



City of Worcester Conservation Commission Meeting Agenda

Monday, September 21, 2015

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

Commission Members

Stefanie Wood – *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

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, Assistant Chief
Development Officer
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Proj. Mgr.
Michelle M. Smith, Senior Planner
Michael Antonellis, Planning Analyst
Deborah Steele, Prin. Staff Assistant
Marlyn Feliciano, Staff Assistant III

Upcoming Meetings

October 5, 2015*
October 19, 2015
November 16, 2015
December 7, 2015
January 4, 2016
January 25, 2016
February 22, 2016
March 14, 2016
April 4, 2016
April 25, 2016
May 16, 2016
June 6, 2016
June 27, 2016
July 25, 2016
August 15, 2016
September 12, 2016

*To be held at Esther Howland

Call to Order – 5:30 pm

Approval of the Minutes

Requests for Continuances, Extensions of Time, Postponements, Withdrawals

Unfinished Business – Notices of Intent

1. 1117 Grafton Street (MBL 38-034-00016) (CC-2015-047)

Application: Notice of Intent

Applicant: Anthony Bianco

Project: To fill in and level out the rear-yard of the property and construct a retaining wall to hold the fill, along with related grading, utilities, and site work on property located at 1117 Grafton Street

Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer to a Bordering Vegetated Wetland associated with an unnamed intermittent stream and within the Stormwater Protection Zone

Public Hearing Opened: WPA – 8/31/2015

New Business – Requests for Determination of Applicability

2. 2 Airport Drive (MBL 40-008-00002) (CC-2015-052)

Application: Request for Determination of Applicability

Applicant: Worcester Seventh Day Adventist Church

Project: To seek determination as to whether or not the proposed work to excavate and replace portions of a damaged drainage pipe associated with the on-site parking area, along with associated site-work, on property located at 2 Airport Drive is subject to the Commission's jurisdiction.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer zone to the Bank of an unnamed perennial stream and/or the Bordering Vegetated Wetlands associated therewith

Public Hearing Opening Deadline: 10/8/2015

3. 195 Lake Avenue North (MBL 46-011-00015) (CC-2015-053)

Application: Request for Determination of Applicability

Applicant: Mark and Nicole Portuondo

Project: To seek determination as to whether or not the work associated with the construction of a ~160 SF addition to the southern portion of the existing house along with the removal, re-construction, and expansion of portions of the existing deck on the eastern and southern sides of the house and associated site-work on property located at 195 Lake Avenue North is subject to the Commission's jurisdiction.

Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within Bordering Land Subject to Flooding and within the 100 ft. buffer to the Bank of Tatnuck Brook

Public Hearing Opening Deadline: 10/12/2015

New Business – Requests for Determination of Applicability

4. 270 Sunderland Road Unit #64 (MBL 34-25A-00064) (CC-2015-056)

Application: Request for Determination of Applicability
Applicant: Thomas M. Crowley
Project: To seek determination as to whether or not the work/area associated with the replacement and expansion of the existing deck along with associated site-work, on property located at 270 Sunderland Road, Unit #64, is subject to the Commission's jurisdiction.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance - The proposal shall occur within the 100 ft. buffer zone to the Bank of an unnamed intermittent stream (swale) and/or the Bordering Vegetated Wetlands associated therewith and within the Stormwater Protection Zone
Public Hearing Opening Deadline: 10/16/2015

New Business – Notices of Intent

5. 16 Dixon Avenue South (MBL 28-027-0008A) (CC-2015-054)

Application: Notice of Intent
Applicant: Brian LaForte
Project: For partially retroactive approval of site work to re-grade a portion of the eastern yard to allow for access to cut and remove trees, clear brush, and convert to lawn portions of property located to the north and east sides of the existing structure, and associated site work, on property located at 16 Dixon Avenue South.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer to a Bordering Vegetated Wetland associated with an unnamed intermittent stream
Public Hearing Opening Deadline: WPA – n/a; WWPO – 10/12/2015

6. 0 & 9 Hemans Street and part of 40 Milton Street (MBL 09-030-007-2, 09-030-00009 & 09-030-00004) (CC-2015-047) (CC-2015-055)

Application: Notice of Intent
Applicant: John Boggia of JNBB, LLC,
Project: For the demolition of the existing structure on-site and the construction of three multi-family high-rise dwellings (a total of 93 dwelling units) and associated off-street parking along with related grading, utilities, and site work on property located at 0 & 9 Hemans Street and part of 40 Milton Street.
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 – 10/16/2015

7. 126 Southwest Cutoff (34-035-00001) (CC-2015-057)

Application: Notice of Intent
Applicant: Tony Russell of Trusswan, Inc.
Project: For the proposed construction of a ~233 space parking area to be used for motor vehicle sales and for the renovation of the existing structure along with related grading, utilities, and site work on property located at 126 Southwest Cutoff
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100-ft buffer to a Bordering Vegetated Wetland associated with the bank of an unnamed intermittent stream, and within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – 9/23/2015; WWPO – 10/17/2015

Over →

Other Business:

8. Enforcement Order Updates:

- a. 1117 Grafton Street (CC-EO-2015-004)
- b. Arboretum Village Estates (CC-EO-2015-005)
- c. 181 Lake Avenue (CC-EO-2015-006)
- d. Goldthwaite Road (Burncoat Gardens Phase I & V) (CC-EO-2015-007)
- e. Pierce Avenue (Burncoat Gardens Phase IV) (CC-EO-2015-008)
- f. 27 New Street Extension (CC-EO-2015-009)

9. Requests for Certificate of Compliance:

- a. 501-505 Mill Street (CC-2001-027)
- b. 56 Pierce Avenue (CC-2014-029)
- c. 85 Lake Avenue (CC-2012-007)
- d. 43 Rustic Drive (duplicate COC request; COC first issued 8/29/2012) (CC-2005-055)

10. Communication:

- a. Notice of Treatment for Crystal Park Pond (University Park) by Aquatic Control Technology; received 7/20/2015.
- b. MACC Brochure Information; received 8/24/2015.
- c. Arboretum Construction Report, by EcoTec, Inc.; received 9/ 9/ 2015.
- d. Arboretum Turbidity Monitoring Report; by EcoTec, Inc.; received 9/14/2015.
- e. Arboretum as-built plans for portions of Slope A; H S & T Group, Inc.; received 9/15/2015.

11. Conservation Commission's Policy on Compensatory Flood Storage 'Banking' – Proposed Draft

12. Requests for Emergency Certifications

- a. Bailey Street Right-of-Way – Collapse of Box Culvert

13. Post Approval Field Changes and Protocols – Discussion by Staff & Commissioners

14. Issuance of Orders of Conditions

15. Signing of Decisions

Adjournment