



City of Worcester Conservation Commission Meeting Agenda Monday, October 5, 2015

Worcester City Hall, 455 Main Street, Esther Howland Street Chamber, 3rd floor
at 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 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
September 26, 2016
October 24, 2016

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: 8/31/2015

2. 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 Opened: 9/21/2015

New Business – Requests for Determination of Applicability

3. Quinsigamond Avenue Right-of-Way (from Southbridge St. to Ashmont Ave.) & 0 (aka 40 & 42) Quinsigamond Avenue (MBL 05-022-0102B) (CC-2015-048)

Application: Request for Determination of Applicability
Applicant: Mass. Electric Co., d/b/a National Grid
Project: To seek determination as to whether or not the proposed work to install ~2,019 linear feet of buried conduit, along with associated site-work, on property located within the Quinsigamond Avenue Right-of-Way (from Southbridge Street to Ashmont Avenue) and at 0 (aka 40 & 42) Quinsigamond Avenue is subject to the Commission's jurisdiction. The project is in association with the construction of the new WRTA facility
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 Stormwater Protection Zone

Public Hearing Opening Deadline: 10/5/2015

New Business – Requests for Determination of Applicability

4. 8R New Bond Street (MBL 37-002-00003) (CC-2015-058)

Application: Request for Determination of Applicability
Applicant: Massachusetts Electric Company
Project: To seek determination as to whether or not the work/area associated with the replacement of two circuit breakers and installation of a new safety fence along the southern, western, and northern portions of the exterior of the existing sub-station fence, along with associated vegetation clearing and site-work, on property located at 8R New Bond Street 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 Weasel Brook and within the 15 ft. buffer to a Bordering Vegetated Wetland associated with and Weasel Brook

Public Hearing Opening Deadline: WPA – n/a; WWPO - 10/31/2015

New Business – Notices of Intent

5. 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

6. 37 Sigel Street (MBL 05-040-00017) (CC-2015-059)

Application: Notice of Intent
Applicant: Kathy T. Luu, of KLA Holdings
Project: For the construction of a single-family semi-detached dwelling (duplex) and associated off-street parking along with related grading, utilities, and site work on property located at 37 Sigel Street.
Jurisdiction: Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within land subject to flooding

Public Hearing Opening Deadline: WPA – 10/7/2015; WWPO – 10/31/2015

Other Business:

7. 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)
- g. 149-151 Lake Avenue (CC-EO-2015-010)
- h. 604 Burncoat Street (aka Burncoat Heights) (CC-EO-2015-011)

8. Requests for Certificate of Compliance:

- a. 501-505 Mill Street (CC-2001-027)
- b. 56 Pierce Avenue (CC-2014-029)
- c. 1088 A-C (fka 1098) West Boylston Street (CC-2015-017 & CC-2012-023)

9. Communication:

- a. Notice of Treatment for Crystal Park Pond (University Park) by Aquatic Control Technology; received 9/16/2015. *Note:* Staff requests that the Commission vote to sign a duplicate Order for purposes of recording the records at the Worcester Registry of Deeds (the documents are not presently recorded)
- b. Arboretum as-built plans for portions of Slope A; H S & T Group, Inc.; received 9/24/2015.
- c. Invitation to Coes Pond Beach Dedication October 1, 2015; from DPW&P; received 9/24/2015.
- d. Invitation to Harrington Field Master Plan Meeting October 1, 2015; from DPW&P; received 9/24/2015.

10. Conservation Commission's Policy on Compensatory Flood Storage 'Banking' – Copy of Posted Policy

11. Election of a Conservation Commission Representative to the Broad Meadow Brook Wildlife Sanctuary Advisory Committee (to assist with Sanctuary management issues per City of Worcester Agreement with Massachusetts Audubon Society for the Management of the Sanctuary, dated September 5, 1990)

12. Requests for Emergency Certifications

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

13. Issuance of Orders of Conditions

14. Signing of Decisions

Adjournment