site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – The proposal shall occur within Bordering Land Subject to Flooding and within the 100-ft buffer zones to a River, an Inland Bank, and Land Under Water, each associated with Middle River.
New Business – Notices of Intent

7. 47 Quinsigamond Avenue (aka 40, 47 & 50 Canton Street/Crompton Park) (MBL 05-022-00003) (CC-2015-021)

Application: Notice of Intent
Applicant: City of Worcester Department of Public Works & Parks
Project: To demolish and relocate the existing tennis courts, to re-locate parking on-site to allow for 31 new parking spaces, and to add two hand ball courts and various pedestrian amenities, along with associated grading, paving, drainage, site work, and landscaping.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – The proposal shall occur within Bordering Land Subject to Flooding and within the Stormwater Protection Zone.

Other Business

8. Enforcement Order Updates
   a. Arboretum Village Estates (CC-EO-2013-003)

9. Requests for Certificate of Compliance
   a. 0 (aka 0S) Boxford Street (CC-2010-025)
   b. 501-505 Mill Street (CC-2001-027)

10. Communication:
   d. Notice re: Proposed Flood Plain Protection Measures at 29 Webster Street Substation; dated and received 4/22/2015.
   e. North Quabbin Regional Landscape Partnership “Your Land, Your Legacy” Newsletter; received 4/23/2015.
   f. MACC Spring 2015 Newsletter, received 4/24/2015.
   g. Update regarding ATV use in the City of Worcester

11. Issuance of Orders of Conditions

12. Signing of Decisions

Adjournment