



# City of Worcester Conservation Commission Meeting Agenda

## Monday, June 29, 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*  
Amanda Amory  
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

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 –**

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

**New Business (Postponed) – Notices of Intent**

**1. 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

**2. 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 – 6/29/2015; WWPO – 7/3/2015

**3. 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 – 6/29/2015; WWPO – 7/12/2015

## **New Business – Request for Determination of Applicability**

### **4. Lake Avenue Sewer Pump Station Tributary Area (bounded by Belmont Street to the north, Plantation Street and Pilgrim Avenue to the west, and Lake Avenue to the east) (CC-2015-031)**

Application: Request for Determination of Applicability

Applicant: City of Worcester Department of Public Works & Parks

Project: To seek determination as to whether or not the proposed work to clean and repair sewer line, to install sewer pipe lining of the existing sanitary sewer piping, and other associated work on property located within the existing Right-of-Ways within the Lake Avenue Sewer Pump Station Tributary Area is subject to the jurisdiction of the Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance. All proposed work within buffer zones and resource areas is within the existing sewer system, utilizing trenchless technology and access from existing manholes

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

Public Hearing Opening Deadline: WPA – n/a; WWPO – 7/27/2015

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

### **5. Aroostook Street Right-of-Way (between Cumberland Street & Dixfield Street) (CC-2015-032)**

Application: Notice of Intent

Applicant: City of Worcester Department of Public Works & Parks

Project: For road improvements, including site-work, grading, drainage, and paving on property located in the Aroostook Street Right-of-Way (between Cumberland Street & Dixfield Street)

Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within Isolated Land Subject to Flooding and within the Stormwater Protection Zone

Public Hearing Opening Deadline: WPA – 7/8/2015; WWPO – 8/1/2015

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## **Other Business**

### **6. Enforcement Order Updates:**

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

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

- a. 61 Sherbrook Avenue (CC-2013-060)
- b. 17 Gilman Street (CC-2006-057)

### **8. Communication:**

- a. Turbidity Sampling Report regarding Arboretum Village from EcoTec, Inc.; dated 6/2/2015, 6/3/2015, & 6/10/2015
- b. Notice of Failure to Comply with Dam Safety Order re: Quinsigamond Pond Dam from Department of Conservation & Recreation Office of Dam Safety; dated 6/11/2015.
- c. Notice of Treatment for Little Indian Lake by Aquatic Control Technology; received 6/23/2015.
- d. Notice of Treatment for 655 Salisbury Street by Aquatic Control Technology; received 6/19/2015.
- e. Notice of Treatment for Ecotarium ponds by Aquatic Control Technology; received 6/19/2015.

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

### **10. Conservation Commission Properties**

### **11. Adoption of 2016 Meeting Dates & Filing Deadlines**

### **12. Issuance of Orders of Conditions**

### **13. Signing of Decisions**

## **Adjournment**